MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

RICHINS BUILDING AUDITORIUM

1885 WEST UTE BOULEVARD, PARK CITY, UTAH, 84060

TUESDAY, APRIL 14, 2026

Meeting also conducted via Zoom.

Draft

Welcome/Attendance (4:34 PM)

Matthew Nagie	Peter Barnes
Tyann Mooney	Lynda Viti
Heather Peteroy	Ray Milliner
Eric Sagerman	Tiffanie N. Robinson
Pete Van Stee	Melissa Mendez
	Brian Craven

Work Session (4:34 PM)

1) ***Work Session to discuss and receive direction on proposed amendments to Chapter 7: Open Space and Chapter 8: Community Health and Recreation 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.*** (4:34 PM)

Attachment: Cover Page

Attachment: Work Session Report April 15, 2026.pdf

Ray Milliner, *Principal Planner*, Mustapha Osman, *County Planner*, and Deputy Health Director Kendra Babitz led a discussion on Chapters 7 and 8 of the Snyderville Basin General Plan. (4:35 PM)

Commissioners praised the document's thoroughness and discussed expanding indoor recreation, addressing the Event Center in the Code, joint use of public or private spaces, school and nonprofit partnerships, defining affordable food and housing, and linking initiatives to health outcomes. They emphasized mapping community assets, supporting accessibility, updating general plan language, and considering needs for elder care, broadband, deed restrictions, and demographic balance. Discussion then focused on open space. Commissioners noted that most of the land was already conserved, with little left for acquisition. They called for updated, consistent open-space codes and ongoing maintenance. Topics included expanding public access to event spaces, aligning with state biking and trail initiatives, improving wildlife crossings, clarifying use of open space bonds and easements, managing multi-use trails, and coordinating with neighboring general plans. Support for wildlife corridors and clear signage was also emphasized. Planner Milliner, Planner Osman, and Director Babitz responded. (4:46 PM)

-BREAK- (5:51 PM)

Commissioner Young joined the meeting. (5:59 PM)

Matthew Nagie	Peter Barnes
Spencer Young	Lynda Viti
Tyann Mooney	Ray Milliner
Heather Peteroy	Tiffanie N. Robinson
Eric Sagerman	Melissa Mendez
Pete Van Stee	Brian Craven

Regular Session (5:59 PM)

1) ***Public comments for items not on the agenda or pending applications.*** (5:59 PM)

Commission Chair Nagie opened the meeting for public comment at 5:59 p.m.
No one came forward to speak.
Commission Chair Nagie closed the meeting for public comment at 5:59 p.m.

2) ***Public Hearing and Recommendation for the Silver Creek Estates Unit I Block 9 Lot A Amended Plat Amendment to vacate a portion of Earl Street, realigning the right-of-way to be consistent with the newly constructed portion of Earl Street and the roundabout, and to dedicate that and a portion of Silver Creek Road as a public right-of-way. Parcels SL-I-9-A-AM, SL-I-4-1-SC-X, SL-I-9-A-SC-X, SL-I-9-C-1-X, SL-I-9-E-SC-X, located at approx. 7105 N. Silver Creek Road. Owner(s): CPD Silver Creek, LLC, Summit County, Summit County Service Area 3. Applicant: Michael Kendell, Summit County. Administrative Process. Project #25-085. Tiffanie N. Robinson, Senior Planner.*** (6:00 PM)

Attachment: Cover Page

Attachment: SL-I-9-A Plat Amendment SBPC PH 4.14.2026 #25-085

Tiffanie N. Robinson, *Senior Planner,* presented a recommendation for the Amended Plat Amendment of the Silver Creek Estates Unit I Block 9 Lot A, Subdivision Project #25-085. (6:00 PM)

Commissioner Sagerman commented and asked questions about the red areas on the map and requested clarification on land ownership. Planner Robinson responded. (6:04 PM)

Commission Chair Nagie opened the meeting for public hearing at 6:08 p.m.
No one came forward to speak.
Commission Chair Nagie closed the meeting for public hearing at 6:08 p.m.

Commissioner Young left the meeting. (6:08 PM)

Matthew Nagie	Peter Barnes
Tyann Mooney	Lynda Viti
Heather Peteroy	Ray Milliner
Eric Sagerman	Tiffanie N. Robinson
Pete Van Stee	Melissa Mendez
	Brian Craven

Heather Peteroy made a motion to make a positive recommendation for the Plat Amendment for the Silver Creek Estates Unit Block 9 Lot 1 Amendment pursuant to the findings of fact, conclusions of law, and conditions of approval found in the staff report. (6:09 PM). Tyann Mooney seconded, and all voted in favor, (5-0). Absent: Spencer Young.

3) ****At the request of the Applicant, this item was continued to May 12th. * 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.*** (6:10 PM)

Attachment: Cover Page

4) ***Discussion and preparation of topics for the May 13, 2026 joint meeting with the Summit County Council.***
Peter Barnes, Community Development Director. (6:10 PM)

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Peter Barnes, *Community Development Director*, led a discussion to prepare topics for the May 13, 2026, joint meeting with the Summit County Council. Commissioners provided comments and asked

questions. Key topics included rezones, development impacts, affordable housing for all ages and families, planning commission duties, code changes, meeting schedules, and clarification of the approval process. (6:10 PM)

Commissioner Young joined the meeting. (6:11 PM)

Matthew Nagie	Peter Barnes
Spencer Young	Lynda Viti
Tyann Mooney	Ray Milliner
Heather Peteroy	Tiffanie N. Robinson
Eric Sagerman	Melissa Mendez
Pete Van Stee	Brian Craven

5) **Approval of Minutes: March 10, 2026, and March 24, 2026.** (7:05 PM)

Attachment: Cover Page

Attachment: Draft SBPC Minutes 03.10.26.pdf

Attachment: Draft SBPC Minutes 03.24.26.pdf

Eric Sagerman made a motion to approve the Minutes from March 10, 2026. (7:05 PM). Spencer Young seconded, and all voted in favor, (6-0).

Eric Sagerman made a motion to approve the Minutes from March 24, 2026. (7:06 PM). Tyann Mooney seconded, and all voted in favor, (6-0).

Commission Items (7:06 PM)

Commissioner Van Stee asked a protocol question about receiving email from the public. Civil Deputy Attorney Lynda Viti responded. (7:06 PM)

Director Items (7:09 PM)

Director Barnes presented the upcoming agenda and answered the Commissioner's questions. (7:09 PM)

Adjournment (7:12 PM)

Spencer Young 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.