



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, JULY 23, 2024

Meeting also conducted via Zoom.

DRAFT

Work Session (5:00 P.M.)

- 1) ***Site Visit and Discussion for a Major Amendment to a Conditional Use Permit for a Major Accessory Building, located at 7914 N Greenfield Dr, Silver Creek, Summit County, UT. Parcel SL-F-350. Applicant: Tressa Roberts, Beehive Buildings. Owner: Cyrus DeVere. Project #24-085.*** Jennifer Leslie, County Planner (5:00 P.M.)

Attachment: Cover Page

Some commission members participated in a site visit at 7914 N Greenfield Drive, Silver Creek.

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

Peter Barnes
Pat Putt
Lynda Viti
Jennifer Leslie
Amy Price
Ron Boyer
Richard Bardauskas

Regular Session (6:00 P.M.)

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

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

No public comment was offered.

Commission Chair Conabee closed the meeting for public input at 6:00 p.m.

2) ***Public hearing and action regarding a Conditional Use Permit for upgrades to the aboveground utility facilities (power poles) within the Rocky Mountain Power utility easements in the greater Summit Park area. Applicant: Andy Badger, Rocky Mountain Power. Owners: Rocky Mountain Power via easements. Administrative Review. Project #24-076.*** Jennifer Leslie, County Planner. (6:00 P.M.)

Attachment: Cover Page

Attachment: Staff Report

County Planner, Jennifer Leslie, presented a Conditional Use Permit proposal for upgrades to the aboveground Rocky Mountain Power utility facilities for public hearing and action.

Richard Bardauskas, from Rocky Mountain Power, introduced himself to the Commission.

Commission Chair Conabee opened the meeting for public hearing at 6:06 p.m.

Steve Horvat was called to speak.

Betsy Nazare was called to speak.

Dave Birkbeck was called to speak.

Mike Quinones was called to speak.

Chris Price was called to speak.

Westerfield Wendelin was called to speak.

Jim Pelletier was called to speak.

Commission Chair Conabee closed the meeting for public hearing at 6:25 p.m.

Commission Chair Conabee reiterated issues and questions raised during the public hearing. Planner Leslie and Mr. Bardauskas, responded to those questions and concerns.

Commissioners asked additional questions and provided comments regarding the proposed project to which Mr. Bardauskas and Attorney Viti responded.

Tyann Mooney made a motion to forward a positive recommendation to the Community Development Director for the

proposed Conditional Use Permit for the Rocky Mountain Power distribution upgrades in the Summit Park and Timberline area based on the findings of fact, conclusions of law, and conditions of approval found in the staff report as well as an additional requirement to hold an open house with notice given to the public of anyone who is affected by the new poles. Thomas Cooke seconded, and all voted in favor, (0-0).

Discussion was held on the motion.

Community Development Director, Pat Putt addressed the Commission and suggested as part of the Engineering Construction Mitigation Plan, the applicant would commit to doing a minimum of the following: Create a Q&A fact sheet to include a map, description of the work to be done, revegetation standard, construction timeframe, and contact information for someone at Rocky Mountain Power.

Commissioner Mooney amended her motion.

Tyann Mooney made a motion to approve the Conditional Use Permit for the Rocky Mountain Power distribution upgrades in Summit Park and Timberline area based on the finds of fact, conclusions of law, and conditions of approval as found in the staff report. In addition, as part of the construction mitigation permit, the applicant will commit to do a minimum to create and distribute a Q&A fact sheet including a map, description of the scope of work, revegetation standards, timeframes, and contact information for the contractor and project supervisor and county staff will add it to the county website the residents to easily access. Thomas Cooke seconded, and all voted in favor, (6-0).

Attachment: RMP Presentation

Attachment: RMP Public Comment

3) ***Approval of Minutes: February 27, 2024, June 11, 2024 (7:28 P.M.)***

Attachment: Draft SBPC Minutes 02.27.24.pdf

DJ Hubler made a motion to approve minutes from February 27, 2024, as written. Tyann Mooney seconded, and all voted in favor, (6-0).

Attachment: Draft SBPC Minutes 06.11.24.pdf

Tyann Mooney made a motion to approve the minutes dated June 11, 2024. Makena Hawley seconded, and all voted in favor, (5-0).

Commission Items (7:30 P.M.)

Commissioner Hubler stated the meeting was his last meeting serving on the Snyderville Basin Planning Commission. He thanked staff and fellow commissioners. He also stated that the DRC at Silver Creek seat was now open as a result of his resignation.

Director Items (7:32 P.M.)

Peter Barnes, Community Development Director, addressed the commission and asked for feedback regarding the site visit project moving forward. Additionally, Director Barnes provided a preview of items for upcoming meetings.

Director Barnes on behalf of the staff thanked DJ Hubler for his work on the Commission and thanked Patrick Putt for his work.

Patrick Putt addressed the Commission.

Adjournment (7:48 P.M.)

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