



**AGENDA**  
**SNYDERVILLE BASIN PLANNING COMMISSION**  
**Tuesday, February 10, 2026**

NOTICE is hereby given that the Snyderville Basin Planning Commission will meet electronically, via Zoom, and at the anchor location of Richins Auditorium  
1885 W. Ute Blvd., Park City, UT 84098  
(All times listed are general in nature, and are subject to change by the Board Chair)

You may attend in person or Join Zoom webinar:

<https://summitcountyut.zoom.us/j/98189226475> OR

To listen by phone only: Dial 1-669-900-9128 or 1-253-215-8782, Webinar ID: 981 8922 6475

4:30 P.M. Work Session

1. Work Session to discuss and receive direction on proposed amendments to Chapter 1: Introduction and Chapter 2: Land Use 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.*  
[Work Session Report February 10, 2026.pdf](#)

6:00 P.M. Regular Session

1. Public comments for items not on the agenda or pending applications.
2. Approval of Minutes: November 25, 2025, January 13, 2026, and January 27, 2026.  
[Draft SBPC Minutes 11.25.25.pdf](#)  
[Draft SBPC Minutes 01.13.26.pdf](#)  
[Draft SBPC Minutes 01.27.26.pdf](#)

Commission Items

Director Items

Adjourn

To view staff reports available at the end of the Friday before the meeting please visit [www.summitcounty.org](http://www.summitcounty.org).

*Individuals needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Vicki Geary, Summit County Community Development Department at (435)336-3123.*



## **STAFF REPORT**

**To:** Snyderville Basin Planning Commission  
**From:** Ray Milliner, Mustapha Osman  
**Date of Meeting:** February 10, 2026  
**Type of Item:** General Plan Amendment – Work Session  
**Process:** Legislative

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### **Proposal**

The purpose of this work session is to gather input from the Planning Commission on the overall direction, clarity, and intent of Chapters 1 and 2 of the draft General Plan.

### **Background**

The draft plan is a culmination of a two-year planning effort that began with the “Our Summit” visioning survey in 2024. That plan established the community’s long-term vision and priorities and provided a foundation for the draft document. Throughout 2025, the County conducted General Plan Community Open Houses, online surveys, and engagement activities to refine that vision, evaluate existing conditions and develop goals, policies and strategies in each element of the plan. The draft has been reviewed and commented on by all applicable County departments and staff. Most recently, the State mandated Water Element was reviewed and adopted by the County Council on December 17, 2025, and has been incorporated into this draft.

Staff are requesting that the Commission discuss and consider:

- Whether these chapters are consistent with the vision, and guiding principles of the overall General Plan.
- Whether the proposed goals, objectives and themes provide appropriate guidance for future decision making and implementation.
- Whether there are topics, themes or policy areas that appear to be missing or are underrepresented.

### **Recommendation**

Staff recommend the Planning Commission review the proposed Amendments to Chapters 1 and 2 of the Snyderville Basin General Plan and provide staff with direction.

### **Exhibits**

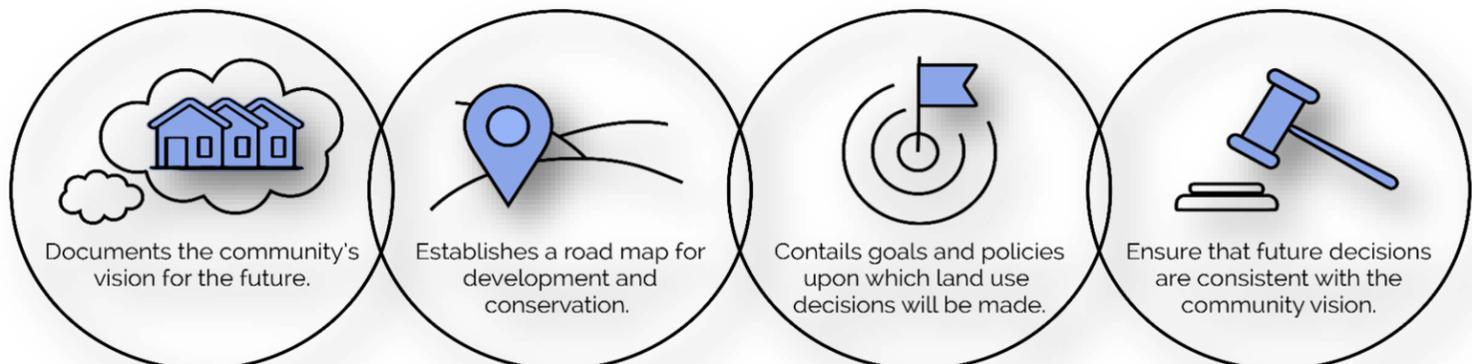
**A:** Draft chapters 1 and 2 of the Snyderville Basin General Plan

**WHAT IS A GENERAL PLAN**

A general plan is a long-range plan for the physical development of a community. General plans in Utah are authorized and required by the Land Use Development and Management Act (LUDMA) located in Utah State Code, Titles 10 and 17. Section 17-27a-401 of Utah State Law requires that all Counties adopt a comprehensive general plan for the purposes of addressing the present and future needs of the County regarding “growth and development of all or any part of the land within the unincorporated portions of the county.” The general plan should also be flexible to account for future changes unforeseen at the time of its creation.

The overall intent of a general plan is to make the planning process clear, consistent, efficient, and predictable. It identifies what types of development are considered desirable and appropriate in specific areas.

The Snyderville Basin General Plan (General Plan) is an advisory, non-binding document. County decision makers use the Plan to guide land use planning decisions, direct and coordinate efficient and orderly development based on analysis of the present and future needs of the County, and to promote the vision and goals of the County.



**HOW TO USE THE PLAN**

Following the Introduction, this General Plan is organized into chapters based on specific elements. The elements include Land Use, Housing, Transportation and Connectivity, Economic Development, Natural and Cultural Resources, Open Space, Community Health and Recreation, Sustainable Development and Water Use, and Public Facilities and Services. Each chapter contains a statement on the existing conditions relating to the element, the results of community engagement, and goals, objectives, policies, and strategies for each element. Goals are a direct expression of community desires. An objective breaks down a goal into a more concrete target that helps achieve a goal. A policy refers to a specific guideline that directs future development decisions within the community, acting as a roadmap for how the community intends to achieve its goals. A strategy is a statement of measurable activity to be reached in pursuit of the goals, objectives, and policies.

Following the chapters for each element is a chapter titled Neighborhood Plans. In order to protect existing neighborhood characteristics and to promote cohesive planning in the future, the following Neighborhood Planning Areas have been identified: Bitner Road, Canyons, Central Basin, East Basin, Highland Estates, Jeremy Ranch/Pinebrook, Kimball Junction, North Mountain, Old Ranch Road, Quinn’s Junction, Rasmussen Road, Silver Creek, The Summit, Trailside, Utah Olympic Park, and West Mountain.

All neighborhoods should adhere to the goals, objectives, policies, and strategies found in the individual chapters of the Plan. However, each Neighborhood Planning Area will not lend itself equally to the application of only those goals, objectives policies, and strategies. Individual Neighborhood Plans may contain unique design objectives and/or special considerations. Each Neighborhood Planning Area includes a Future Land Use Map. The Future Land Use Maps are meant to convey a general intent as to preferred future land uses and are expected to evolve over time. They are not zoning maps.

The final chapter is titled Implementation. The purpose of this chapter is to ensure that the Plan’s goals are achieved by providing specific measures. This chapter provides the who, what, when, how, and how much – in other words, the details needed to put into practice the community’s vision for the future.

**PLANNING AUTHORITY**

This General Plan is intended to be a legally adopted policy document and has been prepared to comply with Utah State law. Utah Code 17-79-403 identifies several topics required to be addressed in a county general plan. Per LUDMA, local governments are given some flexibility in the organization of these elements and may address other topics of local interest or importance in a general plan.

