



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, MARCH 24, 2026

Meeting also conducted via Zoom.

Welcome/Attendance

Tyann Mooney
Matthew Nagie
Spencer Young
Heather Peteroy

Dave Thomas
Lynda Viti
Peter Barnes
Ray Milliner
Tiffanie N. Robinson
Mustapha Osman
Amy Price
Brian Craven

Work Session (4:32 P.M.)

- 1) ***Work Session, Discussion - The Canyons Specially Planned Area and Development Agreement overview.*** Dave Thomas, Deputy County Attorney, Tiffanie N. Robinson, Senior Planner. (4:33 P.M.)

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Attachment: Canyons History Powerpoint (2026)

Dave Thomas, *Chief Civil Deputy Attorney*, presented an update on the Canyons Spa Development Agreement. The presentation provided a historical perspective of the SPA, including key elements, hurdles, major amendments, as well as obligations and amenities. (4:33 P.M.)

Commissioner Van Stee joined the meeting at 5:00 p.m.

Commissioners asked clarifying questions to which Dave Thomas and Senior Planner Tiffanie Robinson responded. (5:03 P.M.)

Tyann Mooney
Matthew Nagie
Spencer Young
Heather Peteroy
Peter Van Stee

Dave Thomas
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- 2) ***Work Session to discuss and receive direction on proposed amendments to Chapter 5: Economic Development and Chapter 6: Natural and Cultural Resources 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. (5:46 P.M.)

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Attachment: Work Session Report March 24, 2026.pdf

Ray Milliner, *Principal Planner*, briefly introduced Chapter 5: Economic Development and Chapter 6: Natural and Cultural Resources of the Snyderville Basin General Plan for work session discussion. (5:47 P.M.)

Commissioners jumped in with questions and comments, including non-profit organizations and economic diversification, population demographics, workforce and employee housing clarifications, with brief remarks regarding arts and culture and natural resources. Planner Milliner and Planner Mustapha Osman responded to the concerns. (5:48 P.M.)

-BREAK-

Regular Session (6:06 P.M.)

- 1) ***Election of Chair and Vice Chair.*** (6:06 P.M.)

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Tyann Mooney made a motion to elect Matthew Nagie to serve as the Commission Chair. Spencer Young seconded, and all voted in favor, (5-0). Absent: Eric Sagerman.

Matthew Nagie made a motion to elect Spencer Young to serve as the Commission Vice Chair. Heather Peteroy seconded, and all voted in favor, (5-0). Absent: Eric Sagerman.

Tyann Mooney made a motion to elect Eric Sagerman to serve as the Commission Vice Chair. The motion did not receive a second and was lost.

- 2) **Public comments for items not on the agenda or pending applications.** (6:10 P.M.)

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Commission Chair Nagie opened the meeting for public comment at 6:10 p.m.

No one came forward to speak.

Commission Chair Nagie closed the meeting for public comment at 6:10 p.m.

- 3) **Public hearing and action regarding a Conditional Use Permit for a 3204 sf accessory building located at 547 Parleys Rd; Parcel SL-E-304; Applicant: Katie Tyler; Owner(s): Tyler Living Trust; Administrative Review. Project #25-196.** Mustapha Osman, County Planner. (6:10 P.M.)

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Attachment: Staff Report 25-196_Katie Accessory Building.pdf

Attachment: Staff Presentation - K. Tyler

Mustapha Osman, *Planner*, presented a Conditional Use Permit to construct an Accessory Building for private use located at 547 Parleys Road. (6:10 P.M.)

Commissioner Peteroy asked a brief clarifying question of Planner Osman. (6:13 P.M.)

Commission Chair Nagie opened the meeting for public hearing at 6:15 p.m.

No one came forward to speak.

Commission Chair Nagie closed the meeting for public hearing at 6:15 p.m.

Tyann Mooney made a motion to approve Conditional Use Permit for 547 Parleys Road based on the findings of fact, conclusions of law and conditions of approval. Spencer Young seconded, and all voted in favor, (5-0). Absent: Eric Sagerman.

- 4) ***At the request of the Applicant this item will be continued to April 14th. * Public hearing and possible action regarding a Conditional Use Permit (CUP) for an expansion of an existing Trailhead Parking Lot for the East Canyon Creek Trailhead. Approximate address: 8566 N Bluebird Lane. Parcel PP-50-D-X and Parcel SS-1-A-7-X. Applicant: Phares Gines, representing Snyderville Basin Special Recreation District. Owner: Snyderville Basin Special Recreation District and Snyderville Basin Water Reclamation District (SBWRD). Administrative Process. Project #23-198.** Laura Kuhrmeyer, County Planner.

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Commission Items (6:16 P.M.)

Commissioner Peteroy inquired about a date to revisit the traffic chapter of the general plan, to which Principal Planner Milliner responded. Commissioner Mooney asked if there were any updates from the County Council. Community Development Director, Peter Barnes, responded to her question. Additionally, Director Barnes queried the commission about scheduling a joint session with the council as soon as possible, to then be followed by the anticipated retreat. Commissioner Mooney asked an additional question about the commission's ability to make suggestions to the County Code. (6:16 P.M.)

Director Items (6:28 P.M.)

Director Barnes welcomed the newest commission member, Pete Van Stee. He added that Commissioner Jeffrey had resigned his position, which created a vacancy on the planning commission. (6:28 P.M.)

Adjournment (6:29 P.M.)

Spencer Young made a motion to adjourn. Tyann Mooney seconded, and all voted in favor, (5-0). 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.