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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, SEPTEMBER 12, 2023

Meeting also conducted via Zoom.

#### **Welcome/Attendance**

Tyann Mooney  
Bruce Carmichael  
Christopher Conabee  
Thomas Cooke  
DJ Hubler

Amir Caus  
Jennifer Strader  
Tiffanie N. Robinson  
Pat Putt  
Lynda Viti  
Brian Craven  
Eve Furse  
Peter Barnes

#### **Work Session (4:35 P.M.)**

1. ***Project #23-064. Work Session for a proposed Amendment to the Canyons Development Agreement, Section 3.15 Automobile Access to Red Pine Village, Tombstone and Red Pine Lake Development Areas, Canyons Village, Summit County, Utah. Applicant: Dave Smith. (4:36 P.M.)***

Attachment: Canyons DA Amend - Red Pine Access SBPC WS Staff Report 9.12.2023

Attachment: Cover Page

Attachment: Exhibit A - Proposed Amended Language

Attachment: Exhibit B - Supplemental Exhibits from DA

Attachment: Exhibit C - Service Provider Comments

Tiffanie N. Robinson, *Planner*, provided an overview of the proposed project as well as background information on the Canyons Development Agreement. Planner Robinson asked the Commission for feedback and direction on the project.

Dave Smith, TCFC, spoke on behalf of the Applicant.

Commissioners asked questions and provided comments for discussion. Planner Robinson and Mr. Smith responded.

Attachment: Canyons DA Presentation

- Break -

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

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 comment was heard.

Commission Chair Carmichael closed the meeting for public input at 6:00 P.M.

2. ***Public hearing and recommendation regarding amendments to the Moderate Income Housing Element of the Snyderville Basin General Plan. Jennifer Strader, Senior Planner*** (6:01 P.M.)

Attachment: Cover Page

Attachment: 9.12.23 SBPC PH Staff Report.pdf

Senior Planner Jennifer Strader explained the need for the amendments to the Snyderville Basin General Plan involving Moderate Income Housing.

Commission Chair Carmichael opened the public hearing at 6:05 P.M.

No public comment was given.

Commission Chair Carmichael closed the public hearing at 6:05 P.M.

No Commissioners made comments or asked questions.

**Thomas Cooke made a motion to forward a positive recommendation to the County Council for the word-for-word changes to the Moderate Income Housing Plan based on the findings of fact and conclusions of law in the Staff Report. DJ Hubler seconded, and all voted in favor, (5-0).**

3. ***Project #: 23-113 - Public hearing and action regarding a Conditional Use Permit for a Rocky Mountain Power transmission line upgrade between Kimball Junction (Powderwood Apartments)***

**and Summit Park (Salt Lake County-Summit County Boundary). Applicant: Andrew Badger representing Rocky Mountain Power. Owner: Rocky Mountain Power via Easements. Administrative review. Senior Planner: Amir Caus (6:35 P.M.)**

Attachment: Cover Page

Attachment: Rocky Mountain Power Transmission Line Upgrade CUP Staff Report.pdf

Attachment: EXHIBIT A Proposal.pdf

Attachment: EXHIBIT B Ownership Easements Overlay.pdf

Amir Caus, *AICP, Senior Planner*, introduced and recommended for approval the proposed Rocky Mountain Power transmission line upgrade project.

Andrew Badger, representing Rocky Mountain Power, briefly addressed the Commission.

Commissioners asked clarifying questions to which Mr. Badger responded.

Commission Chair Carmichael opened the meeting for public hearing at 6:51 P.M.

Mike Egan addressed the Commission.

Daniel Parker addressed the Commission.

Don Brown on behalf of Pinebrook Master Association addressed the Commission.

Scott Schofield, President of Cardozo Water Company and the Pinebrook Homeowners Association, addressed the Commission.

Tim Laros addressed the Commission.

Commission Chair Carmichael closed the meeting for public hearing at 6:40 P.M.

Mr. Badger addressed the questions raised by the public hearing.

Commission Members asked further questions and made additional comments. Mr. Badger and Planner Caus responded.

**Christopher Conabee made a motion to approve the Rocky Mountain Power transmission line upgrade Conditional Use Permit according to the Findings of Fact, Conclusions of Law and Conditions of Approval found in the staff report with specific attention by staff paid to condition of approval #6 that a bond shall be in place to ensure site restoration & revegetation of disturbed areas up to and including neighboring trees to the extent possible.**

**Tyann Mooney seconded, and all voted in favor, (5-0).**

**Commission Items (6:35 P.M.)**

Commission Chair Carmichael provided an update to the Commission.

Commissioner Mooney asked a question about an upcoming Council meeting.

**Director Items**

Patrick Putt, *Community Development Director*, provided the Commission with information about their future meetings.

**Adjournment (6:45 P.M.)**

**DJ Hubler made a motion to adjourn. Tyann Mooney seconded, and all voted in favor, (5-0).**