



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, MAY 12, 2026

Meeting also conducted via Zoom.

Welcome/Attendance

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

Peter Barnes
Lynda Viti
Tiffanie N. Robinson
Amy Price
Brian Craven

Work Session (4:30 P.M.)

- 1) ***Discussion, Canyons Development Agreement Amendment to modify Section 3.15 regarding Automobile Access to Red Pine Village Development Area, located in the Red Pine Village, Tombstone and Red Pine Lake Development Areas of the Canyons Resort. Legislative Review.*** Applicant: Dave Smith, authorized representative. Project #23-064. Tiffanie N. Robinson, Senior Planner. (4:30 P.M.)

Attachment: Cover Page

Attachment: Red Pine Dev Area access DA Amendment SBPC WS 5.12.2026 #23-064

Spencer White, *TCFC Authorized Representative*, and Dave Smith, *Applicant*, addressed the Commission and provided a brief history of TCFC as the master developer of the Canyons Resort Specially Planned Area. Mr. Smith then presented the amendment to the

Canyons Development Agreement to modify Automobile Access to the Red Pine Village Development Area. The amendment proposed gated access for Red Pine members and guests. (4:33 P.M.)

Mike Owens, *Park City Fire District Fire Marshal*, briefly addressed the Commission and made himself available for questions. (4:55 P.M.)

Commissioners asked clarifying questions of the applicants. Questions raised by the commissioners included environmental and wildlife impacts, alternate means of transportation, unit numbers and daily trip calculations, parking, and event venues. The applicants and Fire Marshal Owens addressed their concerns. (4:57 P.M.)

-BREAK-

Regular Session (6:02 P.M.)

2) Public comments for items not on the agenda or pending applications.
(6:02 P.M.)

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.

3) Discussion and Recommendation for Vintage on the Strand Phase 3 Final Site Plan and Condominium Plat on parcels VOS-1-2A and VOS-2-2B (Friedman2/F2) located at 2673 West High Mountain Road at Canyons Resort. Administrative Review. Applicant: Spencer White, authorized representative. Owner: Sugarbowl Developers, LLC. Project #25-204. Tiffanie N. Robinson, Senior Planner. (6:03 P.M.)

Attachment: Cover Page

Attachment: VINTAGE Phase 3 Final Site Plan and Condo SBPC 5.12.2026 - #25-204

Tiffany N. Robinson, *Senior Planner*, presented the Vintage on the Strand Phase 3 Final Site Plan and Condominium Plat proposal in the Canyons Resort. She provided historical context for the proposal. Staff recommended sending a positive recommendation to the county manager. (6:03 P.M.)

Commissioners asked clarifying questions to which Planner Robinson responded. (6:11 P.M.)

Tyann Mooney made a motion to make a positive recommendation to the county manager for the Vintage on the Strand Phase 3 Ten Units in accordance with the findings of fact, conclusions of law and conditions of approval found in the staff report.. Spencer Young seconded, and all voted in favor, (6-0).

4) Approval of Minutes: April 28, 2026 (6:19 P.M.)

Attachment: Cover Page

Attachment: Draft SBPC Minutes 04.28.26.pdf

Tyann Mooney made a motion to approve the minutes dated April 28, 2026.. Spencer Young seconded, and all voted in favor, (6-0).

Commission Items (6:20 P.M.)

Commissioners discussed the upcoming joint meeting with the County Council. Peter Barnes, *Community Development Director*, added additional comments about the structure of the pending meeting. Additional discussion was held regarding guidance in responding to emails. (6:20 P.M.)

Director Items (6:42 P.M.)

Agenda items for future meetings were discussed. (6:45 P.M.)

Adjournment (6:48 P.M.)

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.