

MINUTES

SNYDERVILLE BASIN PLANNING COMMISSION

REGULAR MEETING
TUESDAY, AUGUST 9, 2016
Sheldon Richins Building (Library)
1885 West Ute Boulevard,
Park City, UT

COMMISSIONERS PRESENT:

Bea Peck, *Chair*
Julia Collins
Colin DeFord
Mike Franklin

Canice Harte
Chuck Klingenstein
Greg Lawson

STAFF PRESENT:

Peter Barnes- *Planning and Zoning Administrator*
Amir Caus- *County Planner*
Ray Milliner- *Principal Planner*

Jami Brackin- *Deputy County Attorney*
Tiffanie Northrup-Robinson- *Senior Planner*
Kathy Lewis- *Commission Secretary*

The regular meeting of the Snyderville Basin Planning Commission was called to order at 6:00 PM.

REGULAR SESSION

1. General Public Input

The general public input session was opened.

Ben Buehner said he is present to ask the Commission's help in getting a project going. For the last couple of years he has been looking for a second location for his business, *The Silver King Coffee*. He said this is a drive-through kiosk located in Prospector Square. This has been in business for five years.

Mr. Buehner explained the process with Park City to receive approval for his first coffee kiosk. It took a full year. He had a lot of help and support from the Park City Planning

Commission even though he was told “no” several times. **Chair Peck** verified that Mr. Buehner does not have a pending application.

Mr. Buehner said in the past two years he has watched Kimball Junction fill up. He said the SPA process seems to favor the types of businesses that people say they don't want. It seems that every stand-alone building seems to be either franchised or corporately owned. He doesn't think this is what he or his grandfather intended for Kimball Junction.

Mr. Buehner said he doesn't think people visit Park City to see the same kind of fast food restaurants that are everywhere. He has a proven, local, unique business. His is the type of buildings that tourists will seek out. No one ever went to Sun Valley, Aspen, or Jackson Hole and said they were excited to see a Wendy's or Starbucks.

Mr. Buehner said he understands the concern of the drive through. He can prove that his business keeps traffic flowing and helps with the issues. His patrons are not parking to get a cup of coffee; they are getting a cup of coffee and then going.

Mr. Buehner said coming from a family that once owned most of Kimball Junction, he is sensitive to the look and the character of the town and the entry corridor. He understands the issues associated with the drive-through, but what he is offering is unique and different.

Chair Peck asked if his greatest hurdle has been the need to have a drive-through for his business model. Mr. Buehner responded that he began the SPA application process, but it fell pretty flat. Since then, there have been expansions at the Outlet Mall. Whole Foods is coming. The road is maxing out and his opportunity is narrowing.

Planner Milliner said the problem is that the only zones this use would work in (either allowed or conditional) are in places that won't work for Mr. Buehner. He would like to

be in the Town Center (TC) zone, which is Kimball Junction. All of the areas in the TC zone are under development agreements. He would need to use the SPA process.

Commissioner DeFord noted that Basin Recreation is on their final buildout. They have some square footage left. Could this be sold? Planner Milliner said there would be problems with the drive-through use. Mr. Buehner responded that the requirements of the SPA don't work well with a 10'x30' coffee kiosk.

Mr. Buehner said when he heard they were reviewing the SPA process, he thought this might be a good time to approach the Commission concerning his project. Planner Milliner said the only way to get this use in the TC zone would be through the SPA process, which is established for large-scale development. It is very difficult for this small of a use to go through the SPA process. **Commissioner Franklin** said that in order for him to do this, he would have to use an existing SPA that is not expired.

Planner Milliner said that Staff is looking at a food truck ordinance. This might be something that would work for Mr. Buehner. **Chair Peck** encouraged Mr. Buehner to stay abreast of what the Commission is discussing so that he can offer his information for consideration. **Commissioner Harte** asked what the timeline would be for this ordinance. **Chair Peck** said the process is fairly unpredictable. She would guess it is months away.

