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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, AUGUST 22, 2023

Meeting also conducted via Zoom.

**DRAFT**

**Welcome/Attendance (4:33 P.M.)**

Tyann Mooney  
John Kucera  
Makena Hawley  
Bruce Carmichael  
Thomas Cooke  
DJ Hubler

Tiffanie N. Robinson  
Ray Milliner  
Laura Kuhrmeyer  
Amir Caus  
Patrick Putt  
Lynda Viti  
Amy Price  
Brian Craven  
Tony Tyler  
Charles Ochello  
John Simmons

**Work Session (4:33 P.M.)**

- 1) Project # 22-077. Discussion for a Plat Amendment for the Weight Townhouse Subdivision and Final Site Plan for Elevation Condominiums on parcel WEIGHT-1 located at 2306 West Red Pine Road, Canyons Village, Summit County, Utah. Applicant: Tony Tyler. Planner: Tiffanie N. Robinson.

Tiffany N. Robinson, *Planner*, provided an overview and history of the Canyons Village Escala development and how the parcel to be discussed came to be.

Commissioners provided additional information and asked clarifying questions.

Applicant, Tony Tyler, addressed some of the concerns raised by the Commission as well as concerns raised by members of the public during prior meetings.

Planner Robinson and Applicant, Tony Tyler, presented for discussion the proposal for the Elevation Condominiums project.

Commissioners asked questions following Mr. Tyler's presentation and provided Planner Robinson with direction for when the project comes back for another work session.

Attachment: STAFF REPORT

Attachment: EXHIBIT A Proposed Weight Townhouse Plat

Attachment: EXHIBIT B ESCALA PHASE A

Attachment: EXHIBIT C ESCALA CONDOMINIUMS AMENDED PLAT

Attachment: EXHIBIT D WEIGHT TOWNHOUSE PLAT original

Attachment: EXHIBIT E Dec 18, 2012 Weight Subd Mtg Min

Attachment: EXHIBIT F Red Pine Road Access Easement.pdf

Attachment: EXHIBIT G Canyons LUZ map and Site Design

Attachment: EXHIBIT H ELEVATION CONDOMINIUMS FSP

Attachment: EXHIBIT I CVMA Letter of Recommendation Weight Parcel

Attachment: Final Presentation

Attachment: Site Walk

**Break (6:03 P.M.)**

**Regular Session (6:09 P.M.)**

- 1) **Public input for items not on the agenda or pending application. (6:09 P.M.)**

Commission Chair Carmichael opened the meeting for public input at 6:09 P.M.

No public input was heard.

Commission Chair Carmichael closed the meeting for public input at 6:09 P.M.

- 2) **Introductions and updates from the Summit County Communications and Public Engagement Office. Bridget Conway and Derek Siddoway. (6:09 P.M.)**

Bridget Conway and Derek Siddoway provided an overview of all the channels they utilize to communicate to the community and throughout the county. These communication channels included the following:

Summitcountyalerts.org - Emergency Ever-Bridge  
SummitAlerta - text alert for Spanish speaking residents  
SCFireInfo - Receive texts on active fire alerts and fire danger levels  
NotifyMe - customizable to meet the needs of the individuals  
Summit In Six - Six-minute podcasts  
County Newsletter

- 3) **Project # 22-287: Public hearing and action for a Conditional Use permit for a Major Accessory Building at 449 Wasatch Way, Summit County, Utah; Parcel SL-E-313 (2.53 acres). Applicant: Charles Ochello. Planner: Ray Milliner. (6:21 P.M.)**

Ray Milliner, *Planner*, presented information regarding a Conditional Use permit for a Major Accessory Building.

Commissioners asked clarifying questions prior to the Public Hearing. Charles Ochello, Applicant, responded to a question regarding gravel surrounding the building.

Commission Chair Carmichael opened the meeting for public hearing at 6:32 P.M.

Laura Hoffman was called to speak.  
Jed Palmacci was called to speak.  
Allison Wyler was called to speak.  
Frank Butler was called to speak.

Commission Chair Carmichael closed the meeting for public hearing at 6:47 P.M.

Commissioners addressed the questions and comments introduced during the public hearing. Planner Milliner provided information and responded to the questions and concerns raised.