Over time, changes will occur for many reasons, including unforeseen conditions, new development trends, and advancements in technology and information. These variables are subject to review, and it may be necessary to amend this General Plan from time to time to ensure that it remains relevant. Requests for amendments may be submitted by individuals or initiated by the County itself.

In addition to policies, this General Plan also contains implementation strategies and recommendations designed to accomplish Plan goals. The Implementation section of the document is intended to be reviewed and updated periodically, allowing for evaluation of progress on project implementation, as well as consideration of the addition of new implementation steps.



**HISTORY OF THE SNYDERVILLE BASIN**

The Snyderville Basin was settled in 1848 with the arrival of the first Mormon pioneers, Parley Pratt and Samuel Snyder. By 1862, William Kimball built the Kimball Hotel and the Overland Stage Station which were visited by Mark Twain, Walt Whitman, and Horace Greely. To this day, the descendants of multiple ranching families remain in Summit County, many of whom still cultivate and harvest the same land their relatives once did. In 1869, ore comprised of silver, lead, and gold was discovered in Park City leading to a quick boomtown that included miners, saloons, brothels, and cemeteries. In 1898, a fire engulfed most of Park City’s Main Street, however, it was rebuilt within 90 days. 100 years from the first discovery of precious metals, the Town became quiet, as the low price of silver decimated the once vibrant town. Beginning in the 1870s, Mormon settlers began working to link the Wasatch Front with expanding railway lines reaching into present-day Summit County. The first of these “Mormon Roads” in the area was the Summit County Railway, which ran between Echo and Coalville. In 1880, the line was extended to Park City, spurred by the rise of silver mining. The railways fell into disuse and over the past decades, have been repurposed throughout the County.

As the mining industry faded, skiing became the new key fixture for Summit County’s economy. The development of the area’s first ski resort sparked the start of a decades-long trend of outdoor recreation. Completed in 1963, Park City Mountain Resort, then named Treasure Mountain, was the first of three resorts to be developed. The United Park City Mines Company built the first ski trails at Park City Ski Resort which featured a gondola and golf course. Decades later, the ski resorts have grown, merged, changed ownership, and made a profound impact on the local economy. With great economic growth came many challenges, and the impacts are felt far beyond the original ski resort boundaries. Summit County is a destination for its scenic vistas, ski resorts, and recreational opportunities. Today, Summit County is made up of many different communities: Snyderville Basin, Park City, Kamas, Francis, Woodland, Oakley, Peoa, Wanship, Hoytsville, Coalville, Henefer, and additional unincorporated Eastern Summit County communities. The City of Coalville is the County seat. The County is known for a high quality of life with a close connection to history and heritage. Utah has grown considerably

**PLANNING IN THE SNYDERVILLE BASIN**

Summit County implemented its first Development Code in 1977, covering the entire County. In 1985, the County was divided into two planning districts: Snyderville Basin and Eastern Summit County. Each district has its own General Plan, development code, and planning commission. The two General Plans are designed to collaborate to promote regional coordination across the County.

The Snyderville Basin Development Code (Development Code) and zoning maps have undergone three major revisions. While both the previous and current versions of the Development Code include stringent zoning standards, much of the development in the Snyderville Basin occurred through lawsuits that led to Development Agreements, Consent Agreements, or Settlement Agreements.

The previous iteration of this General Plan included appropriate guidance for new development. This iteration of the General Plan has been updated to reflect current conditions and includes more specific implementation strategies to proactively address change.



Figure 1. Snyderville Settlement

**DEMOGRAPHY**

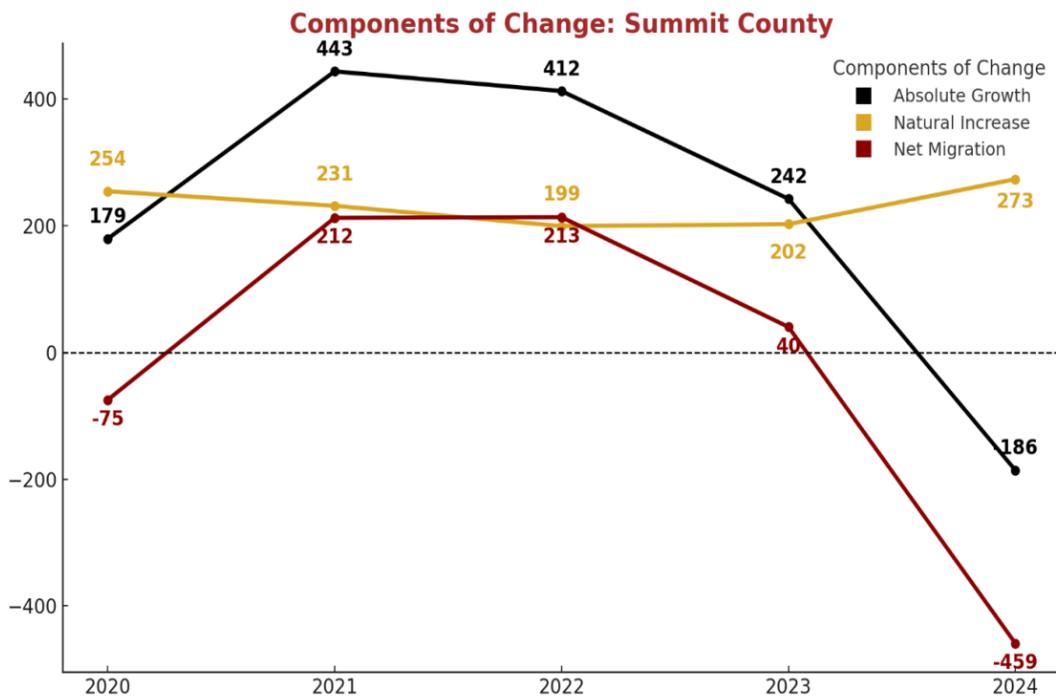
As of 2024, Summit County, Utah, had an estimated population of 43,304 residents, with approximately 49% (21,206 individuals) residing in the unincorporated Snyderville Basin. According to the Utah Population Committee, convened by the Kem C. Gardner Policy Institute, the county experienced varied population growth over the past five years: a modest increase of 0.42% in 2020, peaking at 1.05% in 2021, followed by a slight decline to 0.96% in 2022 and 0.56% in 2023. In 2024, the county recorded a population decrease of 0.43%, marking the first negative growth rate in 5 years. Summit County has one of the oldest populations in the state, with a median age of 41.8 years significantly higher than Utah’s statewide average of 31.3 years. Table 1 shows the population estimates for Summit County 2020-2024. Figure 1 shows the component of change for Summit County 2020-2024

Table 1. Summit County Population Estimates 2020-2024

Year	Total Population	Natural Increase	Net Migration	Absolute Growth	Percent Growth (%)
2020	42,394	254	-75	179	0.42
2021	42,837	231	212	443	1.05
2022	43,249	199	213	412	0.96
2023	43,491	202	40	242	0.56
2024	43,304	273	-459	-186	-0.43

