M I N U T E S

**SUMMIT COUNTY**

SNYDERVILLE BASIN PLANNING COMMISSION

RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT 84098

TUESDAY, AUGUST 9, 2022

Members of the Planning Commission, presenters, and members of public, could attend by electronic means, using Zoom (phone or video).

**To participate in Planning Commission meeting remotely, attendees joined the Zoom webinar:**

[**https://summitcountyut.zoom.us/j/98189226475**](https://summitcountyut.zoom.us/j/98189226475)

 **OR**

**To listen by phone only attendees dialed 1-669-900-9128 or 1-253-215-8782, Webinar ID: 98189226475**

**COMMISSIONERS PRESENT:**

**John Kucera,** *Chair* **Joel Fine**

**Bruce Carmichael,** *Co-Chair* **Thomas Cooke**

**DJ Hubler**

**ON ZOOM:**

**Tyann Mooney**

**ABSENT:**

**Christopher Conabee**

**PRESENT:**

**Peter Barnes,** *Planning, Zoning, & Design Dir.* **Linda Viti,** *Deputy Attorney*

**Ray Milliner,** *Principal Planner* **Vern Belcher**, *Applicant*

**Jennifer Strader,** *Senior Planner* **Eve Furse***, Clerk*

 **Ron Boyer,** *IT Director*

**ON ZOOM:**

**Helen Strachan,** *Deputy Attorney* **Jon Galbraith,** *Applicant*

**Jeff Jones**, *Economic Dev. & Housing Dir.*

The Commission was called to order at 6:00 P.M.

**Regular Session** (6:01 P.M.)

1. **Public input for items not on the agenda or pending applications.**

Commission Chair Kucera opened the meeting for public input. (6:01 P.M.)

No public comments were offered.

Commission Chair Kucera closed the meeting for public input. (6:01 P.M.)

1. **\*\*\*Continued hearing, requested to continue to a date uncertain\*\* regarding a Conditional Use Permit application for a Major Accessory Structure at 4200 North 250 East, Summit County, Utah, Parcel SS-60-E (20.1 acres), RM Koemans Construction, Applicant; Kirsten Whetstone** (6:03 P.M.)

**Commissioner Carmichael moved to continue the matter to a date uncertain. Commissioner Fine seconded the Motion. All Commissioners voted in favor (6-0).** (6:03 P.M.)

1. **Public hearing and action on an amendment to Parcel A of the Sun Meadow Subdivision, Silver Summit Phase 5 amended Subdivision, located at 5792 North Highland Drive, Justin Taylor, Applicant; Ray Milliner**(6:03 P.M.)

Ray Milliner, *Principal Planner,* presented for public hearing and action an amendment to Parcel A of the Sun Meadow Subdivision, Silver Summit Phase 5 amended Subdivision, located at 5792 North Highland Drive.

Commission Chair Kucera opened the public hearing. (6:05 P.M.)

Vern Belcher at 5850 Silver Summit is the applicant along with his wife. They moved there 25 years ago and the line didn’t matter that much, but now with the trail it would help to have the lines reflect the on-ground reality.

Commission Chair Kucera closed the public hearing. (6:06 P.M.)

Commissioners Cooke and Carmichael asked questions, to which Mr. Milliner responded.

**Commissioner Carmichael moved to approve an amendment to Parcel A of the Sun Meadow Subdivision, Silver Summit Phase 5 amended Subdivision, located at 5792 North Highland Drive according to the Findings of Fact, Conclusions of Law, and Conditions of Approval. Commissioner Fine seconded the motion; all voted in favor (6-0).** (6:08 P.M.)

1. **Public hearing and action on an amendment to Lot 23 of The Preserve Phase ll plat, located at 828 Moose Hill Drive, Parcel PRESRV-2-23, Justin Taylor, Applicant; Ray Milliner** (6:08 P.M.)

Ray Milliner, *Principal Planner,* presented for public hearing and action an amendment to Lot 23 of The Preserve Phase ll plat, located at 828 Moose Hill Drive, Parcel PRESRV-2-23.

