



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, MARCH 10, 2026

Meeting also conducted via Zoom.

Welcome/Attendance

Tyann Mooney
Matthew Nagie
Spencer Young
Heather Peteroy
Eric Sagerman

Lynda Viti
Peter Barnes
Ray Milliner
Mustapha Osman
Laura Kuhrmeyer
Amir Caus
Amy Price
Ron Boyer

Work Session (4:39 P.M.)

Tyann Mooney made a motion to nominate Spencer Young to serve as Chair Pro Tem. Eric Sagerman seconded, and all voted in favor, (5-0).

- 1) ***Work Session to discuss and receive direction on proposed amendments to Chapter 3: Housing and Chapter 4: Transportation and Connectivity 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. (4:39 P.M.)

Attachment: Cover Page

Attachment: Work Session Report March 10, 2026.pdf

Ray Milliner, *Principal Planner*, introduced the work session focused on proposed amendments to Chapter 3: Housing of the General Plan. Planner Milliner presented the goals and objectives outlined in the plan. (4:40 P.M.)

Commissioners asked detailed questions and provided comments. Planner Milliner and Community Development Director Peter Barnes responded to their concerns. Items discussed included a Moderate-Income Housing Assessment, 55+ living development possibilities, additional housing unit direction from the planning department, seasonal employee housing, setting income standard definitions, HTRZ coordination, NMU improvements, housing unit size and specificity, and locations for building housing in the Snyderville area, as well as what is appropriate within those locations. Commissioners requested additional clarity on income levels, and levels of diversity, with a particular emphasis on home ownership within a high-cost community. (4:49 P.M.)

Planner Milliner transitioned the work session conversation to Chapter 4: Transportation of the General Plan. Planner Milliner briefly discussed the transportation documents and items that can be addressed within the planning areas, with the goal of promoting safe, efficient and connected transportation systems through a variety of transportation options. (5:33 P.M.)

Commissioners directed the transportation discussion to active transportation and bicycle-first infrastructure, seeking the delineation between various recreational users and bicycle users. Comments and questions were heard regarding accessibility and integration, and smart transportation infrastructure implementation. It was stated that a piece of resolving the transportation problem would need to start by looking at traffic origination such as commuters, visitors and workers coming in from Salt Lake City. Discussion continued with the suggestion to go beyond buses and think about other options, such as trams or a train, with more of a focus on the big picture. (5:36 P.M.)

Regular Session (6:03 P.M.)

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

Commissioner Young opened the meeting for public comment at 6:04 p.m.

No one came forward to speak.

Commissioner Young closed the meeting for public comment at 6:04 p.m.

- 2) ***Public Hearing and Recommendation to the County Manager regarding the proposed Warehouse Condominiums Units A & B Amended. Applicant: Alan Taylor. Administrative Process. Project #26-005.*** Laura Kuhrmeyer, County Planner. (6:04 P.M.)

Attachment: Cover Page

Attachment: Project 26-006 - Warehouse Unit AB Amendment SBPC
3.10.26 Staff Report and Exhibits

Laura Kuhrmeyer, *Planner*, presented a proposal to combine Units A & B within the Warehouse Condominiums for public hearing and recommendation to the County Manager. (6:04 P.M.)

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

Commissioner Young opened the meeting for Public Hearing at 6:09 p.m.

No one came forward to speak.

Commissioner Young closed the meeting for Public Hearing at 6:10 p.m.

Eric Sagerman made a motion to approve the Warehouse Condominiums Units A & B at 4413 North Forestdale Drive subject to the Findings of Fact, Conclusions of Law and Conditions of Approval found in the staff report. Matthew Nagie seconded, and all voted in favor, (5-0).

- 3) ***Discussion and Action regarding a Plat Amendment application to amend the lot line shared by Lots 4 (Parcel SL-I-8-4A-AM) and 5 (SL-I-8-5A-AM) of the Silver Creek Unit I Block 8 subdivision plat, located at 753 E Division St and 7047 N Pace Pl, Silver Creek, Summit County, UT; Parcels SL-I-8-4A-AM and SL-I-8-5A-AM); Applicant: Randy Jones representing Leitbox Development Group, LLC; Administrative Process. Project #26-020.*** Amir Caus, AICP, Senior Planner. (6:10 P.M.)