Mr. Buehner asked if the Commission could address this situation now. **Chair Peck** said she doesn't think that is possible. **Commissioner Klingenstein** said he was on the Commission when Mr. Buehner came before them two years ago. He appreciates him coming again to the Commission to remind them of his need.

Commissioner Klingenstein said the Commission never looks at just one special circumstance. They have to look at the entire Development Code and the sections within it because of the cumulative impacts. This would not be just about his business,

but it would be about every drive-through use that would open up to anybody out there. He recommended he stay in front of Staff with his ideas and needs.

Mr. Buehner asked if they have done this before. Have they opened up the SPA and tried to help someone navigate through these waters independently? Do they know this won't work? **Chair Peck** said his input is valuable. It gives them ideas to consider when they are reviewing the Development Code, but she can make no promises. There isn't a timeline. Stay in front of Staff and the problem will stay in front of the Commission.

Mr. Buehner said there are things that are being built. He was hoping they could open this up. **Chair Peck** told Mr. Buehner the things that are being built are things that currently fit under the current Development Code. Stay with the process. She said that unique problems like his are something they will consider.

2. Public hearing and possible action regarding a Conditional Use Permit for a horse boarding facility in the Hillside Stewardship Zone; 1386 Oakridge Road South, Lot 43 Silver Creek Estates; Erin Gouveia, Applicant – Ray Milliner, Principal Planner

Chair Peck welcomed the applicant, Erin Gouveia. Planner Milliner said the application is for Conditional Use for horse boarding. The applicant is proposing a 4-horse barn. Two of the horses would be owned by the applicant, two would not.

A slide was shown of the existing site conditions. Planner Milliner said the applicant owns a smaller stable. He pointed out the stable and the horse arena. There are four paddocks which are in the rear of the structure.

Planner Milliner said that both Staff and Service Area 3 have reviewed the application. There has been an issue arise related to residential and commercial water with the Service Area. That issue has not yet been resolved. In the spirit of moving this

application along, Staff has created a condition which talks about the applicant working with Service Area 3 on the water issues. It would be part of the business license review.

Planner Milliner said that Staff has found it meets the criteria for approval. Approval is recommended with the findings and conditions as listed in the Staff Report. He pointed out a typo found in the Staff Report.

COMMISSION QUESTIONS AND COMMENTS

Commissioner Klingenstein asked Planner Milliner if they are being consistent with the prior conditions that have been made for previous applicants. Have they required a manure management plan? Did they have a condition about water quality or wellhead protection?

Planner Milliner said the conditions in this application are consistent with a facility they did about one year ago. He said Ms. Gouveia has provided a manure plan. This is shown in Exhibit B along with fly predators.

Commissioner Klingenstein asked if a condition of approval should be made that the applicant must comply with the manure removal and fly management plan shown in the Staff Report. He would like to give the County solid footing when it comes to enforcement. He asked would it be better to have this as a condition, or is it adequate to have it in the Staff Report.

Chair Peck asked who would make the inspections to confirm the applicant is in compliance if this is made a condition. Attorney Brackin said it would be complaint driven. Cause would have to be shown and why the permit should be revoked. She said the condition could be made that the applicant must comply with the management plan found in the Staff Report.

Commissioner Lawson said he was intrigued by the distinction being made between residential and commercial water. Planner Milliner said he is unsure, but this may be part of the by-laws for Service Area 3. The County findings are that the water usage would be essentially the same. If she is approved to have four horses, it doesn't matter if these are her horses or not; however, this seems to be the crux of the problem.

Commissioner Lawson said about 99% of the issues with water are about the amount used and who it belongs to. It is hard to imagine that two more horses would push the water usage over the allowed amount. He had wondered where the distinction had come between the residential use of water and commercial use. Attorney Brackin said this is from the Service Area, not the County. **Commissioner Lawson** said he supports **Commissioner Klingenstein's** idea to make the manure removal plan a condition of approval.

Commissioner Franklin had no comments.

Commissioner Collins asked if Ms. Gouveia has any plans to hold events or anything additional to boarding. Ms. Gouveia said she only plans to board horses. Her arena isn't big enough to hold events.

