



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, FEBRUARY 10, 2026

Meeting also conducted via Zoom.

DRAFT

Welcome/Attendance

Tyann Mooney
Makena Hawley
Matthew Nagie
Spencer Young
Tim Jeffrey
Eric Sagerman

Lynda Viti
Ray Milliner
Mustapha Osman
Amy Price
Brian Craven

Work Session (4:31 P.M.)

- 1) ***Work Session to discuss and receive direction on proposed amendments to Chapter 1: Introduction and Chapter 2: Land Use of the Snyderville Basin General Plan. This item is for discussion and direction only; no recommendation or action will be taken by the Planning Commission.*** Ray Milliner, Principal Planner, Mustapha Osman County Planner. (4:31 P.M.)

Attachment: Cover Page

Attachment: Work Session Report February 10, 2026.pdf

Ray Milliner, *Principal Planner*, introduced amendments to Chapters 1 and 2 of the Snyderville Basin General Plan for work session discussion and then turned the time over to Planner Mustapha Osman for a brief presentation of the two chapters. (4:32 P.M.)

Mustapha Osman, *Planner*, introduced the 2026 General Plan for the Snyderville Basin stating the goal of the plan was to make the planning process clear, consistent, efficient and predictable. The Chapter 1 Introduction included the history of Snyderville Basin, demographics, and a population profile. Chapter 2 Land Use included existing conditions, land use goals, objectives, policies, and strategies, as well as future use land use maps. (4:33 P.M.)

Commissioners asked questions and provided comments regarding the proposed amendments to the general plan. A robust discussion followed covering many items such as climate resiliency, EV infrastructure, access, town centers, transportation, water, various maps, zone clarification, and policy 2.3 and entitlements. Planners Milliner and Mustapha, and Attorney Lynda Viti responded to concerns and contributed to the discussion. (4:39 P.M.)

Principal Planner Milliner asked for the Commission's preference on how to proceed with future work sessions. Commissioners responded to his question. (5:59 P.M.)

Regular Session (6:04 P.M.)

- 1) ***Public comments for items not on the agenda or pending applications.*** (6:04 P.M.)

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

No one came forward to speak.

Commission Chair Mooney closed the meeting at 6:06 p.m.

- 2) ***Approval of Minutes: November 25, 2025, January 13, 2026, and January 27, 2026.*** (6:06 P.M.)

Attachment: Cover Page

Attachment: Draft SBPC Minutes 11.25.25.pdf

Attachment: Draft SBPC Minutes 01.13.26.pdf

Attachment: Draft SBPC Minutes 01.27.26.pdf

Makena Hawley made a motion to approve the minutes dated November 25, 2025. Spencer Young seconded, and all voted in favor, (5-0). Abstain: Eric Sagerman.

Spencer Young made a motion to approve the minutes dated January 13, 2026. Makena Hawley seconded, and all voted in favor, (6-0).

Spencer Young made a motion to approve the minutes dated January 27, 2026. Matthew Nagie seconded, and all voted in favor, (4-0). Abstain: Makena Hawley, Tim Jeffrey.

Commission Items (6:07 P.M.)

Commission Chair Mooney reiterated the need to schedule a date for the Commission retreat.

Director Items (6:07 P.M.)

Principal Planner Milliner provided a preview of agenda items for upcoming meetings. (6:07 P.M.)

Adjournment (6:09 P.M.)

Makena Hawley made a motion to adjourn. Eric Sagerman seconded, and all voted in favor, (6-0).

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.