MINUTES

SUMMIT COUNTY
Snyderville Basin Planning Commission Meeting
SHELDON RICHINS BUILDING
1885 WEST UTE BOULEVARD, PARK CITY, UTAH, 84098
TUESDAY, APRIL 25, 2023

Meeting also conducted via Zoom.

Welcome/Attendance 6:00 PM

Bruce Carmichael
Chris Conabee
Thomas Cooke
DJ Hubler

Patrick Putt
Lynda Viti
Jennifer Strader
Brian Craven
Amy Price
Martina Nelson
Val Geist

Regular Session 6:01 PM

1. Election of Chair and Co-Chair. 6:01 PM

Thomas Cooke made a motion to nominate Bruce Carmichael to be the Chair of the Commission. Chris Conabee seconded, and all voted in favor, (4-0).

Bruce Carmichael made a motion to nominate Chris Conabee to be the Co-Chair/Vice-Chair of the Commission. Thomas Cooke seconded, and all voted in favor, (4-0).

2. Public input for items not on the agenda or pending applications. 6:03 PM

Commission Chair Carmichael opened the meeting for public comment 6:03 PM.
No public comment was offered.  Commission Chair Carmichael closed the meeting for public comment at 6:03 PM.

3. Project # 23-012.  Public Hearing and Action regarding a Plat Amendment among Lots 39, 40, and 41, Pineridge Subdivision, to divide Lot 40 in half, giving each half to the adjacent Lots (Lots 39 and 41) and to slightly reconfigure a platted building pad on Lot 41 to accommodate the existing as-built residence. Applicant, Martina Nelson. Jennifer Strader, Senior Planner. 6:05 PM

Jennifer Strader, Senior Planner, presented project 23-012, a Plat Amendment among lots 39, 40 and 41 in the Pineridge Subdivision.

Attachment: Cover Page

Attachment: Staff Report April 25, 2023.pdf

Thomas Cooke made a motion to approve the plat amendment based on the findings of fact, conclusions of law extinguishing lot 40 and combining it into lots 39 and 41 in the Pineridge Subdivision plat amendment as stated in the staff report. DJ Hubler seconded, and all voted in favor, (4-0).

4. Project #23-054.  Public Hearing and Action regarding a Low Impact Permit to amend exterior materials and colors for the previously approved Whileaway Ranch Conditional Use Permit, located at 7664 North Whileaway Road, parcel SL-D-206, Silver Creek Estates. Applicant, Val Geist. Patrick Putt, Community Development Director. 6:10 PM

Patrick Putt, Community Development Director, presented a low impact permit to amend exterior materials and colors for the previously approved Whileaway Ranch.

Val Geist, Applicant, addressed the Commission. Ms. Geist proved additional background information on the request to amend the exterior materials.

Commissioners asked clarifying questions of the applicant about the materials being proposed.

Commission Chair Carmichael opened the meeting for public hearing at 6:27 PM. Janell Kurchinski addressed the Commission at 6:27 PM. Commission Chair Carmichael closed the meeting for public hearing at 6:32 PM.

Commissioners provided additional comments.

Attachment: Whileaway Ranch combined report.pdf

Chris Conabee made a motion to forward a positive recommendation to the Community Development Director for the
consideration of the proposed new core siding material subject to reflectivity to be determined by staff. DJ Hubler seconded, and all voted in favor, (3-0).

Thomas Cooke abstained from the vote. Lyndia Viti read section of current bylaws.

5. Approval of minutes: February 28, 2023, March 28, 2023, and April 11, 2023. 6:46 PM

Attachment: Cover Page
Attachment: Draft SBPC Minutes 02.28.23.pdf
Attachment: Draft SBPC Minutes 03.28.23.pdf
Attachment: Draft SBPC Minutes 04.11.23.pdf

Thomas Cooke made a motion to approve minutes from February 28, 2023. DJ Hubler seconded, and all voted in favor, (4-0).

DJ Hubler made a motion to approve minutes from March 28, 2023. Chris Conabbee seconded, and all voted in favor, (4-0).

Chris Conabbee made a motion to approve minutes from April 11, 2023. DJ Hubler seconded, and all voted in favor, (4-0).

Commission Items

Director Items

   Director Putt provided an overview of the upcoming meeting.

Adjourn

   Commission Chair Carmichael adjourned the meeting at 6:56 PM