



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, MAY 26, 2026

Meeting also conducted via Zoom.

Welcome/Attendance

Tyann Mooney
Spencer Young
Heather Peteroy
Eric Sagerman
Peter Van Stee
Teague Cowley

Peter Barnes
Lynda Viti
Ray Milliner
Amanda Curtis
Amy Price
Brian Craven

Regular Session (6:01 P.M.)

- 1) ***Public comments for items not on the agenda or pending applications.*** (6:01 P.M.)

Commission Vice Chair Young opened the meeting for public comment at 6:01 p.m.

No one came forward to speak.

Commission Vice Chair Young closed the meeting for public comment at 6:01 p.m.

- 2) ***Public Hearing and action regarding a Plat Amendment to adjust the platted building area located at 6890 Canyon Drive Ct, Park City, Utah; Parcel PB-PR-15. Applicant: Natalie Prystash. Owner: Natalie Prystash and Oleh Kosyy. Administrative Process. Project # 26-047.*** Amanda Curtis, County Planner. (6:02 P.M.)

Attachment: Cover Page

Attachment: 26-047 Staff Report.pdf

Attachment: Canyon Drive Ct Presentation

Amanda Curtis, *Planner*, introduced a plat amendment for a development activity envelope on lot 15, Parcel PB-PR-15 located at 6890 Canyon Drive Court within the Pineridge Subdivision. Approval of the plat amendment was recommended. (6:02 P.M.)

Commissioners did not have any brief clarifying questions. (6:06 P.M.)

Commissioner Vice Chair Young opened the meeting for public hearing at 6:07 p.m.

No one came forward to speak.

Commission Vice Chair Young closed the meeting for public hearing at 6:07 p.m.

Commissioner Peteroy asked a procedural question regarding grade of these types of amendments. (6:07 P.M.)

Heather Peteroy made a motion to approve the plat amendment to adjust the platted building area at 6890 Canyon Drive Court, Park City, Utah, pursuant to the findings of fact, conclusions of law and conditions of approval found in the staff report. Eric Sagerman seconded, and all voted in favor, (6-0). Absent: Matthew Nagie.

- 3) ***Public Hearing and action recommendation to the County Council for amendments to the Snyderville Basin Development Code Section 10-3-17: Parcel Boundary Adjustments for Parcels outside a Subdivision. Legislative Process. Project #26-073.*** Ray Milliner, Principal Planner. (6:10 P.M.)

Attachment: Cover Page

Attachment: May 26 Basin PC Report.pdf

Ray Milliner, *Principal Planner*, presented amendments to the Snyderville Basin Development Code, Section 10-3-17: Parcel Boundary Adjustments for Parcels outside a Subdivision. (6:10 P.M.)

Commissioner members asked brief clarifying questions to which Principal Planner Milliner and Community Development Director Peter Barnes responded. (6:14 P.M.)

Commission Vice Chair Young opened the meeting for public hearing at 6:21 p.m.

No one came forward to speak.

Commission Vice Chair Young closed the meeting for public hearing at 6:21 p.m.

Tyann Mooney made a motion to send a positive recommendation to the County Council for amendments to 10-3-17 of the County Code based on the findings of fact and conclusions of law. Eric Sagerman seconded, and all voted in favor, (6-0). Absent: Matthew

Nagie.

Eric Sagerman made a motion to adjourn. Peter Van Stee seconded.

4) *Approval of Minutes: April 14, 2026, and May 12, 2026.* (6:22 P.M.)

Attachment: Cover Page

Attachment: Draft SBPC Minutes 04.14.26.pdf

Attachment: Draft SBPC Minutes 05.12.26.pdf

Civil Deputy Attorney Lynda Viti requested Commissioner Peteroy make a motion to amend a motion she made during the April 14, 2026, meeting regarding the Silver Creek Estates Unit 1 Block 9 Lot A Amended Plat Amendment, wherein Commissioner Peteroy incorrectly identified the lot. (6:22 P.M.)

Heather Peteroy made a motion to correct her motion from the April 14, 2026, meeting from Silver Creek Estates Unit 1 Block 9 Lot 1 to Silver Creek Estates Unit 1 Block 9 Lot A. Eric Sagerman seconded, and all voted in favor, (6-0). Absent: Matthew Nagie.

Tyann Mooney made a motion to approve the amended minutes from April 14, 2026. Eric Sagerman seconded, and all voted in favor, (6-0). Absent: Matthew Nagie.

Eric Sagerman made a motion to approve the minutes dated May 12, 2026. Peter Van Stee seconded, and all voted in favor, (6-0). Absent: Matthew Nagie.

Commission Items (6:25 P.M.)

Commissioner Sagerman requested a General Plan review schedule. Principal Planner Milliner responded to his concern. Commissioner Young asked a follow-up question regarding the General Plan. (6:26 PM)

Commissioner Peteroy asked for information regarding the pending commission retreat. Community Development Director, Peter Barnes, responded to her query. (6:29 P.M.)

Commissioner Mooney asked if subcommittees could be addressed. Director Barnes replied. (6:40 P.M.)

Director Items (6:42 P.M.)

Community Development Director Barnes provided a preview of agenda items for the upcoming June meetings (6:42 P.M.)

Adjournment (6:45 P.M.)

Eric Sagerman made a motion to adjourn. Teague Cowley seconded, and all voted in favor, (6-0). Absent: Matthew Nagie.

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.