Attachment: Cover Page

Attachment: Silver Creek Unit I Block 8 Lots 4 and 5 Plat Amendment.pdf

Amir Caus, *AICP, Senior Planner*, presented a lot line adjustment between two recorded parcels for discussion and approval. (6:11 P.M.)

Commissioners did not have any questions or comments on the application. (6:12 P.M.)

Tyann Mooney made a motion to approve to amend the plat agreement as proposed for Lots 4 and 5 of the Silver Creek subdivision based on the Findings of Fact, Conclusions of Law and Conditions of Approval . Eric Sagerman seconded, and all voted in favor, (5-0).

- 4) ***Public Hearing and Action regarding a Snyderville Basin Development Code Amendment for Section 10-8-2 (Sign Regulations) and associated Definitions; Applicant: Summit County Staff; Legislative Process. Project #26-029.*** Amir Caus, AICP, Senior Planner. (6:13 P.M.)

Attachment: Cover Page

Attachment: Snyderville Basin Development Code Amendment - Sign Regulations - Staff Report.pdf

Attachment: Scenic Utah Recommendations

Amir Caus, *AICP, Senior Planner*, presented code amendments to Section 10-8-2 (Sign Regulations) and associated definitions for public hearing and action. Planner Caus provided recommendations to amend lumens with nits and dimming controls, shut off hours for dark sky compliance, and a requirement for digital sign certifications from the sign manufacturer. He introduced options for additional static language and considerations for shielding, direction and low-profile monument signage. Lastly, Planner Caus suggested a sign removal amendment to enhance code enforcement with respect to signage in right-of-ways.

(6:13 P.M.)

Commissioners provided feedback and asked clarifying questions about the amendments presented. Planner Caus responded to their concerns.

(6:23 P.M.)

Scott Buchanan, Code Enforcement Officer, responded to a question regarding code enforcement. (6:39 P.M.)

Commissioners discussed and considered static language options and language for shielding and low-profile signage.

(6:44 P.M.)

Commissioner Young opened the meeting for public hearing at 6:47 p.m.

Francisca Blanc with Scenic Utah was called to speak at 6:48 p.m.

Commissioner Young closed the meeting for public hearing at 6:52 p.m.

Commissioners offered follow-up questions. (6:52 P.M.)

Eric Sagerman made a motion to send a positive recommendation to the County Council to approve the Code Amendments for Section 10-8-2 Sign Regulations subject to the additional conditions of adding 24-hour static language discussed, fewer restrictions for the resorts - specifically exempt traffic and related restrictions for static, no audio on any signage with the exception of drive through signs for ordering purposes, and the addition of the word "both" to shielding, and the code enforcement language subject to the findings of fact, conclusions of law and conditions of approval stated. Matthew Nagie seconded, and all voted in favor, (5-0).

5) ***Approval of Minutes: February 24, 2026.*** (7:02 P.M.)

Attachment: Cover Page

Attachment: Draft SBPC Minutes 02.24.26.pdf

Heather Peteroy made a motion to approve the minutes from February 24, 2026. Tyann Mooney seconded, and all voted in favor, (5-0).

Commission Items (7:03 P.M.)

Commissioner Peteroy requested confirmation that the next work session would bring back the traffic section of the general plan and that Transportation Planning Director Carl Miller would be available for questions. Commissioner Sagerman stated the Commission was still need of an off-site work session.

Director Items (7:04 P.M.)

Director Barnes responded to the question of training sessions and a planning retreat. He provided an update on the reappointment and appointment of Commission Members and stated the election of the new Chair and Vice Chair would take place at the next meeting. He also provided a preview of agenda items for future meetings.

Adjournment (7:11 P.M)

Eric Sagerman made a motion to adjourn. Matthew Nagie seconded, and all voted in favor, (5-0).

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.