Source: Utah Population Committee, 2024

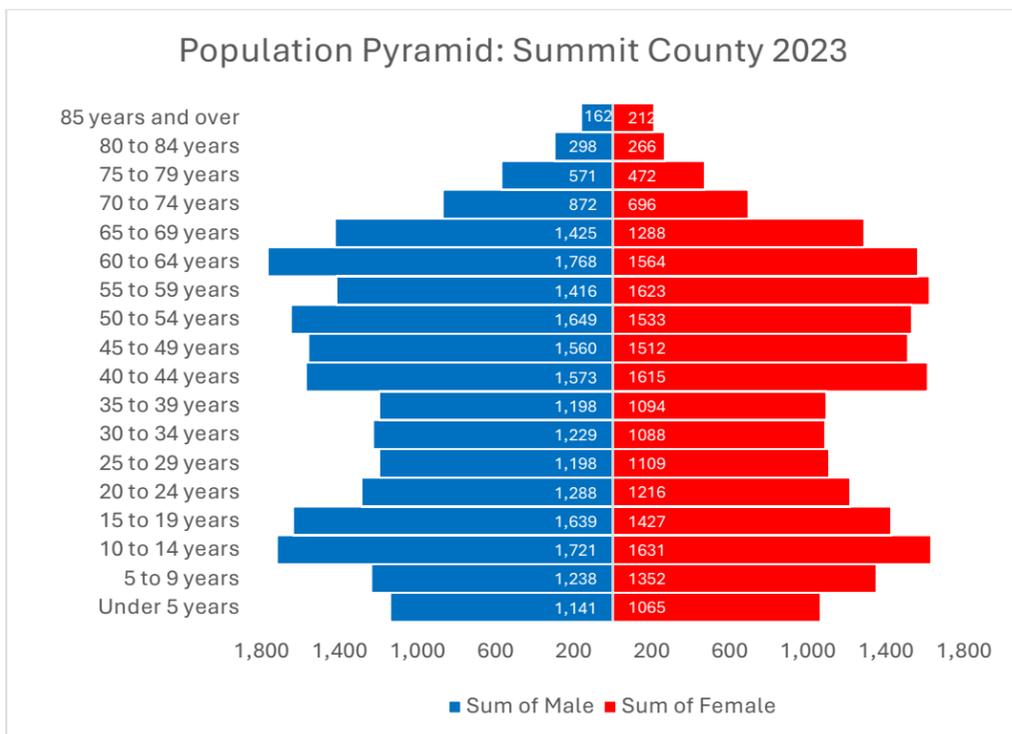
Figure 2. Component of Change Chart for Summit County 2020-2024



**POPULATION PROFILE: AGE AND GENDER DISTRIBUTION**

The population pyramid serves as a foundational element in understanding the demographic structure of Summit County. The population pyramid for Summit County in 2023 highlights the age and gender structure of the County. There is a strong presence of youth, particularly among those aged 10 to 19, reflecting a family-oriented population and ongoing demand for educational and recreational services. The working-age population, especially those between 40 and 64 years, is also well-represented, indicating a mature and economically active community. While the elderly population is smaller, it becomes more prominent in the 70+ age range, with females outnumbering males in the oldest age group, consistent with national longevity trends. Figure 3 shows the population pyramid of Summit County for 2023. Figure 3 shows the projected population pyramid for Summit County for 2043.

Figure 3. Population Pyramid for Summit County 2023



**COMMUNITY ENGAGEMENT FOR GENERAL PLAN**

Prior to updating the General Plan, Summit County underwent a year-long process to build consensus around a vision for the future of Summit County as a whole. A consultant was hired to engage community members on a variety of topics and to prepare strategies that could aid in achieving the vision. This plan is called [Our Summit Vision and Strategic Plan](#) (Our Summit).

The resulting vision statement, as adopted by the Summit County Council, is as follows:

Summit County embraces growth thoughtfully and navigates change with integrity by upholding community identities through proactive planning. Decisions that affect our natural resources, lifestyle, unique identities, communities, and future built environments are made responsibly to ensure communities remain affordable, healthy, and inclusive to current and future generations.

In addition to the vision statement, Our Summit identified five objectives based on the community values that emerged from the visioning, which include the following:

- Manage Natural Resources
- Promote Healthy Living
- Preserve Unique Identities
- Create Inclusive Communities
- Grow Responsibly



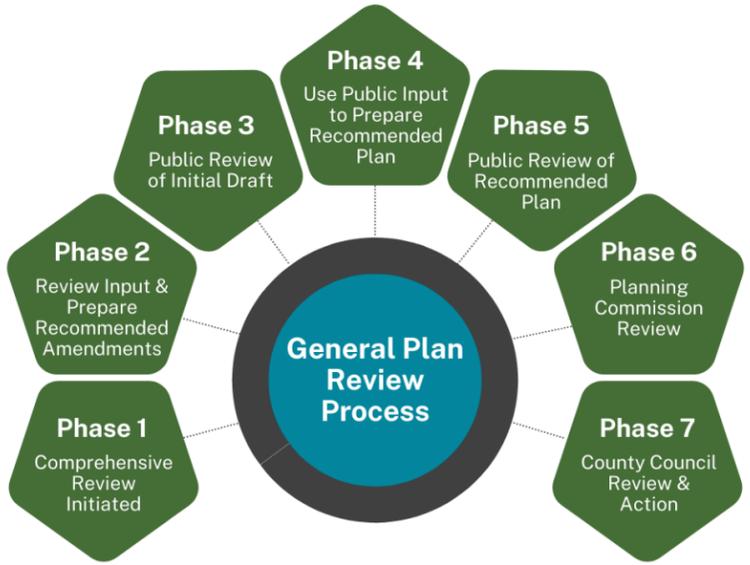
One of the next steps following the completion of Our Summit was to update the General Plan. Although Our Summit touches on many topics relevant to this General Plan, much of the data was high-level and spread across both planning districts in the County. There remained a need to dive into more detail to help inform policies and strategies specific to the Snyderville Basin. Building off Our Summit, Summit County entered an engagement period for the General Plan, which sought to refine themes and expand upon strategies that can help achieve the County-wide vision. Engagement included one in-person open house, one virtual open house, two online surveys, one virtual chat-with-a-planner session, an online comment submission option, and guidance from the General Plan Advisory Committee, made up of interested community members and planning commissioners. Where possible, the General Plan engagement continued to use the five objectives from the visioning for consistency and ease in digging deeper into specific topics.

In addition to the specific outreach for the General Plan, Summit County was cautious to not over-engage the community following such a large outreach event like Our Summit. Where possible, the Planning Department coordinated with other engagement opportunities in the County. The Summit County Health Department was simultaneously conducting the quinquennial [Community Health Assessment](#), and shared relevant data points to the Planning Department to inform the General Plan. Summit County began updating its Active Transportation Plan and also started a county-wide arts and culture plan during the engagement period for this General Plan. Additionally, Park City Municipal was simultaneously updating its general plan. Summit County and Park City shared relevant data to better align the general plans.

The feedback collected from Our Summit and the General Plan-specific engagement opportunities have been considered in the policies and strategies within this document. Detailed summaries of County-initiated engagement responses and findings can be found in Appendix. Particularly relevant data has been highlighted in appropriate chapters.

Generally, community feedback indicated a high desire to preserve open spaces and maintain or improve high quality natural resources. The desire for open spaces were contradicted by the desire for more availability and types of housing without encouraging sprawl. Respondents encouraged redevelopment in areas with existing infrastructure, and for new commercial areas to be developed with more housing. There was a strong distaste for traffic and a desire for more transportation options to reduce congestion on roadways.

Overall, community feedback highlighted the need for comprehensive, regional approaches to planning to balance the scenic and environmental quality of the area with the need of ensuring that the community can remain affordable, functional, and reflective of the cultures of those that support the economy.



## CHAPTER 2: LAND USE

The Land Use Element establishes the framework for how land is used, developed, and conserved in the Snyderville Basin. It guides zoning, development decisions, and infrastructure planning in a manner that balances growth, community needs, and the protection of rural character, open spaces, and natural resources. The policies in this chapter provide direction for where development should occur, the form it should take, and how land use decisions support the long-term vision of the Basin.

