



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, APRIL 28, 2026

Meeting also conducted via Zoom.

Welcome/Attendance

Tyann Mooney
Matthew Nagie
Spencer Young
Heather Peteroy
Eric Sagerman
Peter Van Stee

Lynda Viti
Jennifer Strader
Amanda Curtis
Amy Price
Brian Craven

Regular Session (6:02 PM)

- 1) ***Public comments for items not on the agenda or pending applications.*** (6:02 PM)

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

No one came forward to speak.

Commission Chair Nagie closed the meeting for public comment at 6:02 p.m.

- 2) ***Public hearing and action regarding a Conditional Use Permit for a 3,283 sq. ft. Major Accessory Building located at 4407 N Old Ranch Rd, Park City, Utah; Parcel PP-112-F. Applicant: Emma Carter, Killowen Construction. Owner: Sweetwater Ranch Propco. Administrative Review. Project # 25-211.*** Amanda Curtis, County Planner. (6:03 PM)

Attachment: Cover Page

Attachment: 25-211 Staff Report.pdf

Attachment: Staff Presentation - Sweetwater Ranch

Amanda Curtis, *Planner*, provided an update on Accessory Dwelling Unit language that applied to both applications on the agenda and highlighted a change made by the County Council increasing the height restriction to 32 feet. (6:03 PM)

Planner Curtis introduced a Conditional Use Permit for a Major Accessory Building located on Old Ranch Road and provided background information on the proposed project. (6:04 PM)

Commissioners asked for clarification on the trail/public utility easement, entertainment and special-event triggers, and fencing along the easement. (6:08 PM)

Commission Chair Nagie opened the meeting for public hearing at 6:11 p.m.

Debbie Scoggin was called to speak at 6:12 p.m.

Commission Chair Nagie closed the meeting for public hearing at 6:18 p.m.

Clayton Vance, *architect for the applicant*, addressed the commission and responded to questions and comments raised during the public hearing. (6:19 PM)

Commissioners asked additional questions and provided final comments to which Planner Curtis and Mr. Vance responded. (6:21 PM)

Spencer Young made a motion to approve the applicants request for a Conditional Use Permit according to the findings of fact, conclusions of law, and conditions of approval found in the staff report. Tyann Mooney seconded, and all voted in favor, (6-0).

Attachment: Public Comment List of Names

- 3) ***Public hearing and action regarding a Conditional Use Permit for a 2,500 sq. ft. Major Accessory Building located at 6545 N Highland Dr, Park City, Utah; Parcel HE-B-285-AM. Applicant: E Brad Ross. Owner: E Brad and Shelly Ross. Administrative Review. Project # 25-176.*** Amanda Curtis, County Planner. (6:32 PM)

Attachment: Cover Page

Attachment: 25-176 Staff Report.pdf

Attachment: Staff Presentation - Ross

Amanda Curtis, *Planner*, presented a Conditional Use Permit application for a Major Accessory Building located on Parcel HE-B-285-AM. (6:32

PM)

Commissioner Mooney asked a brief clarifying question about the timing of the application. Brad Ross, *applicant*, and Planner Curtis responded to the question. (6:34 PM)

Commission Chair Nagie opened the meeting for public hearing at 6:36 p.m.

No one came forward to speak.

Commission Chair Nagie closed the meeting for public hearing at 6:36 p.m.

Commissioners had no final questions or concerns about the application. (6:36 PM)

Spencer Young made a motion to approve the applicants request for a Conditional Use Permit according to the findings of fact, conclusions of law, and conditions of approval as found in the staff report. Eric Sagerman seconded, and all voted in favor, (6-0).

Commission Items (6:37 PM)

Commissioner Chair Nagie introduced a list of bullet points for discussion in preparation for the upcoming meeting with the County Council. Commission members commented on the list and provided additional items they would like to see added to the agenda for discussion. (6:37 PM)

Director Items (7:16 PM)

Senior Planner Jennifer Strader provided information regarding agenda items for upcoming commission meetings. (7:17 PM)

Adjournment (7:19 PM)

Eric Sagerman made a motion to adjourn. Spencer Young 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.