



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, FEBRUARY 24, 2026

Meeting also conducted via Zoom.

DRAFT

Welcome/Attendance

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

Lynda Viti
Ray Milliner
Amir Caus
Amy Price
Brian Craven
Craig Elliott
Adam Greenbaum
Justin Keys

Regular Session (6:01 P.M.)

- 1) ***Public comments for items not on the agenda or pending applications.*** (6:01 P.M.)

Commission Chair Mooney opened the meeting for public comment at 6:01 p.m.

No one came forward to speak.

Commission Chair Mooney closed the meeting for public comment at 6:01 p.m.

- 2) ***Public Hearing and recommendation to the County Council regarding amendments to Section 10-8-17, Accessory Buildings, Chapter 10-2-10 Use Table; and Chapter 10-11, Definitions of the***

Snyderville Basin Development Code. Legislative Process. Ray Milliner, Principal Planner. (6:02 P.M.)

Attachment: Cover Page

Attachment: February 24, 2026 Staff Report Basin.pdf

Ray Milliner, *Principal Planner*, presented amendments to accessory buildings within the Snyderville Basin Development code for recommendation to the County Council. (6:02 P.M.)

Commissioners asked brief clarifying questions to which Principal Planner Milliner responded. (6:07 P.M.)

Commission Chair Mooney opened the meeting for public hearing at 6:23 p.m.

No one came forward to speak.

Commission Chair Mooney closed the meeting for public hearing at 6:24 p.m.

Additional questions and comments were heard following the closing of the public hearing. (6:24 P.M.)

Matthew Nagie made a motion to forward a positive recommendation the Summit County Council of the code amendments subject to the findings of fact and conclusions of law in the staff report. Eric Sagerman seconded, and all voted in favor, (7-0).

- 3) ***Discussion and Action for a proposed Rezone and 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. (6:28 P.M.)

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Attachment: Junction Commons Master Planned Development Staff Report - February 24, 2026 Possible Action.pdf

Amir Caus, *AICP, Senior Planner*, reintroduced the Rezone and Master Planned Development for the Junction Commons for discussion and action. (6:28 P.M.)

Adam Greenbaum, *SRE Ontario LLC*, briefly addressed the Commission. Mr. Greenbaum thanked the Commission for the opportunity to present to them again and respectfully asked for the Commission's support in advancing the project to the County Council. (6:31 P.M.)

A robust discussion followed wherein the Commissioners asked detailed questions regarding items such as amenities, recreational parks,

outdoor/open space, playground equipment, affordable housing, traffic mitigation, building phases, building heights, walkability, and numerous community benefits. Planner Caus, Mr. Greenbaum, Craig Elliott, *Elliott Workgroup*, and Justin Keys, *Hoggen Lee Hutchinson*, responded to their comments and concerns. (6:34 P.M.)

Commissioners provided conditions and hurdles to moving the project forward. (7:50 P.M.)

Eric Sagerman made a motion to approve the proposed rezone and master planned development according to the findings of fact, conclusions of law and conditions of approval found in the staff report with the following added conditions: there be traffic mitigation plan for each phase and overall build out to include UOP and DPRE considerations as allowable, three townhomes provided as attainable but Council will determine final integration of affordable housing, and the exterior of the affordable unit buildings will look the same as the exterior of the market rate. Spencer Young seconded, and the motion carried, (6-1).

Heather Peteroy voted AYE

Makena Hawley voted AYE

Eric Sagerman voted AYE

Spencer Young voted AYE

Matthew Nagie voted AYE

Tyann Mooney voted AYE

Tim Jeffrey voted NAY

4) ***Approval of Minutes: February 10, 2026.*** (8:25 P.M.)

Attachment: Cover Page

Attachment: Draft SBPC Minutes 02.10.26.pdf

Matthew Nagie made a motion to approve the minutes dated February 10, 2026. Eric Sagerman seconded, and all voted in favor, (7-0).

Commission Items (8:26 P.M.)

Commissioners would like a regular council summary and additional information to be communicated to them.

Director Items (8:33 P.M.)

Principal Planner Milliner provided a preview of agenda items for the upcoming meeting.

Adjournment (8:34 P.M.)

Eric Sagerman made a motion to adjourn. Matthew Nagie seconded, and all voted in favor, (7-0).

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.