



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UTAH, 84098

TUESDAY, FEBRUARY 28, 2023

Meeting also conducted via Zoom.

Welcome/Attendance (6:00 PM)

John Kucera
Bruce Carmichael
Thomas Cooke
Christopher Conabee
Joel Fine
DJ Hubler
Tyann Mooney

Lynda Viti
Patrick Putt
Laura Kuhrmeyer
Amir Caus
Jennifer Strader
Brian Craven
Amy Price
John Angell

The Commission was called to order at 6:00 PM

Regular Session (6:00 PM)

1. **Public input for items not on the agenda or pending applications. (6:00 PM)**

Commission Chair Kucera opened the meeting for public input at 6:01 PM.
No public input was offered.
Commission Chair Kucera closed the meeting for public input 6:01 PM.

2. **Public hearing to discuss and possibly act on a plat amendment that will absorb Lot 15 into Lots 14 and 16; 4521, 4541, and 4571 W. Hidden Cove Rd; Parcel HC-1-14, HC-1-15, and HC-1-16; Cameron M. Banko, Applicant - Laura Kuhrmeyer, County Planner. (6:02 PM)**

Laura Kuhrmeyer, County Planner, presented for discussion, public hearing and possible action regarding a plat amendment at 4521, 4541 and 4571 W. Hidden Cove Road.

Commission Chair Kucera opened the public hearing at 6:02 PM.
No public comments were offered.
Commission Chair Kucera closed the public hearing at 6:03 PM.

Commissioner Hubler asked clarifying questions, to which, Planner Kuhrmeyer and Cameron M. Banko, Applicant, responded.

Attachment: Attachment: Hidden Cove Road

Christopher Conabee made a motion to approve the proposal as written in the staff report pursuant to the findings of fact, conclusions of law, and conditions of approval as found in the staff report. DJ Hubler seconded, and all voted in favor, (7-0).

3. **Public hearing to discuss and possibly act on a plat amendment that will absorb Lot 158 into Lot 159 of the Glenwild, Phase II Subdivision; 280 and 310 Hollyhock St; GWLD-II-159-AM and GWLD-II-158-AM; Josh Arrington, Applicant. - Laura Kuhrmeyer, County Planner. (6:08 PM)**

Laura Kuhrmeyer, County Planner, presented for discussion, public hearing and possible action regarding a Plat Amendment in the Glenwild , Phase II Subdivision at 280 and 310 Hollyhock Street.

Commission Chair Kucera opened the meeting for public hearing at 6:09 PM.

Debbie Scoggins addressed the Commission at 6:09 PM.

Commission Chair Kurcera closed the meeting for public hearing at 6:10 PM.

Laura Kuhrmeyer responded to Debbie Scoggins question.

Commissioner Members asked clarifying questions to which Laura Kuhrmeyer and Lynda Viti, Attorney, responded.

Attachment: Attachment: Glenwild, Phase II Subdivision

Christopher Conabee made a motion to approve the request to combine Lot 158 into Lot 159 of the Glenwild, Phase II Subdivision pursuant to the findings of fact, conclusions of law, and conditions of approval found in the staff report. Tyann Mooney seconded, and all voted in favor, (7-0).

4. **Public hearing and possible action regarding the Winter Sports School Phase 2 (Conditional Use Permit Amendment) for a ~13,000 sq. ft. expansion of the Winter Sports School in Park City, located at 4251 Shadow Mountain Drive (Parcel PP-102-K), Summit County, UT; Preston Croxford (Archiplex Group) representing Winter Sports School in Park City, Applicant. - Amir Caus, AICP, Senior Planner. (6:18 PM)**

Commissioner Cooke excused himself from the discussion and possible action.

Amir Caus, AICP, Senior Planner, presented for public hearing and possible action regarding the Winter Sports School Phase 2 expansion located at 4251 Shadow Mountain Drive.

Commission Chair Kucera opened the meeting for public hearing at 6:21 PM.

Debbie Scoggins addressed the Commission at 6:21 PM.

Commission Chair Kucera closed the meeting for public hearing at 6:26 PM.

Commissioners asked questions of Planner Caus to which he responded.

Attachment: Attachment: Winter Sports School

Bruce Carmichael made a motion to approve the Winter Sports School Phase 2 Conditional Use Permit Amendment pursuant to the findings of fact, conclusions of law, and conditions of approval in the staff report. DJ Hubler seconded, and all voted in favor, (6-0).

5. **Public hearing and possible action for a plat amendment to vacate 3.22 acres from Lot FJGILL-1-AM-X and add it to Lot SCO-C-10-2AM. The applicants also propose to vacate 0.12 acres from Lot SCO-C-10-2AM and add it to Lot FJGILL-1-AM-X; Marketplace at Silver Creek Center LLC and Summit County, Applicants. - Jennifer Strader, Senior County Planner. (6:34 PM)**

Jennifer Strader, Senior Planner, presented for public hearing and possible action for a plat amendment to vacate 3.22 acres from Lot FJGILL-1-AM-X and add it to Lot SCO-C-10-2AM. The applicants also proposed to vacate 0.12 acres from Lot SCO-C-10-2AM and add it to Lot FJGILL-1-AM-X.

Commissioners asked clarifying questions prior to opening the public hearing.

Commission Chair Kucera opened the meeting for public hearing at 6:44 PM. No public comment was given.

Commission Chair Kucera closed the meeting for public hearing at 6:45 PM.

Commissioners asked clarifying questions. John Angell, Public Works Director, responded to some of the Commissioners concerns.

Attachment: Attachment: Zoning Boundary Determination

Tyann Mooney made a motion to approve the plat amendment as suggested in the staff report based on the findings of fact, conclusions of law, and conditions of approval. Christopher Conabee seconded, and all voted in favor, (7-0).

6. **Discussion and possible action regarding the interpretation of zoning boundaries for Parcels FJGILL-1-AM-X and SCO-C-10-2AM. - Jennifer Strader, Senior County Planner. (6:50 PM)**

Jennifer Strader, Senior Planner, presented for discussion and possible action regarding the interpretation of zoning boundaries for Parcels FJGILL-1-AM-X and SCO-C-10-2AM.

Commissioners asked follow up questions and provided additional comments.

Bruce Carmichael made a motion to recommend to the Summit County Council to align land use zone boundaries with the approved plat amendment previously requested to align with a real estate transfer agreement of 2022 based on the findings of fact and conclusions of law. DJ Hubler seconded, and all voted in favor, (7-0).

Commission Items (6:57 PM)

Commissioner Carmichael gave a reminder about High Valley Transit.

Commissioner Mooney asked a clarifying question about traffic studies.

Commissioner Cooke asked Director Putt to follow up with questions for Council.

Director Items (7:01 PM)

Patrick Putt, Community Development Director, provided an update on future meeting agenda items.

Adjourn (7:06 PM)

Commission Chair Kucera adjourned the meeting at 7:06 PM.
