



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, APRIL 9, 2024

Meeting also conducted via Zoom.

****AMENDED****

DRAFT

Tyann Mooney
Makena Hawley
Bruce Carmichael
Christopher Conabee
Thomas Cooke
DJ Hubler
Matthew Nagie

Sid Ostergaard
Craig Elliott
Justin Keys
Amir Caus
Doug Clyde
Rick Nemeroff
Pat Putt
Amy Price
Brian Craven

Work Session (4:32 P.M.)

- 1) ***Work Session (pre-application) regarding a Master Planned Development for Outlets Park City, an 18-building mixed use redevelopment project located at 6699 N Landmark Dr (Parcel FSE-1), Kimball Junction, Summit County, UT. The applicant is proposing to Rezone Parcel FSE-1 from the Town Center Zone to the Neighborhood Mixed-Use 1 (NMU-1) Zone. Parcel FSE-1 (37.32 acres); Applicant: Elliott Workgroup (Sid Ostergaard), representing SRE Ontario LLC; Project #PRE-APPLICATION; Administrative and Legislative Review. Amir Caus, Senior Planner, AICP. (4:32 P.M.)***

Amir Caus, AICP, Senior Planner, provided an introduction for the Master Planned Development for Outlets Park City.

Justin Keys, *Attorney*, presented a brief history of discussions surrounding the desire to redevelop the outlet center.

Craig Elliot and Sid Ostergaard, *Applicants*, addressed the Commission and presented a proposal for the redevelopment of the Outlets Park City for discussion and direction.

Commission members provided comments and feedback during the discussion and asked clarifying questions to which the applicants responded.

Attachment: Outlets Park City MPD-NMU-CUP-LIP Staff Report.pdf

- BREAK -

Regular Session (6:02 P.M.)

- 1) ***Public input items not on the agenda or pending applications.*** (6:02 P.M.)

Commission Chair Carmichael opened the meeting for public input at 6:03 p.m.

No public input was offered.

Commission Chair Carmichael closed the meeting for public input at 6:03 p.m.

- 2) *****Election of Chair and Co-Chair.***** (6:03 P.M.)

Bruce Carmichael made a motion to nominate Chris Conabee to serve as the Chair of the Snyderville Basin Planning Commission. Thomas Cooke seconded, and all voted in favor, (7-0).

Christopher Conabee made a motion to nominate DJ Hubler to serve as the vice-chair of the Snyderville Basin Planning Commission. Thomas Cooke seconded, and all voted in favor, (7-0).

- 3) ***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. Project #23-136. Administrative Review. Public hearing was closed for this item on January 9, 2024. Amir Caus, Senior Planner, AICP.*** (6:06 P.M.)

Amir Caus, *AICP, Senior Planner*, reintroduced the White Pine Ranches Subdivision vehicle control gate CUP for possible action and discussion.

Douglas Clyde representing White Pine Ranches HOA and Rick Nemeroff, *White Pine Ranches HOA President*, provided an update on trespassing incidents since the January 9th Snyderville Basin Planning Commission meeting.

Commission members asked questions and provided feedback to the applicants.

Makena Hawley made a motion to approve the CUP for a vehicle control gate located 2157 West White Pine Lane, Snyderville, Summit County, Utah with the clarified findings of fact, conclusions of law and updated conditions of approval. Tyann Mooney seconded, and all voted in favor, (7-0).

Attachment: White Pine Ranches Gate CUP Staff Report SECOND MEETING FINAL.pdf

Commission Items (6:30 P.M.)

Commission Chair Conabee welcomed Commissioner Nagie to the commission.

Director Items (6:32 P.M.)

Patrick Putt, *Community Development Director*, welcomed Matthew Nagie as the newest member of the commission and thanked Commissioner Carmichael for his service as Chair over the past year. Director Putt provided a preview of items scheduled for upcoming meetings.

Adjournment (6:37 p.m.)

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