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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, DECEMBER 12, 2023

Meeting also conducted via Zoom.

### **DRAFT**

#### **Welcome and Attendance (6:00 P.M.)**

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

Jennifer Strader  
Ray Milliner  
Tiffanie Robinson  
Amir Caus  
Pat Putt  
Amy Price  
Brian Craven  
Lynda Viti  
Scott Henrickson  
George Pantazelos

#### **6:00 P.M. Regular Session**

- 1) **Public input for items not on the agenda or pending applications.**  
(6:00 P.M.)

Commission Chair Carmichael opened the meeting for public input at 6:00 p.m.

No public input was heard.

Commission Chair Carmichael closed the meeting for public input at 6:01 p.m.

- 2) **Public hearing and possible recommendation Replacement of the Sunrise Lift and realignment for the new Sunrise Gondola Low**

**Impact Permit, located on parcels RCDA-RC-17-C RCDA-RC-17-B, RCDA-RC-17-C, RCDA-RC-17-D, LIFT-COMMON, ESCL-A-PRS, ESCLAL-COMMON-AM, PP-2-C-1, PP-2-D-2, PP-2-E, PP-2-E-2, PP-2-A-1, portion of Section 2 T2S R3E, the base terminal near the Pendry Plaza, between the Lift Hotel and Hyatt Centric. Applicant: John Sale, Vail Resort. Project #23-157. Administrative Process. Tiffanie N. Robinson, Senior Planner. (6:02 P.M.)**

**Thomas Cooke made a motion to accept the request and grant a continuance to a date certain of January 9, 2024. Christopher Conabee seconded, and all voted in favor, (7-0).**

Attachment: Sunrise Gondola LIP #23-157 Staff Report 12.12.2023.pdf

Attachment: EXHIBIT A - PROPOSED PLAN & CONCEPT 12.12.2023

Attachment: EXHIBIT C - CIVIL DRAWINGS 12.12.2023

Attachment: EXHIBIT B- Property Owner Consent Letters 12.12.2023

Attachment: EXHIBIT D - Service Provider Comments 12.12.2023

Attachment: EXHIBIT E - CVMA DRC Approval 12.12.2023

Attachment: EXHIBIT F - PUBLIC COMMENT 12.12.2023

- 3) **Public hearing and action regarding an amendment to a Conditional Use Permit, Master Planned Development, and Development Agreement for a 5,621 SF addition to the previously approved Maintenance Building for High Valley Transit, located at 1608 Segó Lily Way, Summit County, Utah; Parcel FJGILL-3-X GSBS Architects, Applicant. Project #23-158 Administrative Process. Jennifer Strader, Senior Planner. (6:08 P.M.)**

Jennifer Strader, *Senior Planner*, presented background information regarding a Conditional Use Permit, Master Planned Development and Development Agreement for an addition to a previously approved maintenance building at 1608 Segó Lily Way.

Commissioner Cooke asked a clarifying question about affordable housing units to which Planner Strader responded.

Commission Chair Carmichael opened the meeting for public hearing at 6:16 p.m.

No public comment was given.

Commission Chair Carmichael closed the meeting for public hearing at 6:17 p.m.

Commissioner Hubler asked a question about electric buses. Scott Henrickson, GSB Architects, responded to the question.

**Thomas Cooke made a motion to approve the requested amendments to the CUP and Master Planned Development Agreement based on the findings of fact, conclusions of law and**

conditions of approval found in the staff report with the addition that the language be cleaned up to indicate that the workforce housing units are actually being built as part of phase one. DJ Hubler seconded, and all voted in favor, (7-0).

Attachment: SBPC PH HVT CUP report 12.12.23.pdf

- 4) **Public hearing and possible recommendation for Amendments to Section 10-8-17, Accessory Buildings; and Chapter 10-11, Definitions of the Snyderville Basin Development Code relating to Accessory Buildings. Legislative Process. Ray Milliner, Principal Planner. (6:20 P.M.)**

Ray Milliner, *Principal Planner*, presented amendments to the Snyderville Basin Development Code relating to accessory buildings for legislative review.

Commissioners asked clarifying questions and provided additional comments to the discussion.

Commission Chair Carmichael opened the meeting for public hearing at 6:43 p.m.

Debbie Scoggins was called to speak.

Rick Angell was called to speak.

Commission Chair Carmichael closed the meeting for public hearing at 6:54 p.m.

Commissioners asked follow-up questions of Planner Milliner.

