



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, NOVEMBER 25, 2025

Meeting also conducted via Zoom.

Welcome/Attendance

Tyann Mooney
Makena Hawley
Matthew Nagie
Spencer Young
Tim Jeffrey
Heather Peteroy

Peter Barnes
Lynda Viti
Amir Caus
Laura Kuhrmeyer
Amy Price
Brian Craven
Steve Borup
Rob Budetti
Colin Hilton
Jamie Kimball
Chris Conabee
Thomas Wadsworth

Regular Session (6:00 P.M.)

- 1) ***Possible action regarding a Master Planned Development for the Junction Commons, a 19-building mixed use redevelopment project at Junction Commons (formerly Outlets Park City), located at 6699 N Landmark Dr, Kimball Junction, Summit County, UT; Parcel FSE-1; Applicant: Elliott Workgroup representing SRE Ontario LLC; Legislative Process. Project #24-087.*** Amir Caus, AICP, Senior Planner. (6:00 P.M.)

Attachment: Cover Page

Attachment: Junction Commons Master Planned Development Staff Report - November 25, 2025 Possible Action.pdf

Amir Caus, *AICP, Senior Planner*, addressed the commission stating that an issue with the project had developed, therefore, the applicant requested to be taken off the agenda. (6:01 P.M.)

2) ***Public comments for items not on the agenda or pending applications.*** (6:02 P.M.)

Commission Chair Mooney opened the meeting for public comment at 6:02 p.m.

No one came forward to speak.

Commission Chair Mooney closed the meeting for public comment at 6:04 p.m.

3) ***Continued review, further discussion, and recommendation to the County Manager of Architectural Design Standards pursuant to the Administrative Development Agreement between Park City Junction LLC and Summit County. Steve Borup of DPRE for Park City Junction LLC.*** Peter Barnes Community Development Director. (6:04 P.M.)

Attachment: Cover Page

Attachment: Kimball Junction West Architectural Design Standards Draft 2025-11-18

Attachment: Applicant Presentation - Architectural Design Standards

Peter Barnes, *Community Development Director*, introduced the agenda item and provided background information for the discussion. (6:04 P.M.)

Steve Borup, *Commercial Development Director at Dakota Pacific Real Estate*, and Rob Budetti, *Managing Partner at AO Architects*, addressed the commission to respond to the concerns raised during the previous meeting. They discussed several topics, including the mountain modern style and feel, massing and scale, pedestrian circulation, roads, snow storage, EV charging, and trails. They also highlighted changes made to the presentation since the last meeting. (6:12 P.M.)

Commissioners inquired about the possibility of incorporating solar panels into the project. They also asked if all planning reviews would be presented to the planning commission. Additionally, they discussed zoning for accessibility and the inclusion of family play areas in the open spaces. Questions arose regarding who would manage the landscaping and the need for a contemporary interpretation of Park City's heritage. The commissioners specifically mentioned the inclusion of Level 1 electric vehicle chargers and requested clarification on the proposed materials and signage, while advising against the use of historic ornaments. Director Borup, Partner Budetti, and Director Barnes responded. (6:46 P.M.)

Makena Hawley made a motion to forward a positive recommendation of the Architectural Design Standards for DPRE to the County Manager with all the requested changes discussed, including a condition that there must be a design review board to approve designs within these guidelines and that a staff member from the County or a planning commissioner must be on the board. (7:23 P.M.). Spencer Young seconded, and all voted in favor, (6-0). Absent: Eric Sagerman.

- 3) ***Public Hearing and possible recommendation to the Summit County Council regarding a proposed Amendment to the Development Agreement for the Utah Olympic Park Specially Planned Area. Parcels PP-63-A, PP-62-3-UAF, KJS-6-1AM, PP-62-KJS, PP-62-4, and PP-62-KJS, located in Summit County, Utah. Applicant: Utah Olympic Legacy Foundation (UOLF). Legislative Process. Project #25-111. Laura Kuhrmeyer, County Planner. (7:24 P.M.)***

Attachment: Cover Page

Attachment: UOP DA Amendment Staff Report SBPC PH 11.25.25

Attachment: Exhibit 1: Written Description

Attachment: Exhibit 2: Working Draft of Redlined Proposed DA 4th Amended

Attachment: Exhibit 3: Revised Master Conceptual Development Plan

Attachment: Exhibit 4: Public Input

Attachment: Public Comment

Attorney Lynda Viti advised the planning commission on the Fourth Amendment to the Development Agreement for the Utah Olympic Park Specially Planned Area. According to the Summit County Code, the major SPA modification standards, and the Master Plan Development Standards, the commission does not have the authority to close Bear Hollow Drive or the gate. Closing the road falls under the County Council's jurisdiction as the Highway Authority. Additionally, the commission could not decide on the status of the pool or any proprietary financial information, as these matters were not within the commission's purview. (7:26 P.M.)

