



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, MARCH 26, 2024

Meeting also conducted via Zoom.

Tyann Mooney
John Kucera
Makena Hawley
Bruce Carmichael
Christopher Conabee

Amir Caus
Henry Sigg
Tiffanie N. Robinson
Spencer White
Pat Putt
Lynda Viti
Amy Price
Brian Craven
Brandon Brady
Ryan Hales
Joseph Browning
Laurel Simpson
Sean Thompson
Steve Coleman

Work Session (4:40 P.M.)

- 1) ***Work Session regarding a Master Planned Development for the Marketplace at Silver Creek, a 10-building mixed use project located at 1500 Frontage Road, Silver Summit, Summit County, UT. Parcel SCO-C-10-3AM (14.76 acres) Applicant: Henry Sigg, representing Marketplace at Silver Creek Center LLC; Administrative and Legislative Review. Amir Caus, Senior Planner, AICP and Ray Milliner, Principal Planner. (4:43 P.M.)***

Amir Caus, AICP, Senior Planner, provided an introduction for the MPD for the Marketplace at Silver Creek work session.

Applicants, Henry Sigg and Steve Coleman addressed the commission and presented the Master Plan for the Marketplace at Silver Creek Development.

Commissioner Chris Conabee joined the meeting at 5:42 p.m.

Commission Members asked questions and provided comments for discussion.

Attachment: Marketplace at Silver Creek MPD-NMU-CUP-LIP Staff Report.pdf

-BREAK-

Regular Session (6:07 P.M.)

- 1) ***Public input items not on the agenda or pending applications.*** (6:08 P.M.)

Commission Chair Carmichael opened the meeting for public input at 6:08 p.m.

No public comment was made.

Commission Chair Carmichael closed the meeting for public input at 6:08 p.m.

- 2) ***Continued discussion and recommendation for the Canyons Village Parking Garage, located on parcel LVDAM-LV5-AM, 1840 Ozzy Way, Canyons Lower Village. Applicant: Spencer White. Administrative Review. Project #23-191. Tiffanie N. Robinson, Senior Planner.*** (6:08 P.M.)

Tiffanie Robinson, *Senior Planner*, presented an overview of the project proposal as well as the following items for follow-up from the prior meeting: Traffic Study, County Transportation Review, Cabriolet Capacity, Parking Reconciliation, Millennium Trail & Pedestrian Crosswalk Safety, Lighting, Solar, Construction Staging & Temporary Parking Clarification.

Applicant, Spencer White, addressed the commission.

Commission Members asked clarifying questions to which, the applicants, Spencer White, Laurel Simpson, and Sean Thompson, Planner Robinson, Brandon Brady, *Transportation Engineer*, Ryan Hales and Joseph Browning with Hales Engineering, responded.

Attachment: EXHIBIT A - Proposed Canyons Garage

Attachment: Canyons Parking Garage Presentation

Attachment: Canyons Village Garage LIP #23-191 Staff Report 3.26.2024.

Attachment: EXHIBIT B - Phasing details

Attachment: EXHIBIT C - LV5 Administrative Amendment Height #23-192 approval letter

Attachment: EXHIBIT D - TCFC PUBLIC HEARING and SBPC RESPONSE 3-20-2024

Attachment: EXHIBIT D1 - TRAFFIC STUDY - TCFC Parking Structure

Attachment: EXHIBIT D2 - Transportation Dept Traffic Study Memo

Attachment: EXHIBIT D3 - PARKING - Canyons Parking Reconciliation map

Attachment: EXHIBIT D4 - TEAM BUILDING & MILLENNIUM TRAIL SAFETY

Attachment: EXHIBIT D5 - CONSTRUCTION PHASING TEMP PARKING

Attachment: EXHIBIT D6 - LIGHTING - Garage photometrics and cutsheets

Attachment: EXHIBIT D7 - CABRIOLET - Canyons Parking Structure Demand Analysis

Attachment: EXHIBIT E - DRAFT CONSTRUCTION MITIGATION PLAN TCFC PARKING

Attachment: EXHIBIT F - LV5 Site Design guidelines

Attachment: EXHIBIT G - Site Circulation Connectivity

Attachment: EXHIBIT H - Service Provider Comments and Response

Attachment: EXHIBIT I - CVMA DRC Canyons Garage Letter of Recommendation

Attachment: EXHIBIT J - COMMUNITY OUTREACH OPENHOUSE

Christopher Conabee made a motion to forward a positive recommendation to the Community Development Director for the Canyons Village Parking Garage LIP taking into account items 1 and 2 as listed in the letter from Brandon Brady to Tiffanie Robinson dated 3/19/2024 that reads examining a free right out of the Northwest exit onto Lower Village Road and a roundabout at Ozzy Way and Lower Village Road subject to the Conditions of Approval and Findings of Fact found in the staff report. John Kucera seconded, and all voted in favor, (5-0).

- 3) ***Public Hearing, possible recommendation for a Low Impact Permit for a Home Based Business, Class 2, located at 710 Highland Drive. Applicant, Duilio Humberto Fragapane, Administrative Review. Project #23-111. Jennifer Strader, Senior Planner. (7:08 P.M.)***

Attachment: SBPC March 26, 2024 staff report HFLandscaping.pdf

At the request of the applicant, this agenda item was continued to a date certain of April 23, 2024.

Commission Items (7:09 P.M)

Commission Chair Carmichael stated that interviews had been conducted for vacancies on the Commission and that the election of the Chair and Vice-Chair would occur after the notification of new members.

Director Items (7:10 P.M.)

Community Development Director, Pat Putt addressed the Commission stating that the County Council would deliberate on the Commission interviews at the next SCC meeting. He acknowledged John Kucera's final meeting as a Commission Member and thanked him for his service on the Commission. Director Putt provided a preview of agenda items for upcoming meetings.

Adjournment (7:15 P.M.)

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