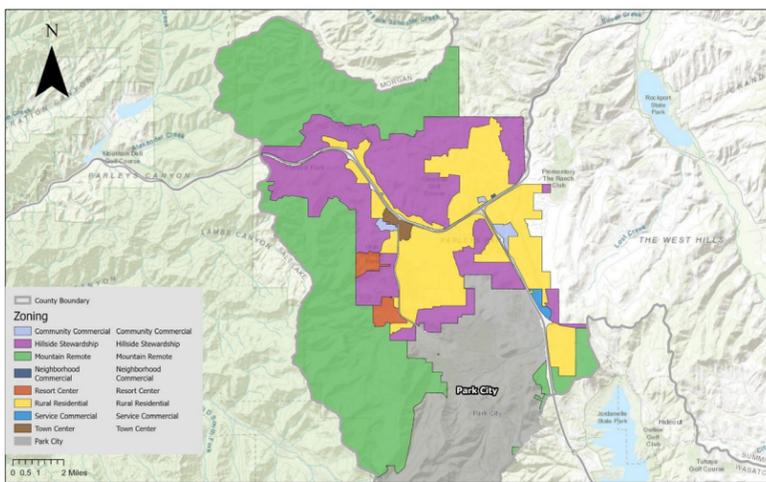
The broader regional context, existing conditions, and community engagement findings that inform the Land Use Element are described in Chapter 1. This Chapter builds upon that foundation by translating community values and planning priorities into land use goals and policies. Community engagement consistently emphasized the importance of protecting open space and rural character, improving housing options, managing traffic, and supporting vibrant, well designed commercial areas.

### EXISTING CONDITIONS

#### EXISTING ZONES IN THE SNYDERVILLE BASIN

In accordance with the requirements of the Utah code, the Snyderville Basin is divided into ten (10) zoning districts. See below map that shows the existing zones in the Snyderville Basin.

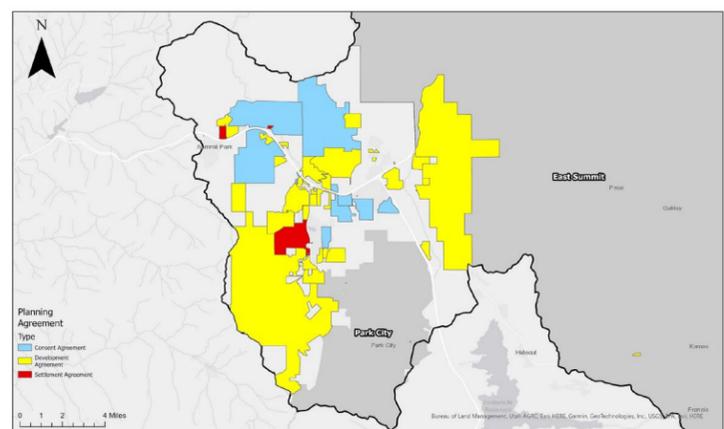
Figure 5. Zoning Map of Snyderville Basin



#### EXISTING PLANNING AGREEMENTS

Existing agreements within the Snyderville Basin represent established entitlements and approved development frameworks that shape current land use conditions. There are 4 settlement agreements, 8 consent agreements and 36 development agreement in the Snyderville Basin.

Figure 6. Planning Agreement Areas Snyderville Basin



### LAND USE GOALS, OBJECTIVES, POLICIES AND STRATEGIES

Sustainable land use planning balances growth with stewardship by guiding development in ways that respect natural systems, community character, and long-term economic vitality. The goal establishes a framework for managing growth while protecting the landscapes, services, and qualities that make the Snyderville Basin resilient and livable.

## GOAL: Promote sustainable land use planning principles that

- ✓ preserve critical lands,
- ✓ maintain neighborhood character
- ✓ protect the economic base
- ✓ prevent sprawl
- ✓ enhance climate resiliency
- ✓ provide efficient delivery of services,



### OBJECTIVE A

Encourage the creation of mixed-use areas and neighborhoods that are connected by open spaces and multi-modal transportation systems.

#### POLICY 2.1

Create neighborhood master plans for each Neighborhood Planning Area identified in Chapter 11 of this Plan.

**Strategy 2.1.1:** Assess each Neighborhood Planning Area's current conditions, including, but not limited to, land uses, housing availability, environmental conditions, and transportation to determine a priority list for the creation of neighborhood master plans.

**Strategy 2.1.2:** After the initial assessment described in Strategy 2.1.1, begin the process of creating neighborhood master plans based on the priority list.

#### POLICY 2.2

Identify specific areas where development should and should not occur and zone them accordingly.

**Strategy 2.2.1:** Establish clear criteria in the Development Code that guides where development should be encouraged or discouraged in anticipation of rezoning specific areas.

#### POLICY 2.3

Do not approve any new entitlements beyond those permitted by the Development Code until such time that existing entitlements are significantly exhausted, unless the County legislative body first determines that:

- a. Any new entitlement(s) are consistent with the Neighborhood Planning Area Plans and the General Plan's Future Land Use Maps, as amended.
- b. Such new entitlement(s) do not simply result in an incidental benefit to the public interest, but rather such entitlement(s) are intended primarily to promote such compelling countervailing public interest, and
- c. Compelling countervailing public interest, specifically identified in the General Plan exists and cannot be reasonably satisfied without expanding one or more entitlement(s).

### OBJECTIVE C

Create Zoning Districts that match existing development and/or promote desired future development.

#### POLICY 2.7

Create residential zoning districts for neighborhoods that do not currently comply with existing zoning development standards without creating more entitlements.

**Strategy 2.7.1:** Create an existing residential zone district that recognizes those subdivisions that were established prior to the existing zoning regulations.

#### POLICY 2.8

In areas previously governed by Development Agreements, shift from Development Agreement requirements to zoning standards.

**Strategy 2.8.1:** Create a land use table for the current Town Center and Resort Center zoning districts or rezone these development areas to a predictable land-use designation.

#### POLICY 2.9

Encourage the creation of new mixed-use, inclusive neighborhoods within existing development areas and/or areas designated on the future land use maps as mixed-use.

### OBJECTIVE B

Incentivize human scale, compact, dense developments defined by contiguous open spaces and multi-modal transportation, as well as a predictable process to achieve this goal through clear regulations in the Development Code.

#### POLICY 2.5

Explore future smart growth strategies, which may include land acquisitions, conservation easements, and clustered development principles. Each strategy should include clear performance standards and design flexibility that is targeted to specific mixed-use areas.

**Strategy 2.5.1:** Review the Development Code provisions related to the Neighborhood Mixed Use Zone, Master Planned Development process, and the development standards to ensure current best practices are being utilized.

#### POLICY 2.6

Establish reasonable development design principles to promote a quality-built environment ideal for living in, working in, and/or visiting.

**Strategy 2.6.1:** Update the architectural standards in the Development Code.

**Strategy 2.6.2:** Evaluate the development standards in the Development Code and revise them as needed to align with current best practices.

**Strategy 2.6.3:** Evaluate current infill requirements to support development in suitable areas.

### OBJECTIVE D

Ensure future development is well designed and appropriately located.

#### POLICY 2.10

Future commercial developments should be located in existing commercial areas, resort centers, town centers, mixed-use areas, or areas designated mixed-use on the Future Land Use Maps.

#### POLICY 2.11

Within defined mixed-use areas, a range of uses should be considered that are appropriate for each individual location and neighborhood, and may include small scale retail, offices, business and personal services, schools, and parks designed to meet the needs of the neighborhood.

#### POLICY 2.12

Mixed-use areas should contain an appropriate mix of residential and commercial development as well as recreational opportunities that provide connections to existing and future community trails and transit facilities.

#### POLICY 2.13

Any land use proposal that has the potential to significantly impact the existing neighborhood character should be analyzed within the context of the neighborhood planning area. This may result in the creation of a neighborhood master plan or require modifications to an existing master plan.