**Thomas Cooke made a motion to continue to a date uncertain with an emphasis on the definitions. DJ Hubler seconded, and all voted in favor, (7-0).**

Attachment: Staff Report 12 12 23 Accessory Buildings JS edits.pdf

- 5) **\*\* At the request of the Applicant this Public Hearing may be continued to a date uncertain.\*\* Public hearing and possible action regarding a Conditional Use Permit for a Conditional Use Permit Amendment and Plat Amendment for the Home Depot, located at 1595 Frontage Road, Silver Summit, Snyderville Basin, Summit County, UT; Parcel SCO-C-2-AM (13.91 acres) Applicant: Cassandra Permenter, Lars Andersen & Associates Inc.; Administrative Review. Project #22-092 & 23-157. Amir Caus, Senior Planner, AICP. (6:06 P.M.)**

**Thomas Cooke made a motion to accept the request for continuance to a date uncertain for the conditional use permit for the Home Depot on 1595 Frontage Road, Silver Summit, Snyderville Basin. Tyann Mooney seconded, and all voted in favor, (7-0).**

- 6) **Public hearing and possible action regarding a Conditional Use Permit for a “Vehicle control gate” use for the benefit of the Mountain Top Subdivision, located at the Mountain Top Drive and Mountain Top Lane intersection, Snyderville Basin, Summit County, UT; Parcel MT-6-AM-RE (2.10 acres) Applicant: George Pantazelos, representing the Mountain Top Association of Property Owners; Administrative Review. Project #23-155. Amir Caus, Senior Planner, AICP. (7:25 P.M.)**

Amir Caus, *AICP, Senior Planner*, gave a brief introduction to the request for a CUP for a vehicle control gate for the Mountain Top Subdivision.

George Pantazelos, *Applicant*, addressed the Commission.

Commissioners asked clarifying questions of Planner Caus and the applicant.

Commission Chair Carmichael opened the meeting for public hearing at 7:40 p.m.

Jeff Danos was called to speak

Brett Denney was called to speak.

George Pantazelos, *Applicant*, responded to comments made during the public hearing.

Commissioners asked follow-up questions.

**Thomas Cooke made a motion to continue the Mountain Top subdivision Vehicle Control Gate Conditional Use Permit to a date uncertain. Makena Hawley seconded, and all voted in favor, (7-0).**

Attachment: Mountain Top Subdivision Vehicle Control Gate CUP Staff Report.pdf

Attachment: PC Letter

Attachment: Input Letter

- 7) **"The Applicant has requested that the public hearing be continued to January 9, 2024." Public hearing and possible action regarding a Conditional Use Permit for a “Vehicle control gate” use for the benefit of the White Pine Ranches Subdivision, located at 2157 W White Pine Ln., Snyderville Basin, Summit County, UT; Applicant: Douglas Clyde representing White Pine Ranches HOA; Administrative Review. Project #23-136. Amir Caus, Senior Planner, AICP. (6:07 P.M.)**

**Thomas Cooke made a motion to accept the request for continuance to a date certain of January 9, 2024 for a conditional use permit for a vehicle control gate for White Pine Ranches**

**Subdivision. Makena Hawley seconded, and all voted in favor, (7-0).**

- 8) **Approval of Minutes: October 11, 2022, October 18, 2022, November 8, 2022, and November 14, 2023. (8:04 P.M.)**

**John Kucera made a motion to approve Minutes dated October 11, 2022 as written. DJ Hubler seconded, and all voted in favor, (7-0).**

Attachment: SBPC 10-11-22 Draft Minutes.docx

**Christopher Conabee made a motion to approve the October 18, 2022 minutes. John Kucera seconded, and all voted in favor, (7-0).**

Attachment: SBPC 10-18-22 Draft Minutes.docx

Draft minutes from November 8, 2022 were not approved and were sent back to the Clerk's office for review of a motion made and a voting error.

Attachment: SBPC 11-08-2022 Draft Minutes.pdf

**Tyann Mooney made a motion to approve Minutes dated November 14, 2023. John Kucera seconded, and all voted in favor, (6-0).**

Attachment: Draft SBPC Minutes 11.14.23.pdf

#### **Commission Items (8:18 P.M.)**

DJ Hubler made a request for a change to staff reports.

Commission Chair Carmichael commented that Pat Putt, *Community Development Director*, would be retiring in the fall.

Commission Chair Carmichael asked for a status update on bylaws.

#### **Director Items (8:23 P.M.)**

Director Putt thanked everyone for their hard work and gave a preview of items for upcoming meetings.

#### **Adjournment (8:25 P.M.)**

**Tyann Mooney made a motion to adjourn. Makena Hawley seconded, and all voted in favor, (7-0).**