



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, MARCH 12, 2024

Meeting also conducted via Zoom.

Welcome/Attendance

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

Pat Putt
Lynda Vita
Brandon Brady
Jennifer Strader
Amy Price
Brian Craven
Tiffanie N. Robinson
Brad Johnson
Spencer White
Sean Thompson

Work Session (4:33 P.M.)

- 1) ***Discussion and presentation regarding Transportation Impact Study Guidelines.*** Brandon Brady, Transportation Planning Deputy Director. (4:34 P.M.)

Attachment: SC TIS Guidelines Staff Report SBPC 3-12-24.pdf

Attachment: TIS Presentation

Brandon Brady, *Transportation Planning Deputy Director*, presented to the Commission and provided background information and requirements for Traffic Impact Study Guidelines for discussion and feedback.

Commissioners asked questions and provided comments for discussion.

-BREAK-

Regular Session (6:00 P.M.)

- 1) ****Public input for items not on the agenda or pending applications.**** (6:01 P.M.)

Commission Chair Carmichael opened the meeting for public input at 6:01 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 recommendation for Snyderville Basin Development Code amendments to Sections 10-2-4 (RR Zone), 10-2-10 (Use Table), 10-3-2 (General Provisions), 10-3-3 (Temporary Use Approval), 10-3-6 (Zoning Variances), 10-3-8 (Condominium Plats), 10-3-17 (Lot Line Adjustment), 10-7-2 (Amendment to General Plan), 10-8-4 (Home Occupations), 10-9-1 (Purpose), 10-9-2 (Authority), 10-9-9 (Amendment and Legal Effect of General Plan), and 10-9-22 (Appeal Procedures).** Jennifer Strader, Senior Planner (6:03 P.M.)

Attachment: Amendments

Attachment: Staff Report March 12, 2024 Code Amendments.pdf

Jennifer Strader, *Senior Planner*, presented minor amendments to the Snyderville Basin Development Code to be recommended to the Summit County Council for approval.

Commissioners asked clarifying questions of Planner Strader, to which she responded.

Commission Chair Carmichael opened the meeting for public hearing at 6:10 p.m.

No public comment was heard.

Commission Chair Carmichael closed the meeting for public hearing at 6:10 p.m.

Makena Hawley made a motion to forward a positive recommendation for the Snyderville Basin Development Code amendments to the Summit County Council. Thomas Cooke seconded, and all voted in favor, (6-0).

- 3) **Discussion and Recommendation for the White Pine Canyon Village Building 9, Supplemental Condominium Plat Phase 5, located on parcel WPCV-LV10 at 1984 Stone Creek Road, Canyons Lower Village, Applicant, Brad Johnson. Administrative Review. Project #23-133.** Tiffanie N. Robinson, Senior Planner (6:20 P.M.)

Attachment: WPCV Presentation

Attachment: WPCV LV10 Phase 5 Condo plat SBPC 3.12.2024 #23-133

Tiffanie Robinson, *Senior Planner*, presented a supplemental condominium plat phase 5 for discussion and recommendation to the County Manager.

Christopher Conabee made a motion to forward a positive recommendation to the County Manager for the proposed condominium plats for the White Pine Canyon Village Building 9, Supplemental Condominium Plat Phase 5 per the findings of fact, conclusions of law and conditions of approval found in the staff report. Makena Hawley seconded, and all voted in favor, (6-0).

- 4) ***Discussion and Recommendation for the White Pine Canyon Village Building 10, Supplemental Condominium Plat Phase 6, located on parcel WPCV-LV10 at 1964 Stone Creek Road, Canyons Lower Village, Applicant, Brad Johnson. Administrative Review. Project #23-134.*** Tiffanie N. Robinson, Senior Planner (6:20 P.M.)

Attachment: WPCV LV10 Phase 6 Condo plat SBPC 3.12.2024 #23-134

Tiffanie Robinson, *Senior Planner*, presented a supplemental condominium plat phase 6 for discussion and recommendation to the County Manager.

Thomas Cooke made a motion to forward a positive recommendation to the Summit County Manager for the White Pine Canyon Village Building 10, Supplemental Condominium Plat Phase 6 per the findings of fact, conclusions of law, and conditions of approval found in the staff report. Makena Hawley seconded, and all voted in favor, (6-0).

- 5) ***Discussion and Recommendation for the White Pine Canyon Village Building 11, Supplemental Condominium Plat Phase 7, located on parcel WPCV-LV10 at 1938 Stone Creek Road, Canyons Lower Village, Applicant, Brad Johnson. Administrative Review. Project #23-134.*** Tiffanie N. Robinson, Senior Planner (6:20 P.M.)

Attachment: WPCV LV10 Phase 7 Condo plat SBPC 3.12.2024 #23-135

Tiffanie Robinson, *Senior Planner*, presented a supplemental condominium plat phase 7 for discussion and recommendation to the County Manager.

Makena Hawley made a motion to forward a positive recommendation to the Summit County Manager for the White Pine Canyon Village Building 11, Phase 7 Condominium Plat according to the findings of fact, conclusions of law, and conditions of approval. Thomas Cooke seconded, and all voted in favor, (6-0).

- 6) ***Public Hearing, possible recommendation for the Canyons Village Parking Garage, located on parcel LVDAM-LV5-AM, 1840 Ozzy Way, Canyons Lower Village. Project #23-191. Administrative Review.***

Applicant: Spencer White. Administrative Review. Tiffanie N. Robinson, Senior Planner (6:28 P.M.)

Attachment: Canyons Village Garage LIP #23-191 Staff Report w Exhibits 3.12.2024

Attachment: WPCV Parking Presentation

Attachment: Traffic Study

Tiffanie Robinson, Senior Planner, presented the Canyons Village Parking Garage low-impact permit review for public hearing and recommendation to the Community Development Director.

Applicant, Spencer White, addressed the Commission and provided clarifying statements.

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

Theresa Perkins was called to speak.

Patricia Harwood was called to speak.

John Polanto was called to speak.

Brad Graveline was called to speak.

Cathy Sonzini was called to speak.

Lisa Graveline was called to speak.

Carrie M. was called to speak.

Chris Gaines was called to speak.

David Knecht was called to speak.

Andy Cier was called to speak.

Commission Chair Carmichael closed the meeting for public hearing at 7:11 p.m.

Commissioners, Planner Robinson, Spencer White, and Sean Thompson addressed the concerns raised during the public hearing.

Commissioners provided detailed comments and asked additional questions of the applicants to which the applicants responded.

Tyann Mooney made a motion to continue the matter to a date uncertain. Thomas Cooke seconded, and all voted in favor, (6-0).

Commission Items (8:32 P.M.)

Commission Chair Carmichael reminded Commissioners of the March 13th application deadline.

Director Items (8:33 P.M.)

Patrick Putt, *Community Development Director*, provided a preview of agenda items for upcoming SBPC meetings.

Adjournment (8:36 P.M.)

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