#### POLICY 2.14

Encourage locally based and neighborhood commercial businesses.

**Strategy 2.14.1:** Review the Development Code provisions relating to allowed and prohibited uses and update as necessary.

**Strategy 2.14.2:** Ensure any standards related to neighborhood commercial uses prioritize and maintain the residential nature of the neighborhood.

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**POLICY 2.15**

Review regional commercial uses for their impacts to existing businesses, traffic/parking impacts, and architectural design. Regional commercial uses should be limited to existing commercial development areas and/or future designated redevelopment nodes.

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**POLICY 2.16**

Identify additional areas for light industrial/service commercial activities to meet the needs of local businesses and development activities.

**Strategy 2.16.1:** Collaborate with the Planning Commission and Summit County Council to assess their support for expanding Service Commercial zones

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**POLICY 2.17**

Minimize inappropriate site layout practices, large parking lot surfaces, artificial lighting, non-conforming signs, and building design.

**Strategy 2.17.1:** Hold quarterly meetings with County Departments to ensure continued communication and implementation of best practices during the development review process.

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**POLICY 2.18**

Strongly discourage roadside or strip commercial development where there is continuous or intermittent linear development generally one store deep, one or more access points for separate properties and with highly visible parking located between the road and the building.

**Strategy 2.18.1:** Create development standards that encourage more compact, and connected commercial centers rather than linear, scattered developments.

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**POLICY 2.19**

Discourage large scale commercial “one story” structures.

**Strategy 2.19.1:** Create development standards that limit allowed building footprints.

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**POLICY 2.20**

Promote environmentally sustainable practices and establish clear, consistent standards for all types of development, including commercial landscaping, energy-efficient lighting, appropriately sized and styled signage, and well-planned, accessible parking design.

**Strategy 2.20.1:** Work with the Summit County Sustainability Department to ensure that current Development Code regulations are up to date with best practices for sustainable development.

**Strategy 2.20.2:** Prioritize low-impact development techniques (e.g. permeable paving, rain gardens, vegetated buffers) for stormwater management.

**Strategy 2.20.3:** Enforce erosion and sediment control measures during construction.

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**OBJECTIVE E**

Prevent the creation of new low-density suburban dispersed (e.g. non-clustered) residential development.

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**POLICY 2.21**

New residential developments should be compact, connected, and incorporated whenever possible into mixed-use/transit friendly areas.

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**POLICY 2.22**

New residential development should be located within existing and/or designated future redevelopment areas.

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**OBJECTIVE F**

Use public infrastructure to direct development to desired growth areas.

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**POLICY 2.23**

All new development should utilize public water and sewer systems and be accessed by public roads and connected by multimodal transit systems.

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**POLICY 2.24**

All public infrastructure should be planned to direct future growth to existing development areas and/or future designated redevelopment nodes.

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**POLICY 2.25**

Work to ensure that all local policy documents relating to water, sewer, and road infrastructure are consistent with the objectives of this Plan.

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**OBJECTIVE G**

Ensure the preservation, conservation, and restoration of open spaces, agricultural areas, and Critical Lands.

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**POLICY 2.26**

Maintain and keep a current map of preserved, protected, conserved, and deed restricted open space and Critical Lands.

**Strategy 2.26.1:** Work with the County Lands and Natural Resources Department to map preserved open spaces and Critical Lands.

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**POLICY 2.27**

Work to protect open lands for the purposes of preserving scenic viewsheds, preventing the fragmentation of open lands, preserving wildlife habitat and corridors, protecting watersheds, and providing significant buffers between developed areas.

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**POLICY 2.28**

Utilize open space to intentionally connect communities by providing shared areas for active and passive use.

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**POLICY 2.29**

Review the potential of creating open-space zoning districts for conservation, wildlife, and/or public recreation purposes.

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**POLICY 2.30**

Review new development for potential environmental impacts and to demonstrate sensitivity to the natural environment including preservation of viewsheds, trees and native vegetation, water quality, and wildlife corridors.

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**OBJECTIVE H**

Preserve the Snyderville Basin’s working farms and ranches and remaining unfragmented landscapes.

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**POLICY 2.31**

Work with property owners to maintain working farms and ranches as a viable industry.

**Strategy 2.31.1:** Develop land use policies that prioritize agriculture and ranching.

**Strategy 2.31.2:** Create an agritourism program to support the continued use of the agriculture.

### OBJECTIVE I

Ensure a range of housing alternatives in self-contained, well-designed communities.

#### POLICY 2.32

Support a variety of housing types.

#### POLICY 2.33

Support the development of viable opportunities for affordable housing and home ownership.

#### POLICY 2.34

Encourage the development/redevelopment of mixed-use neighborhoods designed to protect the natural environment and connect to community open spaces and existing trail networks.

#### POLICY 2.35

Incorporate integrated conservation design to preserve portions of the property for shared public open space through regulations in the Development Code.

#### POLICY 2.36

Encourage alternatives to the conventional pattern of low-density dispersed single-family lot subdivisions for example by:

**Strategy 2.36.1:** Allow the same number of units as allowed by current zoning, but in a denser development on a portion of the property.

**Strategy 2.36.2:** Encourage the strategic sales of small portions of agricultural land in order to retain ranching, farming, or public open space on the remainder of the lands.

**Strategy 2.36.3:** Adopt standards in the Development Code that incentivizes long-term rentals over short-term rentals.

### OBJECTIVE J

Improve or eliminate the negative impacts of legal non-conforming uses.

#### POLICY 2.37

Support the elimination or improvement of non-conforming uses in order to bring properties into conformance and to eliminate land use conflicts.

#### POLICY 2.38

Support the conversion of non-conforming uses to legal uses or to other uses that have reduced impacts.

### OBJECTIVE K

Support programs that encourage the reduction of solid waste and ensure solid waste is managed in a manner that minimizes environmental impacts.