Laura Kuhrmeyer, *Planner*, introduced the agenda item and outlined changes to the proposal. (7:28 P.M.)

Colin Hilton, *President and CEO of the Utah Olympic Legacy Foundation (UOLF)*, along with Jamie Kimball, *Utah Olympic Park General Manager*, Christopher Conabee, *Principal of Utah Development and Construction*, and Thomas Wadsworth, *Real Estate Development and Construction Management at Utah Development and Construction*, presented updates on activities since the last meeting. They provided a brief historical overview and context for the proposed development while

reviewing the major topic categories and actions. Additionally, they addressed questions and concerns raised at the previous meeting, including those regarding the pool closure. (7:36 P.M.)

The commissioners asked clarifying questions about Lot 6, specifically regarding how parcels were agreed upon regarding the rights around them. They also addressed Parcels 13 and 14 from the 2011 proposal, designating them as 6A and 6B moving forward. Additionally, there was a request for clarification on the square footage and whether there was a discrepancy between the maximum floor area and the gross building area. The presenters and staff responded. (8:09 P.M.)

5-minute break (8:25 P.M.)

Commission Chair Mooney opened the meeting for public hearing at 8:30 p.m.

Meta Haley was called to speak at 8:32 p.m.

Brooks Voorhees was called to speak at 8:39 p.m.

James Duckworth was called to speak at 8:41 p.m.

Shiela Vellarde was called to speak at 8:44 p.m.

Chris Gammons was called to speak at 8:46 p.m.

Jorge Velarde was called to speak at 8:49 p.m.

Aspen Haen was called to speak at 8:54 p.m.

Cheryl Duckworth was called to speak at 8:57 p.m.

Tom Lunzer was called to speak at 9:00 p.m.

Thomas Cooke was called to speak at 9:01 p.m.

Dirk Voorhees was called to speak at 9:05 p.m.

Tyler Keef was called to speak at 9:10 p.m.

Shawn Keeve was called to speak at 9:12 p.m.

Rowan Smith was called to speak at 9:19 p.m.

Erin Ferguson was called to speak at 9:19 p.m.

Chris Haslock "Hatch" was called to speak at 9:22 p.m.

Bob Devany was called to speak at 9:29 p.m.

Commission Chair Mooney closed the meeting for the public hearing at 9:30 p.m.

President and CEO UOLF Hilton, Manager Kimball, Principal Conabee, and Wadsworth Real Estate Development and Construction Management at Utah Development and Construction addressed comments that were made during the public hearing. (9:31 P.M.)

Commissioners requested additional information, commented on the project and the process, and provided feedback to the applicants. (9:41 P.M.)

Mr. Conabee addressed the comments made by Commissioners. The Commissioners continued to provide feedback and ask questions. The presenters, Director Barnes and Planner Kuhmeyer provided responses. (9:58 P.M.)

The item was continued to a date uncertain. (10:20 P.M.)

Makena Hawley made a motion to continue to a date uncertain. (10:25 P.M.). Tim Jeffrey seconded, and the motion carried, (5-1).

Tyann Mooney voted AYE

Makena Hawley voted AYE

Spencer Young voted AYE

Tim Jeffrey voted AYE

Heather Peteroy voted AYE

Matthew Nagie voted NAY

Absent: Eric Sagerman

Commission Items (10:25 P.M.)

Commission Chair Mooney, on behalf of Commissioner Sagerman, requested a meeting to provide guidance on processes. Community Development Director, Peter Barnes, stated that formal training sessions would begin the following year. (10:25 P.M.)

Director Items (10:27 P.M.)

Director Barnes provided an update on agenda items for upcoming meetings. (10:27 P.M.)

Commission Chair Mooney asked Director Barnes a question regarding options for subsidized infrastructure, to which Director Barnes responded. (10:28 P.M.)

Adjournment (10:32 P.M.)

Tyann Mooney made a motion to adjourn. Spencer Young seconded, and all voted in favor, (6-0). Absent: Eric Sagerman.

Meeting minutes and recordings appear at summitcountyutah.gov/meetings. When in the electronic version of the minutes, clicking on the hyperlinked times takes you to that spot in the meeting recording.