Commissioner Collins asked Ms. Gouveia to describe the deliveries she receives for hay and feed. Ms. Gouveia said she gets her own hay and feed; there is no delivery. She has a dumpster service that comes every other week. There are no big trucks and no deliveries late in the night. **Commissioner Collins** said it may make sense to restrict deliveries past 10:00 p.m. in case she ever sells the property. **Commissioner Klingenstein** said that is something that should apply to the entire area, not just one person, but it may come to that some day.

Commissioner Collins asked about transporting horses. Is there adequate space to park a horse trailer and not impede traffic? Ms. Gouveia said there is space for a trailer

in addition to her own. **Commissioner Collins** asked if there would be any additional employees. Ms. Gouveia said there would not.

Commissioner DeFord asked if commercial boarding has been taking place. Ms. Gouveia said they have lived here just over one year. There has been no boarding on this property.

Commissioner DeFord referred to requirement #2 on page 4. He asked Planner Milliner when the County Council created the special exception. Planner Milliner said it was August 21, 2014. He explained this lot is located in the Ridgeline Overlay zone. The zone allows a disturbance maximum of 20,000 square feet for lots over 5 acres. The special exception was to increase the amount of disturbance 37,400 square feet. Ms. Gouveia said the reason for the special exception was because the County's math was incorrect.

Commissioner DeFord asked Planner Milliner if Ms. Gouveia wanted to expand in the future, does she have to come back to the Planning Commission. If she had no horses, and wanted to board four, could she? Planner Milliner said no more than 2 of the 4 horses could be commercial. If she wanted to expand her barn to have 5 or 6 horses, she would have to amend the CUP.

The public hearing opened. There were no comments made and the public hearing was closed.

Commissioner Harte made a motion to approve the Conditional Use Permit per the Findings of Fact and Conclusions of Law as stated in the Staff Report. Commissioner Klingenstein said he will second the motion if a fifth condition is added, which would be that the applicant will comply with the operations and maintenance plans outlined in the Staff Report. Commissioner Harte agreed.

FINDINGS OF FACT:

- 1. The applicant is seeking approval of a Commercial Horse Boarding use.***
- 2. The proposed use is located at 1386 East Oakridge Road.***
- 3. The property is zoned Hillside Stewardship (HS).***
- 4. The parcel number of the property is SL-A-45 and it is 10.14 acres in size.***
- 5. Section 10-2-10 of the Development Code states that Commercial Horse boarding in the HS zone is a conditional use.***
- 6. On August 21, 2014 the County Council approved a Special Exception to the Ridgeline Overlay Zone requirement limiting the development for lots greater than 5 acres to 20,000 square feet.***
- 7. The exception allowed a disturbance area of 37,400 square feet for construction of the barns and a single family home.***
- 8. There is an existing single family home on the lot.***
- 9. There is an existing 1,728 square foot barn on the lot.***
- 10. There is an existing 7,400 square foot riding arena on the lot.***
- 11. Water service to the lot is provided by Summit County Service Area 3.***
- 12. Concerns were raised that the proposal had not received final approval for water service as a commercial use.***
- 13. Staff review of the project finds that a barn with a capacity of 4 horses was approved as part of the August 21, 2014 County Council Special Exception.***
- 14. The current proposal is for 4 horses.***
- 15. The applicant is not proposing additional horses above what was approved, and therefore the amount of water required will remain the same.***
- 16. The applicant is proposing no physical changes to the existing facility.***
- 17. The proposed use is located in an area that the Snyderville Basin General Plan encourages as equestrian uses.***
- 18. The applicant has submitted a manure removal plan indicating that they will be cleaning the stalls daily and disposing the manure in a dumpster.***
- 19. The dumpster will be dumped every other week.***