#### POLICY 2.39

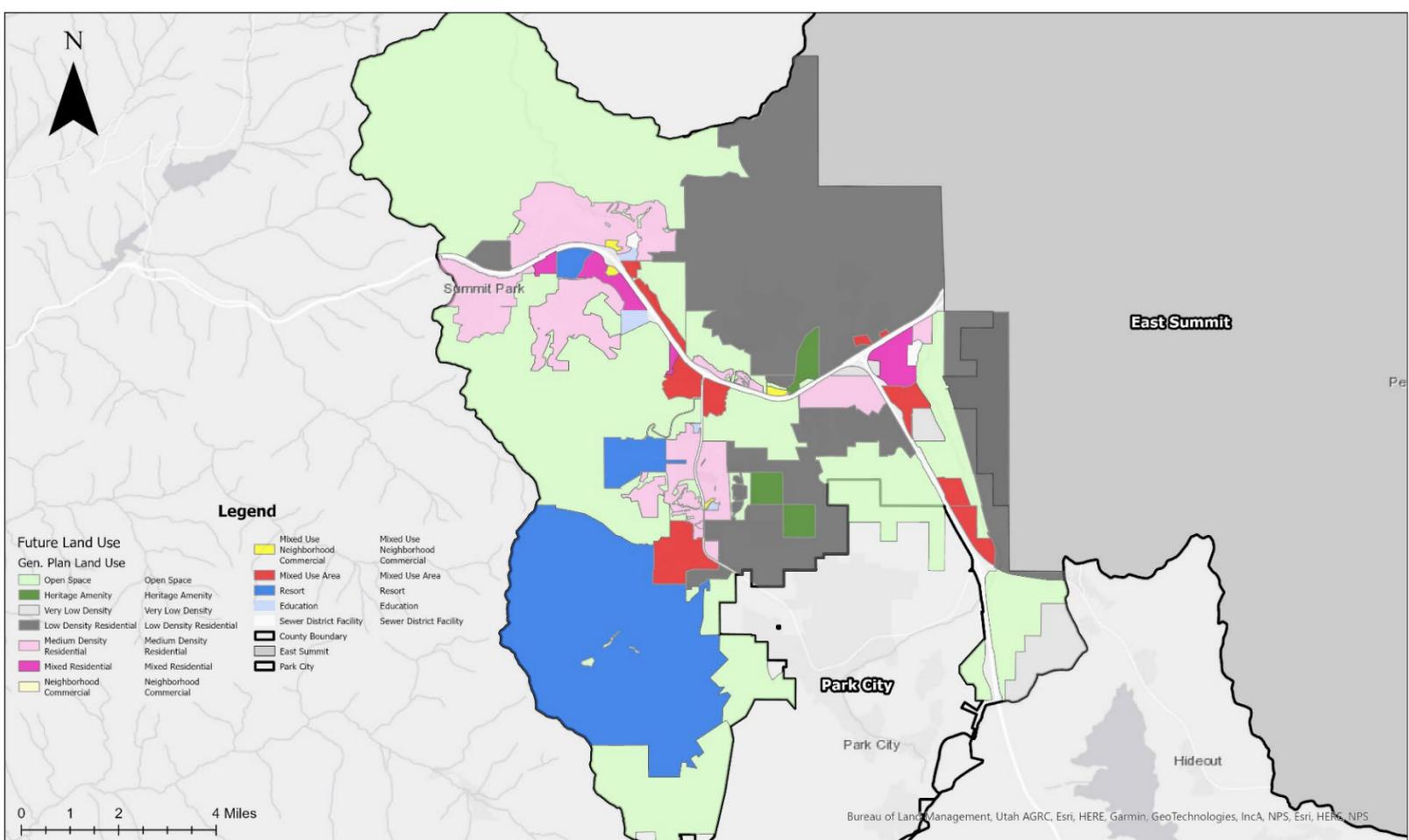
Work closely with landowners and other applicable agencies to implement strategies that encourage the diversion of solid waste from local landfills.

**Strategy 2.39.1:** Support increased education and communication with landowners and business owners regarding solid waste impacts and recycling benefits

## SNYDERVILLE BASIN FUTURE LAND USE MAP

The Future Land Use Map illustrates the long-term vision for how land in the Snyderville Basin is intended to be used and developed over the life of this General Plan. It reflects community values, environmental constraints, and policy direction by identifying where growth should be focused, where existing development patterns should be maintained, and where sensitive lands should be preserved.

Figure 7. Snyderville Basin Future Land Use Map





**MINUTES**

**SUMMIT COUNTY**

Snyderville Basin Planning Commission Meeting  
SHELDON RICHINS BUILDING  
1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098  
TUESDAY, NOVEMBER 25, 2025

Meeting also conducted via Zoom.

**DRAFT**

**Welcome/Attendance**

Tyann Mooney  
Makena Hawley  
Matthew Nagie  
Spencer Young  
Tim Jeffrey  
Heather Peteroy

Peter Barnes  
Lynda Viti  
Amir Caus  
Laura Kuhrmeyer  
Amy Price  
Brian Craven  
Steve Borup  
Rob Budetti  
Colin Hilton  
Jamie Kimball  
Chris Conabee  
Thomas Wadsworth

**Regular Session (6:00 P.M.)**

- 1) ***Possible action regarding a Master Planned Development for the Junction Commons, a 19-building mixed use redevelopment project at Junction Commons (formerly Outlets Park City), located at 6699 N Landmark Dr, Kimball Junction, Summit County, UT; Parcel FSE-1; Applicant: Elliott Workgroup representing SRE Ontario LLC; Legislative Process. Project #24-087.*** Amir Caus, AICP, Senior Planner. (6:00 P.M.)

Attachment: Cover Page

Attachment: Junction Commons Master Planned Development Staff Report - November 25, 2025 Possible Action.pdf

Amir Caus, *AICP, Senior Planner*, addressed the commission stating that an issue with the project had developed, therefore, the applicant requested to be taken off the agenda. (6:01 P.M.)

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

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

No one came forward to speak.

Commission Chair Mooney closed the meeting for public comment at 6:04 p.m.

3) ***Continued review, further discussion, and recommendation to the County Manager of Architectural Design Standards pursuant to the Administrative Development Agreement between Park City Junction LLC and Summit County. Steve Borup of DPRE for Park City Junction LLC.*** Peter Barnes Community Development Director. (6:04 P.M.)

Attachment: Cover Page

Attachment: Kimball Junction West Architectural Design Standards Draft 2025-11-18

Attachment: Applicant Presentation - Architectural Design Standards

Peter Barnes, *Community Development Director*, introduced the agenda item and provided background information for the discussion. (6:04 P.M.)

Steve Borup, *Commercial Development Director at Dakota Pacific Real Estate*, and Rob Budetti, *Managing Partner at AO Architects*, addressed the commission to respond to the concerns raised during the previous meeting. They discussed several topics, including the mountain modern style and feel, massing and scale, pedestrian circulation, roads, snow storage, EV charging, and trails. They also highlighted changes made to the presentation since the last meeting. (6:12 P.M.)

Commissioners inquired about the possibility of incorporating solar panels into the project. They also asked if all planning reviews would be presented to the planning commission. Additionally, they discussed zoning for accessibility and the inclusion of family play areas in the open spaces. Questions arose regarding who would manage the landscaping and the need for a contemporary interpretation of Park City's heritage. The commissioners specifically mentioned the inclusion of Level 1 electric vehicle chargers and requested clarification on the proposed materials and signage, while advising against the use of historic ornaments. Director Borup, Partner Budetti, and Director Barnes responded. (6:46 P.M.)

**Makena Hawley made a motion to forward a positive recommendation of the Architectural Design Standards for DPRE to the County Manager with all the requested changes discussed, including a condition that there must be a design review board to approve designs within these guidelines and that a staff member from the County or a planning commissioner must be on the board. (7:23 P.M.). Spencer Young seconded, and all voted in favor, (6-0). Absent: Eric Sagerman.**

- 3) ***Public Hearing and possible recommendation to the Summit County Council regarding a proposed Amendment to the Development Agreement for the Utah Olympic Park Specially Planned Area. Parcels PP-63-A, PP-62-3-UAF, KJS-6-1AM, PP-62-KJS, PP-62-4, and PP-62-KJS, located in Summit County, Utah. Applicant: Utah Olympic Legacy Foundation (UOLF). Legislative Process. Project #25-111. Laura Kuhrmeyer, County Planner. (7:24 P.M.)***

Attachment: Cover Page

Attachment: UOP DA Amendment Staff Report SBPC PH 11.25.25

Attachment: Exhibit 1: Written Description

Attachment: Exhibit 2: Working Draft of Redlined Proposed DA 4th Amended

Attachment: Exhibit 3: Revised Master Conceptual Development Plan

Attachment: Exhibit 4: Public Input

Attachment: Public Comment

Attorney Lynda Viti advised the planning commission on the Fourth Amendment to the Development Agreement for the Utah Olympic Park Specially Planned Area. According to the Summit County Code, the major SPA modification standards, and the Master Plan Development Standards, the commission does not have the authority to close Bear Hollow Drive or the gate. Closing the road falls under the County Council's jurisdiction as the Highway Authority. Additionally, the commission could not decide on the status of the pool or any proprietary financial information, as these matters were not within the commission's purview. (7:26 P.M.)

Laura Kuhrmeyer, *Planner*, introduced the agenda item and outlined changes to the proposal. (7:28 P.M.)