Commission Chair Kucera opened the public hearing. (6:10 P.M.)

No public comments were offered.

Commission Chair Kucera closed the public hearing. (6:10 P.M.)

**Commissioner Cooke moved to approve an amendment to Lot 23 of The Preserve Phase ll plat, located at 828 Moose Hill Drive, Parcel PRESRV-2-23 based on the Findings of Fact, Conclusions of Law, and Conditions of Approval. Commissioner Fine seconded the motion; all voted in favor (6-0).** (6:11 P.M.)

1. **Public hearing and possible action regarding a Conditional Use Permit for a pocket park, located in Silver Creek Village Center, Parcel SCVC-13-16-OS-6, Jon Galbraith, Applicant; Jennifer Strader** (6:12 P.M.)

Jennifer Strader, *Principal Planner,* presented for public hearing and possible action a Conditional Use Permit for a pocket park, located in Silver Creek Village Center, Parcel SCVC-13-16-OS-6.

Commission Chair Kucera opened the public hearing (6:14 P.M.)

No public comments were offered.

Commission Chair Kucera closed the public hearing. (6:14 P.M.)

Commissioners Carmichael, Hubler, and Cooke asked questions. Ms. Strader and the applicant, Jon Galbraith, answered the questions. Conditions of approval include areas outside the limits of disturbance regarding the trail.

Commissioner Fine recused because he is on the DRC (Development Review Committee).

**Commissioner Mooney moved to approve a Conditional Use Permit for a pocket park, located in Silver Creek Village Center, Parcel SCVC-13-16-OS-6 based on the Findings of Fact, Conclusions of Law, and Conditions of Approval, including the clarification that Planning’s approval of the landscape plan extends to the entire parcel, not just the area of work. Commissioner Carmichael seconded the motion; all voted in favor (5-0 (Fine abstained)).** (6:20 P.M.)

1. **Public hearing to discuss the addition of a Moderate Income Housing Chapter to the Snyderville Basin General Plan; Jennifer Strader** (6:20 P.M.)

Jennifer Strader, *Senior Planner,* presented for public hearing and possible action the addition of a Moderate-Income Housing Chapter to the Snyderville Basin General Plan. In particular, Ms. Strader addressed four questions raised by the Commission at the last hearing.

Commission Chair Kucera asked questions to which Ms. Strader and Helen Strachan, Deputy Attorney, responded. Jeff Jones, *Economic Dev. & Housing Dir.,* provided additional information. Commissioners provided their thoughts about the Moderate Income Housing Plan and discussed the issues.

Commission Chair Kucera opened the public hearing. (7:07 P.M)

**Bonnie Park** (7:09 P.M.) thanked the staff and the Commission for their work. She is opposed to including all of the strategies discussed in the staff report because they entail unrealistic staff and commission workload expectations. She would like to limit options to those that best address the concerns stated in the introduction. Ms. Park supports strategies b, f, g, h (if it is edited with an emphasis on moderate income housing), i, m (assuming it must be included with an emphasis on community public hearings to acquire input on the criteria that should be considered in selecting the HTRZ). Ms. Park opposes strategy a, c (because in her experience moderate income housing residents use the public services developer impact fees pay for, and waving them diminishes the capital funding available for these districts), d (but she does favor the deed restriction for county workforce and employee housing with no waiver of impact fees), e. The County needs to make a distinction in housing between service workers—hotels, restaurants, ski areas—and moderate income housing folks like service district workers, teachers, firefighters. The County might want to approach legislators about amendment to transient room tax to see if there is not a nexus between the County’s ability to accommodate work force housing with it being an appropriate use of transient room tax funds. She thanked the Commission for all they do.