20. To mitigate the flies associated with the use, the applicant is proposing “fly predators.”

21. There is a parking area on site that will provide space for 4 cars.

CONCLUSIONS OF LAW

- 1. There is good cause for this conditional use.***
- 2. The proposed Conditional Use permit as conditioned complies with all requirements of the Snyderville Basin Development Code.***
- 3. The conditional use as conditioned is consistent with the Snyderville Basin General Plan, as amended.***
- 4. The use is not detrimental to public health, safety and welfare, as the roads and public services in the area are sufficient to accommodate the increase in intensity of the use.***
- 5. The use is compatible with the existing neighborhood character and will not adversely affect surrounding land uses.***
- 6. The effects of any differences in use or scale have been mitigated through careful planning.***

CONDITIONS OF APPROVAL

- 1. The applicant will board no more than 4 horses on site at one time.***
- 2. No more than 2 of the 4 horses on site may be commercially boarded; the other two must be owned by the property owner.***
- 3. Prior to the issuance of a business license, the applicant will work with representatives from Summit County Service Area 3 to rectify the residential vs. commercial water classification on the onsite well.***
- 4. All onsite water drainage shall be directed onto areas of the property appropriate for contaminate filtration and the retention and percolation of water.***
- 5. The applicant would comply with the operations and maintenance plans outlined in this report.***

- **MOTION CARRIED (7 - 0)**

3. **Public hearing and possible action regarding the Colony Hilltrac Lift Low Impact Permit. The applicant proposes to install Phase II of the previously approved Colony Hilltrac Lift. Because the alignment of the 415 foot long extension has slightly changed, the existing Low Impact Permit is required to be amended to recognize the alignment change. A required one-year review discussion is also proposed at this time for Phase I. Kristian Mulholland, applicant – Amir Caus, County Planner**

Commissioner Collins said that she will recuse herself from this application. She explained that her husband is an engineer for a company who was recently acquired by Hilltrac Company. Attorney Brackin said she doesn't need to recuse herself unless somehow she is getting a financial gain by this application. **Commissioner Collins** said her husband's check does not come from Hilltrac.

Commissioner Lawson said he is going to recuse himself from the application. The company he is employed at is assisting with the improvements to the lot. Attorney Brackin said **Commissioner Lawson's** recusal would be appropriate.

Planner Amir Caus said the Colony Hilltrac Lift was approved in 2014 through a low impact permit. It was 1,285 feet long. He said that 850 feet was built in Phase 1. There was 435 feet left over for Phase 2. The proposed extension is for 415 feet, which is 20 feet less than what was approved. This is due to a slightly different alignment. The highest track elevation is 16 ½ feet. The terminal at the bottom of the site is less than 26 feet in height. The terminal will be hidden by the proposed residence. The height of the structures does not exceed the height allowed in the Code.

Planner Caus said because the alignment has been changed, the low impact permit has to be amended. Additionally, a one year review of the Colony Hilltrac is taking place concurrently. The first proposal was to leave the galvanized steel which reflected in a

visually sensitive area. Eventually, the track and terminal were painted to match the color of the existing Canyon's Lift. That effort was not successful because the aspen color still reflected. The applicant then had the lift painted with an oxidized brown color which took out the shine and reflectivity.

Planner Caus showed a picture from the most sensitive area. He said the extension will be below the tree line and will not be visible. He pointed out where the tree cut will be located. It is about 15 feet wide. Previously, this cut was very precise with minimal tree loss. Staff recommends the Commission forward a positive recommendation to the Community Development Director as outlined in the Staff Report.

COMMISSION QUESTIONS AND COMMENTS

Commissioner Klingenstein complimented the applicant. They have been able to make it blend in very well. He thanked them for that work. He can only see a little reflection off the window on the top terminal.

Commissioner Franklin echoed the sentiments of **Commissioner Klingenstein**. Early on when the terminal and track were galvanized steel, the reflection of the morning caused a problem. The treatment to the galvanized steel has been well done. He has no issues.

Commissioner Collins referred to Condition #1 that *"All previous conditions of the original Colon Hilltrac Lift shall remain."* She is unfamiliar with the conditions that were required with the original approval. She asked Planner Caus to summarize those.

Commissioner DeFord pulled those up on his laptop for her to review. **Commissioner Harte** said a review of the requirements has already taken place.