Colin Hilton, *President and CEO of the Utah Olympic Legacy Foundation (UOLF)*, along with Jamie Kimball, *Utah Olympic Park General Manager*, Christopher Conabee, *Principal of Utah Development and Construction*, and Thomas Wadsworth, *Real Estate Development and Construction Management at Utah Development and Construction*, presented updates on activities since the last meeting. They provided a

brief historical overview and context for the proposed development while reviewing the major topic categories and actions. Additionally, they addressed questions and concerns raised at the previous meeting, including those regarding the pool closure. (7:36 P.M.)

The commissioners asked clarifying questions about Lot 6, specifically regarding how parcels were agreed upon regarding the rights around them. They also addressed Parcels 13 and 14 from the 2011 proposal, designating them as 6A and 6B moving forward. Additionally, there was a request for clarification on the square footage and whether there was a discrepancy between the maximum floor area and the gross building area. The presenters and staff responded. (8:09 P.M.)

5-minute break (8:25 P.M.)

Commission Chair Mooney opened the meeting for public hearing at 8:30 p.m.

Meta Haley was called to speak at 8:32 p.m.

Brooks Voorhees was called to speak at 8:39 p.m.

James Duckworth was called to speak at 8:41 p.m.

Shiela Vellarde was called to speak at 8:44 p.m.

Chris Gammons was called to speak at 8:46 p.m.

Jorge Velarde was called to speak at 8:49 p.m.

Aspen Haen was called to speak at 8:54 p.m.

Cheryl Duckworth was called to speak at 8:57 p.m.

Tom Lunzer was called to speak at 9:00 p.m.

Thomas Cooke was called to speak at 9:01 p.m.

Dirk Voorhees was called to speak at 9:05 p.m.

Tyler Keef was called to speak at 9:10 p.m.

Shawn Keeve was called to speak at 9:12 p.m.

Rowan Smith was called to speak at 9:19 p.m.

Erin Ferguson was called to speak at 9:19 p.m.

Chris Haslock "Hatch" was called to speak at 9:22 p.m.

Bob Devany was called to speak at 9:29 p.m.

Commission Chair Mooney closed the meeting for the public hearing at 9:30 p.m.

President and CEO UOLF Hilton, Manager Kimball, Principal Conabee, and Wadsworth Real Estate Development and Construction Management at Utah Development and Construction addressed comments that were made during the public hearing. (9:31 P.M.)

Commissioners requested additional information, commented on the project and the process, and provided feedback to the applicants. (9:41 P.M.)

Mr. Conabee addressed the comments made by Commissioners. The Commissioners continued to provide feedback and ask questions. The presenters, Director Barnes and Planner Kuhrmeyer provided responses. (9:58 P.M.)

The item was continued to a date uncertain. (10:20 P.M.)

**Makena Hawley made a motion to continue to a date uncertain. (10:25 P.M.). Tim Jeffrey seconded, and the motion carried, (5-1).**

**Tyann Mooney voted AYE**

**Makena Hawley voted AYE**

**Spencer Young voted AYE**

**Tim Jeffrey voted AYE**

**Heather Peteroy voted AYE**

**Matthew Nagie voted NAY**

**Absent: Eric Sagerman**

#### **Commission Items (10:25 P.M.)**

Commission Chair Mooney, on behalf of Commissioner Sagerman, requested a meeting to provide guidance on processes. Community Development Director, Peter Barnes, stated that formal training sessions would begin the following year. (10:25 P.M.)

#### **Director Items (10:27 P.M.)**

Director Barnes provided an update on agenda items for upcoming meetings. (10:27 P.M.)

Commission Chair Mooney asked Director Barnes a question regarding options for subsidized infrastructure, to which Director Barnes responded. (10:28 P.M.)

#### **Adjournment (10:32 P.M.)**

**Tyann Mooney made a motion to adjourn. Spencer Young seconded, and all voted in favor, (6-0). Absent: Eric Sagerman.**

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**MINUTES**

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**SUMMIT COUNTY**

Snyderville Basin Planning Commission Meeting  
SHELDON RICHINS BUILDING  
1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098  
TUESDAY, JANUARY 13, 2026

Meeting also conducted via Zoom.

***DRAFT***

**Welcome/Attendance**

Tyann Mooney  
Makena Hawley  
Matthew Nagie  
Spencer Young  
Tim Jeffrey  
Heather Peteroy  
Eric Sagerman

Lynda Viti  
Jennifer Strader  
Ray Milliner  
Laura Kuhrmeyer  
Tiffanie N. Robinson  
Amy Price  
Brian Craven  
Colin Hilton  
Chris Conabee  
Thomas Wadsworth  
Jamie Kimball

**Regular Session (6:01 P.M.)**

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

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

No one came forward to speak.

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

- 2) **Public Hearing and Recommendation for Amendments to the Snyderville Basin Development Code, Sections 10-3-5, 10-3-9, 10-3-15(A)(1) and (D)(2), 10-3-18(G)(1)(d)(1), 10-4-16(F)(2), 10-10-9-17(B)(4) 4-20(C)(4), 10-7-2(C)(3)-(4), 10-8-5(B)(1) and (2)(g), 10-8-13(C), 10-9-1, 10-9-2, 10-9-9(A), (B), and (C), 10-9-17(B)(4), 10-9-20(B), 10-9-21(A), 10-9-22(D)-(G), and Chapter 11. The proposed amendments align state code references, fix internal inconsistencies (numbering), capitalize defined terms, add definitions of words to match the Eastern Summit County Development Code, and make other non-substantive amendments.** Jennifer Strader, Principal Planner (6:01 P.M.)

Attachment: Cover Page

Attachment: Staff Report SBPC 1.13.26 PH Code Amendments

Jennifer Strader, *Principal Planner*, presented amendments to the Snyderville Basin Development Code. (6:02 P.M.)

Commissioners asked brief clarifying questions to which Planner Strader and Attorney Lynda Viti responded. (6:04 P.M.)

Commission Chair Mooney opened the meeting for public hearing at 6:10 p.m.

No one came forward to speak.

Commission Chair Mooney closed the meeting for public hearing at 6:10 p.m.

**Makena Hawley made a motion to forward a positive recommendation to amend certain sections of the Snyderville Basin Development Code to the County Council based on the findings of fact and conclusions of law found in the staff report. Matthew Nagie seconded, and all voted in favor, (7-0).**

- 3) **Public hearing and action regarding the proposed Plat Amendment for Silver Creek Commerce Center Lot 7A Amended Subdivision; 6342 Silver Creek Drive; Parcel SCO-C-AM-7A. Administrative Review. Applicant: Brandon Brady, Summit County. Owner: Silver Creek Commerce Park LLC, Don Craig. Project #25-200.** Tiffanie N. Robinson, Senior Planner. (6:11 P.M.)

Attachment: Cover Page

Attachment: SCO-C-AM-7A Plat Amend SBPC Staff Report #25-200

Tiffanie Robinson, *Senior Planner*, presented a plat amendment for Parcel SCO-C-AM-7A in the Siler Creek Commerce Center (6:12 P.M.)

Commission Chair Mooney opened the meeting for public hearing at 6:14 p.m.

No one came forward to speak.

Commission Chair Mooney closed the meeting for public hearing 6:14 p.m.

Spencer Young made a motion to approve the applicant's request for a plat amendment according to the finds of fact, conclusions of law, and conditions of approval found in the staff report. Tim Jeffrey seconded, and all voted in favor, (7-0).

