



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting
SHELDON RICHINS BUILDING ROOM 133, 1885 W. UTE BLVD
1885 W. UTE BLVD., PARK CITY, UTAH, 84060
TUESDAY, JUNE 23, 2026

Meeting also conducted via Zoom.

Welcome/Attendance (6:00 PM)

Matthew Nagie
Spencer Young
Heather Peteroy
Peter Van Stee
Teague Cowley
Laura Kuhrmeyer

Helen Strachan
Amir Caus
Brian Craven

Regular Session (6:01 PM)

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

Commission Chair Matthew Nagie opened the meeting for public comment at 6:01 p.m.

John Novelosloski came forward to speak at 6:01 p.m.

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

- 2) ***Public Hearing and Action regarding a Conditional Use Permit to construct a ~750,000-gallon underground water tank and associated facilities, located at 1542 E Crescent Dr S, Silver Creek Estates, Summit County, UT; Applicant: Vincent Pao-Borjigin, Jody Anagnos, and Chris Bullock representing Service Area 3;***

**Administrative Process. Project #25-177, #26-054.
Amir Caus, AICP, Senior Planner. (6:02 PM)**

Attachment: Cover Page

Attachment: Service Area 3 Water Tank CUP Staff Report.pdf

Planner Amir Caus presented a Conditional Use Permit to install an underground water tank on Parcel SL-D-215-X, replacing the existing above-ground tank that cannot be repaired. The new tank will address both current and future water needs for Silver Creek Service Area 3. Project #25-177, #26-054. (6:03 PM)

Commission members asked about the easement status, the Conditional Use Permit (CUP) request process, and the project replacement/completion timeline. Planner Caus, Roads Manager and Water Operator Chris Bullock, and Civil Engineer Joe Santos from Rimrock Engineering and Development responded. (6:04 PM)

Commission Chair Matthew Nagie opened the meeting for a public hearing at 6:09 p.m.

John Novelosloski came forward to speak at 6:09 p.m.

Commission Chair Matthew Nagie closed the meeting for a public hearing at 6:10 p.m.

Spencer Young made a motion to approve the application for a Conditional Use Permit for a new underground water tank and associated facilities according to the findings of fact, conclusions of law, and conditions of approval found in the staff report. (6:10 PM). Peter Van Stee seconded, and all voted in favor, (5-0). Absent: Tyann Mooney, Eric Sagerman.

- 3) ***Public Hearing and Action regarding a Conditional Use Permit for an Accessory Dwelling Unit within Unit 47 of the Park East III Business Community Condominiums. 4518 Forestdale Dr Unit #47. Parcel PEIII BCC-47. Applicant: Federico Bravo. Owner: POOL PARTY PLACE LLC. Administrative Process. Project #26-026. Laura Kuhrmeyer, County Planner. (6:11 PM)***

Attachment: Cover Page

Attachment: Project 26-026 CUP PE3 Unit 47 ADU

Planner Laura Kuhrmeyer presented a Conditional Use Permit for an Accessory Dwelling Unit within Unit 47 of the Park East III Business Community Condominiums. Project #26-026. (6:11 PM)

Commission members commented and asked questions, clarifying the storage of chemicals in the business, how parking will impact other tenants, the Park City Fire District review, and ADA compliance. Planner Kuhrmeyer responded. (6:13 PM)

Commission Chair Matthew Nagie opened the meeting for a public hearing at 6:21 p.m.

No one came forward to speak.

Commission Chair Matthew Nagie closed the meeting for a public hearing at 6:21 p.m.

Commissioners requested an update on the chemical inquiry and whether it concerns all uses in the building or just the unit. Planner Kuhrmeyer, Don Sargent, Civil Deputy Attorney Helen Strachan, and Community Development Director Peter Barnes responded. (6:21 PM)

Peter Van Stee made a motion to approve The ADU in Unit 47 at the Park East III Business Community Condominiums pursuant to the findings of fact, conclusions of law, and conditions found in the staff report. (6:34 PM). Spencer Young seconded, and all voted in favor, (5-0). Absent: Tyann Mooney, Eric Sagerman.

- 4) ***Public Hearing, Recommendation for Amendments to the Snyderville Basin Development Code, Sections 10-2-10 (Use Table), 10-3-2 (General Provisions), 10-3-9 (Subdivisions), 10-3-18 (Amendment to Recorded Subdivision Plat), 10-9-19 (Enforcement), 10-9-22 (Appeal Procedures), and 10-9-10 (Decision Making and Administrative Bodies). The proposed amendments are required to comply with Utah Senate Bill 284 (Local Land Use Modifications), including provisions related to land use application review procedures, planning commission powers and duties, appeals, variances, and other administrative provisions required by state law. Jennifer Strader, Principal Planner. (6:35 PM)***

Attachment: Cover Page

Attachment: Staff Report SBPC 6.23.26 PH Code Amendments SB284.pdf

Planner Jennifer Strader presented an amendment to sections of the Snyderville Basin Development Code (Code) to ensure consistency with Senate Bill 284 (SB 284), introduced in the 2026 legislative session. (6:35 PM)

Commission members discussed training, decision-making roles, oversight, accessibility, accountability, timelines, and the need for clearer guidelines. Planner Strader and Attorney Strachan responded. (6:37 PM)

Spencer Young made a motion to Forward with a positive recommendation the proposed Amendments to the Snyderville Basin Development Code to the County Council according to the findings of fact, and conclusions of law found in the staff report. (7:08 PM). Peter Van Stee seconded, and the motion carried, (4-1).

Matthew Nagie voted AYE

Spencer Young voted AYE

Peter Van Stee voted AYE

Teague Cowley voted AYE

**Heather Peteroy voted NAY
Absent: Tyann Mooney
Eric Sagerman**

Commission Items (7:08 PM)

No commission items were discussed. (7:08 PM)

Director Items (7:08 PM)

Community Development Director Peter Barnes briefed the Commissioners on the upcoming meeting. (7:08 PM)

Adjournment (7:12 PM)

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