Welcome and Attendance (4:30 PM)

John Kucera  Pat Putt
Bruce Carmichael  Lynda Viti
Chris Conabee  Amir Caus
Thomas Cooke  Kirsten Whetstone
Joel Fine  Ray Milliner
DJ Hubler  Amy Price
Tyann Mooney  Justin Keys

Work Session (4:30 PM)

1. Work Session regarding a Specially Planned Area (SPA) and Development Agreement (D.A.) for the Outlets Park City. The request is for the redevelopment of a portion of Outlets Park City to allow for a “Retail sales, food” use via demolition of 72,056 sq. ft. of existing retail space and utilization of 72,044 sq. ft. of density to accommodate for a new grocery store.; Parcel FSE-1, located at 6699 N Landmark Dr., Summit County, Utah; Charles Kellogg representing SRE ONTARIO LLC, Applicant. Amir Caus, AICP, Senior Planner. (4:30 PM)
Amir Caus, AICP, Senior Planner, introduced the Specially Planned Area (SPA) and Development Agreement (D.A.) for the Outlets Park City for a work session discussion.

Justin Keys, Attorney, Adam Greenbaum, Applicant, and Julie Gossage, SERA Design, provided information and sought direction from the Commission regarding the request for the redevelopment of a portion of the Outlets Park City. A lengthy discussion followed.

Attachment: Staff Report Outlets Park City

-BREAK-

Regular Session (6:07 PM)

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

   Commission Chair Kuchera opened the meeting for public input at 6:07 PM.

   No public input was heard.

   Commission Chair Kuchera closed the meeting for public input at 6:09 PM.

2. **Public hearing and action 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, AICP, County Planner. (6:09 PM)**

   Kirsten Whetstone, AICP, County Planner, presented a Conditional Use Permit application for a Major Accessory Structure for public hearing and action.

   Commission Chair Kucera opened the meeting for public hearing at 6:20 PM.

   Colin Cowherd was called to speak.

   Inke Travis was called to speak.

   Commission Chair Kucera closed the public hearing at 6:33 PM.

   Commissioners asked clarifying questions to which Planner Whetstone, Stefan Brutcsch, Applicant, and Lynda Viti, Deputy Civil Attorney, responded.

   Attachment: Staff Report - CUP RM Koemans

   Attachment: CUP Presentation

   Attachment: CUP Letter
DJ Hubler made a motion to approve a Conditional Use Permit with the findings of fact, conclusions of law, and conditions of approval and with the additional conditions of approval as discussed which are 1) any road damage caused by construction of the building shall be mitigated or repaired at the cost of the applicant, 2) the building shall comply with code required on stream setbacks, 3) the height of the building shall comply with code when measured against elevations interpolated prior to unpermitted grading, and 4) any water runoff to neighboring lots shall be mitigated by the applicant. Chris Conabee seconded, and all voted in favor, (7-0).

3. Continued discussion and action for Code Amendments for the Service Commercial Zone that would allow multi family uses. - Ray Milliner, Principal Planner. (7:15 PM)

Ray Milliner, Principal Planner, presented for continued discussion and action for Code Amendments for the Service Commercial Zone to allow multi-family uses.

Commissioners asked clarifying questions to which Lynda Viti, Deputy Civil Attorney, and Patrick Putt, Community Development Director, responded. A lengthy discussion followed.

Chris Conabee made a motion to forward a positive recommendation for the zoning change with comments. DJ Hubler seconded, and the motion failed, (3-4).

John Kucera voted AYE
Bruce Carmichael voted AYE
Chris Conabee voted AYE
Thomas Cooke voted NAY
Joel Fine voted NAY
DJ Hubler voted NAY
Tyann Mooney voted NAY

DJ Hubler made a motion to make a negative recommendation to County Council with all of the commentary previously provided in the last vote. Tyann Mooney seconded, and the motion failed, (3-4).

Thomas Cooke voted AYE
DJ Hubler voted AYE
Tyann Mooney voted AYE
John Kucera voted NAY
Bruce Carmichael voted NAY
Chris Conabee voted NAY
Joel Fine voted NAY

Thomas Cooke made a motion to forward a negative recommendation to Council on the proposed zone changes to the Service Commercial Zone on the basis that they don't comply with the strategies and implementation measures that were recently adopted in the moderate housing plan. Chris Conabee seconded,
and the motion failed, (2-5). 
Thomas Cooke voted AYE  
Joel Fine voted AYE  
John Kucera voted NAY  
Bruce Carmichael voted NAY  
Chris Conabee voted NAY  
DJ Hubler voted NAY  
Tyann Mooney voted NAY  

DJ Hubler made a motion to pass a positive recommendation to County Council based on the updated commentary that Commissioner Cooke provided. Bruce Carmichael seconded, and the motion carried, (5-2).  
John Kucera voted AYE  
Bruce Carmichael voted AYE  
Chris Conabee voted AYE  
DJ Hubler voted AYE  
Tyann Mooney voted AYE  
Thomas Cooke voted NAY  
Joel Fine voted NAY  

Commission Items (8:48 PM)  
Commissioner Fine provided an update on the DRC meeting.  
Commissioner Cooke clarified the square footage of Walmart concerning the earlier work session discussion.  

Director Items (8:50 PM)  
Patrick Putt, Community Development Director, provided an overview of agenda items for the next meeting as well as information about upcoming Our Summit County meetings.  

Adjourn  
Commission Chair Kucera adjourned the meeting at 8:54 PM.