**Kathy Mears** (7:14 P.M.) thanked everyone. She appreciated the Commissioners’ comments that alluded to the need for self-governance. She is not clear what is going on here. She wanted to know if this plan only applies to the Snyderville Basin, and whether the Snyderville Basin Planning Commission is cooperating with the other side of the County and with Park City on the Moderate Income Plan. The Snyderville Basin and Park City have more deed restricted and moderate income housing than any other area. Ms. Mears is in real estate and is not sure what moderate housing income means. 80% of the Average Moderate Income is often discussed. But she wonders whether this number comes just from Park City, the Snyderville Basin, Kamas valley, Coalville valley, or from the County as whole. She also wanted to know what the pricing would be for that housing. It would be helpful for the public and the Commission to know about these things. People are quite concerned about their new property tax assessments. The districts are the ones getting taxes collected for them. Years ago, it took an assessed homer of $750,000 to provide enough funding for one student in the school district. She assumes the cost of one student is higher now. These are important things for the public to understand because no one is talking about it. The Plan does not talk about sustainability. Maybe that is because the County doesn’t have to have it in the moderate income plan. But if the County is going to provide moderate income housing, then we should be providing moderate income utilities and utility structures. There was a news story about Governor Cox promoting high density development, without any regard for the north fields. Constituents in the Snyderville Basin and Park City would support self-governance of the County. She quoted Governor Cox, “We had a big housing project up in Summit County, which is near Park City, which is one of our least affordable communities for obvious reasons… this was a project that they tried to approve several times and it’d been held up and the legislature actually did step in in this case and say ‘no, we’re going to approve this project and make this project happen.'” She encouraged the Commission to allow the citizens to support them if they want to stand up against the State and support the community’s values. Ms. Mears thanked the Council for their time and wished them luck.

**Henry Sigg** (7:20 P.M.) has been following the workforce housing discussion. It’s good for the County to come up with a plan. There is a need. The precedent has always been the private sector either pays in or builds out moderate income housing, which has become rather a daunting obligation or condition of being involved in the development business. One of the things that makes it so difficult is that none of these elements is ever quantified—reductions in parking, reductions in entitlement fees. If those numbers were quantified, the private sector might be better able to determine whether it makes sense to do such a development. The process is mysterious. Developers don’t know what they have until they try, and it costs money to try. There are a lot of tools in the box, but they need to be quantified to allow the private sector to evaluate whether a workforce housing project makes sense. Workforce housing should be for companies based in Park City not for those in other places like Draper or Orem whose employees just want to live up here. He thanked the Commission for their time.

Commission Chair Kucera continued the public hearing to August 23, 2022. (7:23 P.M.)

The Chair explained that the Housing Assessment Plan is on the website. It contains all of the information on how these numbers are calculated and what they are. There is a formula for the pricing but the pricing changes every week based on interest rate, private mortgage insurance. The maximum rent does include utilities. Both the East Side and the Snyderville Basin Planning Commission will be recommending plans, which the County Council will adopt.

The Commission asked Ms. Strader to include only Strategy I, Strategy H, Strategy G, and Strategy M as the new strategies in addition to the existing strategies.

1. **Approval of Minutes: July 12, 2022** (7:52 P.M.)

Commissioner Cooke noted a typographical error.

**Commissioner Cooke moved approve the Minutes from July 12, 2022 with the noted correction. Commissioner Carmichael seconded the motion; all voted in favor (5-0 (Mooney abstained).** (7:53 P.M.)

**Commission Items** (7:53 P.M.)

**Commissioner Fine**—noted changes in the DRC for Silver Creek, but they won’t impact anything the Commission is doing. He won’t be at the next meeting.

**Director Items** (7:55 P.M.)

Peter Barnes, *Director of Planning, Zoning, and Design,* noted that the Commission’s next meeting is set for August 23. There are a couple of simple plat amendments—a building line change, a lot combination—the moderate income housing plan, and the Park City School District Conditional Use Permit for the Jeremy Ranch Elementary School on the agenda for that meeting.

Commission Chair Kucera adjourned the meeting at 7:56P.M.



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**John Kucera***, Chair* **Eve Furse,** *Clerk*