



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, JULY 9, 2024

Meeting also conducted via Zoom.

AMENDED

Welcome/Attendance

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

Pat Putt
Lynda Viti
Jennifer Strader
Jennifer Leslie
Amy Price
Brian Craven
Dana Jones
Brandi Connolly
Matt Wagoner
Cyrus DeVere

Work Session (5:12 p.m.)

- 1) **Work Session discussion with Snyderville Basin Recreation District regarding future land use and recreation development for the District-owned property located along the Pace Frontage Road on Lot 1 of the Silver Creek Village Center, SCVC-1-X.** (5:12 P.M.)

Attachment: Basin Rec combined.pdf

Patrick Putt, *Community Development Director*, introduced district-owned property for discussion regarding recreation development and land use.

Dana Jones, *Snyderville Basin Recreation District Director*, introduced her team and kicked off the discussion of the district's strategic plan.

Matt Wagoner, *Snyderville Basin Recreation District Superintendent*, presented options and preferences for future land use and recreation development based on stakeholder and community input.

Commissioners asked clarifying questions and provided commentary. Applicants and Director Putt responded to the questions.

Commissioners provided additional comments and asked follow-up questions to which the applicants responded.

-Break-

Regular Session (6:18 P.M.)

- 1) **Public input for items not on the agenda or pending applications.** (6:18 P.M.)

Commission Chair Conabee opened the meeting for public input at 6:18 p.m.

No public comment was given.

Commission Chair Conabee closed the meeting for public input at 6:18 p.m.

Commission Chair Conabee stated that the order of agenda items #2 and #3 was to be switched.

- 2) **Public hearing and action regarding a Conditional Use Permit for a 2,484 square foot Major Accessory Building, located at 415 East Earl Street, Park City, UT 84098; Parcel SL-I-4-5 (1.05 acres). Owner, Jeff Moore. Administrative Review. Project #24-078. Jennifer Strader, Senior Planner.** (6:19 P.M.)

Attachment: Staff Report SBPC July 9, 2024.pdf

Jennifer Strader, *Senior Planner*, presented an application for a CUP for a Major Accessory Building.

Jeff Moore, *applicant*, introduced himself for the record.

Commission Chair Conabee asked a brief clarifying question to which Planner Strader responded.

Commission Chair Conabee opened the meeting for public hearing at 6:23 p.m.
No public comment was given.
Commission Chair Conabee closed the meeting for public hearing at 6:23 p.m.

Commissioners provided comments and asked follow-up questions.

Thomas Cooke made a motion to approve the Moore Accessory Building located at 415 East Earl Street, based on the findings of fact, conclusions of law, and conditions of approval with the addition that the nightly rental of the ADU be prohibited. Matthew Nagie seconded, and all voted in favor, (7-0).

3) ***Public hearing, possible action regarding 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 (2.57 acres). Applicant: Tressa Roberts, Beehive Buildings. Owner: Cyrus DeVere. Administrative review. Project #24-085. Jennifer Leslie, County Planner.*** (6:27 P.M.)

Attachment: CUP Amendment Presentation

Attachment: Staff Report

Attachment: CUP Amendment Photos

Jennifer Leslie provided a brief history of the project and presented the new proposal for public hearing and possible action.

Cyrus DeVere, *owner*, addressed the Commission.

Commissioners asked clarifying questions and provided comments to which Planner Leslie and Director Putt responded.

Commission Chair Conabee opened the meeting for public hearing at 7:00 p.m.

Rush Bowers was called to speak at 7:01 p.m.

Terry Bowers was called to speak at 7:15 p.m.

Renee Granger was called to speak at 7:17 p.m.

Frank Butler was called to speak at 7:20 p.m.

Commission Chair Conabee closed the meeting for public hearing at 7:22 p.m.

Commissioners responded to issues raised during the public hearing and asked follow-up questions. Planner Leslie and Director Putt responded to the questions. Owner, Mr. DeVere responded to a question raised about moving the location of the accessory building.

Thomas Cooke made a motion to continue the item to a date uncertain with a site visit and an evaluation from the health department as to whether the previously approved sight would, in fact, work. DJ Hubler seconded, and the motion carried, (6-1).

Tyann Mooney voted AYE

Makena Hawley voted AYE

Bruce Carmichael voted AYE

Thomas Cooke voted AYE

DJ Hubler voted AYE

Matthew Nagie voted AYE

Christopher Conabee voted NAY

Director Putt asked about the possibility of having July 23rd as a work session.

Commission Items (7:59 P.M.)

Commission Chair Conabee provided a list of items for staff that he would like addressed at the next meeting.

Director Items (8:00 P.M.)

Director Putt provided a preview of items for upcoming meetings.

Commissioner Mooney asked Director Putt about the possibility of having leech fields put on CUP plans. Director Putt responded.

Adjournment (8:04 P.M.)

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