Commissioners asked additional questions to which the applicant, Charles Ochello, responded.

**John Kucera made a motion to approve the Conditional Use Permit for the Major Accessory Building according to the findings of fact, conclusions of law and conditions of approval found in the staff report with the additional condition of some form of landscaping buffer to be staff approved on the west side of the dwelling. Makena Hawley seconded, and all voted in favor, (6-0).**

Attachment: Ochello\_Staff\_Report\_August Final.pdf

- 4) **Project #23-038: Address: 8044 N Redden Rd and 353 Wasatch Way; Parcels SL-F-341-AM and SL-F-342-AM; Public hearing and recommendation to County Council regarding a Plat Amendment**

**that involves the vacation and subsequent relocation of a portion of Wasatch Way and the vacation of an unbuilt portion of Greenfield Drive - Plat Amendment; Applicant: Renee Granger. Planner: Laura Kuhrmeyer (7:21 P.M.)**

Laura Kuhrmeyer, *Planner*, presented a plat amendment for recommendation to the County Council.

Commission Chair Carmichael opened the meeting for Public Hearing at 7:23 P.M.

No public comment was heard.

Commission Chair Carmichael closed the meeting for public hearing at 7:24 P.M.

Commissioners did not have any questions or comments.

**Thomas Cooke made a motion to forward a positive recommendation to the County Council for the Silver Creek Estates Unit F lots 341 and 342 Plat Amendment based on the findings of fact, conclusions of law and conditions of approval as found in the staff report. DJ Hubler seconded, and all voted in favor, (6-0).**

Attachment: Staff Report

Attachment: Exhibit A: Existing Conditions Survey

Attachment: Exhibit B: Proposed Amended Plat

Attachment: Exhibit C: Original Plat Recorded March 3 1965 Entry No 200549

Attachment: Exhibit D: Amended Plat Recorded November 17 1994 Entry No 419469

Attachment: Exhibit E: Amended Plat Recorded June 20 2011 Entry No 925038

Attachment: Exhibit F: Draft Ordinance

- 5) **Project #23-071: Address: 4600 N Silver Springs Dr., Silver Springs, Summit County, UT; Parcel PP-116-B-X (10.49 acres). Public hearing and action regarding a Conditional Use Permit (CUP) for a ~9,800 sq. ft. addition to the Parley's Park Elementary School; Applicant: Todd Hansen, on behalf of Park City School District. Senior Planner: Amir Caus, AICP (7:29 P.M.)**

Amir Caus, AICP, *Principal Planner*, presented a Conditional Use Permit for an addition to the Parley's Park Elementary School.

Commissioners asked brief clarifying questions.

Commission Chair Carmichael opened the meeting for Public Hearing at 7:38 P.M.

Bob West was called to speak.  
Commission Chair Carmichael closed the meeting for Public Hearing  
7:41 P.M.

Commissioners asked additional clarifying questions to which Planner  
Caus and Applicant, John Simmons with Moca Systems responded.

**John Kucera made a motion to approve the Conditional Use Permit  
for Parley's Park Elementary School expansion according to the  
findings of fact, conclusions of law and conditions of approval as  
found in the staff report. Thomas Cooke seconded, and the motion  
carried, (5-1).**

**Tyann Mooney voted AYE**

**John Kucera voted AYE**

**Makena Hawley voted AYE**

**Bruce Carmichael voted AYE**

**Thomas Cooke voted AYE**

**DJ Hubler voted NAY**

Attachment: Staff Report and Exhibits

6) **Approval of Minutes: August 8, 2023 (7:28 P.M.)**

**Thomas Cooke made a motion to adopt the August 8th minutes as  
written. Tyann Mooney seconded, and all voted in favor, (6-0).**

**Commission Items (7:48 P.M.)**

Commission members gave comments and provided updates on their activities on  
behalf of the commission.

**Director Items (8:20 P.M.)**

Community and Development Director, Patrick Putt, provided an update for items on  
the agenda for upcoming Snyderville Basin Planning Commission meetings.

**Adjournment**

**DJ Hubler made a motion to adjourn. Thomas Cooke seconded, and all  
voted in favor, (6-0).**