Commissioner Collins asked who approved the permit for the Hilltrac lift. Was it processed as a ski lift or did it have its own special category? Planner Caus said it was

reviewed as a ski lift through the Summit County permitting process. Walt Brett, representing the applicant, said there was a review similar to an elevator.

Commissioner DeFord referred to a picture in the Staff Report. He suggested there should be boards put on the platform to increase safety.

Chair Peck asked if this is considered the one-year review. Planner Caus said that is correct. She asked if there will be a one year review on the extension. Planner Caus said that Staff doesn't think there needs to be one, unless the Commission brought up some issues. They feel that the visual impact has been mitigated.

Commissioner Klingenstein asked if the original conditions required the actual moving unit to be at the lower station most of the time. Planner Caus said that was part of the conditions. **Commissioner Klingenstein** said that the only time he would see reflectivity is if it happens to be at the top. Mr. Brett said that it returns to the bottom when not in use.

The public hearing was opened. There were no comments made and the public hearing was closed.

Commissioner Harte made a motion to forward a positive recommendation to the Summit County Community Development Director to approve the application pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the Staff Report. The motion was seconded by Commissioner Klingenstein.

FINDINGS OF FACT:

- 1. Susan and Glenn Rothman are the owners of record of Parcel of CWPC-4EPCR-243 (13.85 acres).***
- 2. The proposed Colony Hilltrac Lift extension is 415 feet long and will be situated within Parcel CWPC-4EPCR-243.***

- 3. The proposed Colony Hilltrac Lift will be solely used for private purposes by the owners of Lots 242, 243, and 244 of the Colony Development.**
- 4. Service providers have reviewed the plats for compliance with applicable standards.**
- 5. Staff has reviewed the plats for compliance with applicable Development Code standards.**
- 6. Staff has reviewed the plats for compliance with Canyons Development Agreement standards.**
- 7. The Canyons Development Agreement establishes that ski lifts are reviewed under a Low Impact Permit within the Canyons Specially Planned Area.**
- 8. The Snyderville Basin Development Code establishes that the Community Development Director “is the Land Use Authority for (Low Impact Permits).”**

CONCLUSIONS OF LAW

- 1. The proposed project, as conditioned, meets the requisite standards set forth in the Snyderville Basin Development Code, Section 10-3-4: Low Impact Permit.**

CONDITIONS OF APPROVAL

- 1. All previous conditions of the original Colony Hilltrac Lift shall remain.**
- 2. The updated location and height shall be as per the drawings found in this Staff Report.**
- 3. The colors shall match exactly the existing Colony Hilltrac Lift.**
- 4. Lighting is not approved as part of this Low Impact Permit.**
- 5. No modification to the approved Low Impact Permit is permitted without the prior approval of the Summit County Community Development Department.**
- 6. All necessary permits must be obtained and fees shall be paid prior to the commencement of any construction activity, including but not limited to the Summit County Engineering and the Summit County Building Departments.**
- 7. All service provider requirements shall be met.**

- **MOTION CARRIED (6 - 0)**

4. Approval of Minutes

June 14, 2016:

Commissioner Franklin made a motion, which was seconded by Commissioner Harte, to approve the minutes as written. All voted in favor.

- **MOTION CARRIED (5 - 0) *Commissioner DeFord abstained as he was absent.***

WORK SESSION

1. Discussion of a Final Site Plan regarding the Lift hotel on parcel RC 22 at Canyons Village – *Tiffanie Northrup-Robinson, Senior Planner*

Planner Northrup-Robinson said the name of this project is “Lift.” It is not “The Lift” or “Lift Hotel.” It is, however, a hotel, not a ski lift. It is located in parcel RC-22, which was recorded in March 2016. A brief site visit of this location was taken during the Apex site visit. The parcel is 1.6 acres in size. The application is for 114,000 square feet of hotel/lodging.

A slide was shown of a rendering of the project. The maximum height is 3 to 6 stories. There are different levels depending on the grade. Planner Northrup-Robinson said the displayed site plan was submitted as of today. There are some site modifications that have been made since the packets went out last week based on comments made by County Engineer Gary Horton.