- 4) ***Continued Discussion and recommendation to the Summit County Council regarding a proposed Amendment to the Development Agreement for the Utah Olympic Park Specially Planned Area. Parcels PP-63-A, PP-62-3-UAF, KJS-6-1AM, PP-62-KJS, PP-62-4, and PP-62-KJS, located in Summit County, Utah. Applicant: Utah Olympic Legacy Foundation (UOLF). Legislative Process. Project #25-111. Laura Kuhrmeyer, County Planner. (6:15 P.M.)***

Attachment: Cover Page

Attachment: Project #25-111 UOP 4th DA Amendment Staff Report SBPC 1.13.26

Attachment: Exhibit 1: Proposed Master Conceptual Site Plan

Attachment: Exhibit 2: Draft of Redlined Proposed DA 4th Amended

Attachment: Exhibit 2a: Proposed Land Use and Zoning Chart

Attachment: Exhibit 3: Revised Trip Generation Memo

Attachment: Exhibit 4: Proposed Site Plan with Wildlife Area and Previous Parcel Overlay

Attachment: Exhibit 5: DWR Letter

Attachment: Exhibit 5a: DWR Wildlife Habitat Analysis Tool Report

Attachment: Exhibit 6: Trails

Attachment: Exhibit 7: Utah Olympic Legacy Foundation A Living Legacy - Kem C. Gardner Policy Institute - U of U

Attachment: Exhibit 8: Kem C Gardner Policy Institute U of U Technical Memo

Attachment: UOP Staff Presentation

Attachment: UOP Presentation

Attachment: UOP View #1

Attachment: UOP View #2

Laura Kuhrmeyer, *Planner*, briefly reintroduced the application to amend the Development Agreement for the Utah Olympic Park Specially Planned Area. She reminded the Commissioners that the public hearing had been closed at the prior meeting, so no public comment would be taken. Her presentation summarized the primary items that were talked

about at the last meeting; a new master conceptual development plan, rearranging parcel locations and numbering, modifying the maximum building height, gross buildable area and principal uses, moving three uses from CUP to LIP, modifying the affordable housing calculation method, and requesting County Council to designate UOP as a Major Sporting Event Venue. (6:15 P.M.)

Applicants Colin Hilton, *CEO, Utah Olympic Legacy Foundation*, Chris Conebee, *Principal, Utah Development and Construction*, Jamie Kimball, *General Manager, Utah Olympic Park*, and Thomas Wadsworth, *Utah Development and Construction*, addressed the commission and presented refined information in response to questions and concerns raised during prior meetings including an update on the Freestyle Pool operations and Utah Olympic Park public benefits. (6:19 P.M.)

Chris Conebee, *Principal, Utah Development and Construction*, provided clarification on the development parcel overlay map. (6:21 P.M.)

Thomas Wadsworth, *Utah Development and Construction*, reviewed the land use and zoning tables for commercial use, affordable and attainable housing, and operational purposes. (6:29 P.M.)

Jamie Kimball, *General Manager, Utah Olympic Park*, provided an update on the freestyle pool operations. (6:31 P.M.)

Mr. Hilton provided a summary of the public benefits provided by the Utah Olympic Park. (6:34 P.M.)

Commission Chair Mooney thanked the applicants for their additional information and efforts. (6:48 P.M.)

The applicants presented images to further illustrate their proposed concept. (6:49 P.M.)

Commissioners thanked the applicants for the detailed information provided in the staff report and asked for clarification on topics such as the Bear Cub Drive extension and traffic, the benefits of public input and feedback, changes from a conditional use permit to a low-impact permit, and the frequency of changes to the agreement. Affordable/attainable housing agreements were discussed along with major sporting event venue processes, the need for commercial space, and limiting access beyond the gate. Commissioners had concerns about what triggers a public hearing, definition clarifications, the number of people in the park on a regular day, and post-construction lighting. The applicants, Attorney Lynda Viti and Planner Laura Kuhrmeyer, responded to the concerns raised during the lengthy discussion. (6:59 P.M.)

Additional discussion was held on the shift from a conditional use permit to a low-impact permit, the massing of the hotel, lifts, and ski runs and continued communication. (7:48 P.M.)

**Spencer Young made a motion to forward to the Summit County Council with a positive recommendation the applicant's request to make several amendments, each outlined in the staff report, to the Utah Olympic Park Specially Planned Area Develop Agreement, according to the findings of fact, conclusions of law, and conditions of approval found in the staff report. Makena Hawley seconded, and all voted in favor, (7-0).**

**5) Approval of Minutes: October 14, 2025, and December 9, 2025. (8:12 P.M.)**

Attachment: Cover Page

Attachment: Draft SBPC Minutes 10.14.25

Attachment: Draft SBPC Minutes 12.09.25

**Makena Hawley made a motion to approve the minutes dated October 14, 2025. Heather Peteroy seconded, and all voted in favor, (6-0). Abstain: Tim Jeffrey.**

**Tim Jeffrey made a motion to approve the minutes dated December 9, 2025. Eric Sagerman seconded, and all voted in favor, (6-0). Abstain: Matthew Nagie.**

**Commission Items (8:13 P.M.)**

Commissioners asked for an update on potential retreat dates. Principal Planner Ray Milliner responded to the question. (8:13 P.M.)

**Director Items (8:15 P.M.)**

Principal Planner Milliner noted that three commission terms were expiring and encouraged those members to apply for reappointment. Planner Milliner added that the Chair and Vice-Chair positions will need to be elected. He concluded director items by providing an overview of agenda items for the next commission meeting. (8:15 P.M.)

**Adjournment (8:23 P.M.)**

**Matthew Nagie made a motion to adjourn. Eric Sagerman seconded, and all voted in favor, (7-0).**

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**MINUTES**

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**SUMMIT COUNTY**

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, JANUARY 27, 2026

Meeting also conducted via Zoom.

**DRAFT**

**Welcome/Attendance**

Tyann Mooney  
Matthew Nagie  
Spencer Young  
Heather Peteroy  
Eric Sagerman

Lynda Viti  
Peter Barnes  
Ray Milliner  
Mustapha Osman  
Amy Price  
Jen Chappell

**Work Session (4:32 P.M.)**

***Work Session discussion - Snyderville Basin General Plan. The purpose of the work session is to review and discuss potential amendments the Snyderville Basin General Plan. This item is for discussion and direction only. No formal action or recommendation will be taken by the Planning Commission.*** Ray Milliner, Mustapha Osman County Planners. (4:33 P.M.)

Attachment: Cover Page

Attachment: Basin Staff Report January 27, 2026.pdf

Senior Planner, Ray Milliner, and Planner, Mustapha Osman, introduced the draft amendments to the Snyderville Basin General Plan for a work session discussion and explained that the proposed amendments would be brought before the Commission over a series of future meetings. Elements of the plan discussed included Land Use, Housing,

Transportation and Connectivity, Economic Development, Natural and Cultural Resources, Open Space, Community Health & Recreation, Water Use, Public Facilities and Services, Neighborhood Plans and Implementation. (4:33 P.M.)

Commissioners asked clarifying questions and provided feedback for discussion. Planners Milliner, Osman, and Director Barnes responded to the questions raised and outlined the process moving forward. (4:48 P.M.)

**Regular Session (6:12 P.M.)**

***Public comments for items not on the agenda or pending applications.***  
(6:12 P.M.)

Commission Chair Mooney opened the meeting for public hearing at 6:12 p.m.

No one came forward to speak.

Commission Chair Mooney closed the meeting for public hearing at 6:12 p.m.

**Commission Items (6:13 P.M.)**

Commission Chair Mooney asked about the possibility of balancing agenda items at meetings. Community Development Director, Peter Barnes, responded to her concern. (6:13 P.M.)

**Director Items (6:21 P.M.)**

Director Barnes outlined the procedures for the proposed future work sessions. Commissioners asked additional questions about the process and scheduling. (6:21 P.M.)

**Adjournment (6:26 P.M.)**

**Eric Sagerman made a motion to adjourn. Matthew Nagie seconded, and all voted in favor, (5-0). Absent: Makena Hawley, Tim Jeffrey.**

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