Planner Northrup-Robinson said that for the most part, the service provider comments came back positive. No issues with Rocky Mountain Power, Questar, or the Park City Fire District. There were a few outstanding items from the County Engineer.

The first item of concern was the storm water plan. Engineer Horton wanted to make sure they had all the information needed for approval and that the storm water plan will either be maintained onsite or within The Canyon's master infrastructure plan. Planner Northrup-Robinson said this plan is being worked on. More specifics will come as they move along.

The next Engineering Department concern was the access. According to ordinance 181, the driveway can't be any closer than 50 feet from the Sun Dial driveway access. In the original site plan, the access point to the Sun Dial lodge was closer than allowed, so this has been modified.

Using the site plan, Planner Northrup-Robinson pointed out the access to the parking garage, located further up High Mountain Road. She said there are two driveways here. One is for the parking garage; the other is for the generators. The applicant, Gary Raymond, said they will have this consolidated or redesigned. Planner Northrup-Robinson said this will be a condition of approval.

Planner Northrup-Robinson said pedestrian access is being proposed across High Mountain Road because of the traffic. There have been some additional safety measures taken. The angle has been slightly modified and pedestrian signs will be installed. She pointed out the proposed connectivity from the hotel to the Sunrise Lift.

Planner Northrup-Robinson said Engineer Horton has also requested the emergency access be mapped out. A slide was shown that demonstrated what has been submitted. The Engineer has said he is comfortable with this proposal. She pointed out the details on the displayed slide. She said the requirements for landscaping and lighting are pretty standard. The applicant is working on these details.

Staff is looking for input from the Planning Commission. Do they have any additional concerns? Is there more information needed before this comes back to the

Commission? Planner Northrup-Robinson introduced Gary Raymond and Spencer (?). They are here to address any questions the Commission may have.

Commissioner Klingenstein asked about the affordable housing associated with the project. Planner Northrup-Robinson said they have exceeded the 25% threshold. A plan has been submitted, which will be discussed with the County Council on August 24, 2016.

Commissioner Klingenstein said that High Mountain Road is classified as a collector. He appreciates the pedestrian crossing, but just putting out signs is not enough. There needs to be more, like something in the middle of the road or perhaps a pedestrian crossing light. Mr. Spencer said they have both of those. The crosswalk will be like the crosswalks on Canyons Resort Drive. It is red stamped concrete. The crosswalk signs are the ones that flash when the button is pushed.

Commissioner Klingenstein asked who is responsible for the maintenance and care of crosswalks. He was told that it would be the RVMA. **Commissioner Klingenstein** said that often during winter, these are worn down. How do they get the RVMA to maintain these? He added the Fire Department has expressed concern about how the no-parking rules will be enforced on the street and emergency access roadway.

Commissioner Klingenstein said this is not the applicant's problem, and yet it is. He would like to hear that the RVMA has come up with an action plan on enforceability. They don't have a police department; they may have to contract with the County. Mr. Spencer said while he doesn't mind these questions, he wants to make sure that the Planning Commission understands they are at this meeting representing Replay Resorts, not TCFC, or part of the Master Developer. **Commissioner Klingenstein** said he understands that. That is why he said this isn't their problem; it is the problem of the RVMA. He added that it can become their problem. The more pressure that the developers put on the RVMA may result in better compliance.

Mr. Raymond said this is a building that will operate as hotel lodging. He agreed that it can become their problem. Their operating manuals have information on how to deal with parking management. This will add to what the RVMA has.

Commissioner Klingenstein said that currently they have a pedestrian circulation plan that either puts people through a hotel lobby or through the middle of a parking lot. He pointed to the slide to show his understanding of where the proposed circulation is to be located. Mr. Raymond made some corrections. **Commissioner Klingenstein** recommended the applicant does a better job of showing the connectivity paths in future site plans. The access to the ski lifts was described.

Commissioner Lawson referred to the possible storm drainage plans. He said it seems that there are two options available; one is onsite the other is offsite. Mr. Spencer said there is a master storm drain. When the SPA was approved, it was one big project.

Mr. Spencer said there will be storm detention offsite. He described the path the stormwater would take. **Commissioner Lawson** said he didn't see much space dedicated to stormwater detention. Mr. Spencer said there isn't a lot. It goes to a detention basin at The Grand Summit.

Commissioner Lawson asked if there is a calculation on having enough room for snow storage. Planner Northrup-Robinson answered that there is. **Commissioner Franklin** had no questions at this time.

Commissioner Collins said her questions will relate to the bus stop, the transit stop, and employees. She asked if they would explain how someone would walk from their location to the transit center or if there is another way to get to a bus. Mr. Spencer explained the access for both winter and summer.

Mr. Spencer said as part of the TCFC, they are about ready to turn in an application for a SPA amendment. At that time, they will turn in their circulation plan, which addresses transit issues. It also talks about shuttle buses and different routes they are proposing. It talks about improving the transit center, bike storage, and electric bikes.

Mr. Spencer admitted that it is a walk from the Lodge to the transit center, if someone isn't riding the cabriolet. He described what the easiest route to take would be.

Commissioner Collins said when they come back it would be helpful if they can explain how the amendment will relate to their project and to be ready to answer the Commission questions about connectivity and transportation. She would like to know how this will work if the SPA amendment hasn't been approved by the time this application comes back to the Commission.

Commissioner Collins said the design of the shuttle service is concerning. They will have handicap parking, pedestrians, potentially someone pushing snow, and maybe a pizza delivery person. There are a lot of things going on at one access point. It would be helpful if they would give an idea of what the front entrance would look like.

Commissioner Collins said there is a conflict with the snow storage that is directly in front of the handicap spaces, and there is no designated sidewalk. They should take pedestrian activities into account. With a hotel this size, there will be a significant amount of employees. Can Mr. Raymond describe the employee travel patterns to get to the site if the cabriolet is not running? Will onsite parking for the employees be provided?

Mr. Spencer said it is a lodging building, but there is no commercial in the building. The Staff counts will not be as high as in a full-service hotel. There will be no parking designated for Staff onsite. Staff generally parks in the lots that exist in the development areas.

Mr. Spencer said they are proposing that the parking that exists in the Resort Core be replaced with a parking structure. When they see the transportation plan they are proposing in connection with the master plan, they will see the vans and shuttles will work in relation to that. There is a need for a larger transportation solution, especially when it comes to employee parking. Mr. Spencer said some of the things **Commissioner Collins** is asking for are difficult to solve on one parcel of land. In context of the greater master plan, he hopes she will be able to see how they have gone well into the thought process of how these things will be dealt with.

Commissioner Collins said the greater workforce of this area comes outside of Park City. This needs to be addressed in terms of parking. It should not be an undue burden. Mr. Spencer said workforce housing will be located in the lower village and will be only a few minutes' walk to the cabriolet. They are trying to address a lot of these items within the context of the master plan.

Commissioner Collins next addressed bikes. If she were an employee, she would want to ride her bike. Will there be a spot available for employees in addition to guest bike parking. Mr. Spencer said they are planning on having gear lockers that can be used for either skis or bikes.

Commissioner Collins asked how the parking space was calculated. Planner Northrup-Robinson said there are parking standards connected to The Canyon's SPA. The minimum parking standard is .08 spaces per unit. Underground parking can exceed this minimum, but not be less.

Mr. Spencer said there are 49 parking spaces required and 79 proposed. Other hotels have found that if a developer uses the minimum allowed parking, it is severely under-parked; however, they hope other forms of transportation will be used to arrive there. **Commissioner Collins** said she is hoping that the shuttle plan and other plans will

encourage less automobile travel. Those who are there on vacation won't have to use a car. She hopes the Commission will see that in their plan.

Mr. Spencer said they have gone into the slope for parking. By doing this, it allows them to construct the entire building lower so when they leave or enter the building, they will be on-grade to the lifts, the golf course, and the restaurants. One of the biggest issues in The Canyons Resort is not so much the distances, but the grade that someone has to walk. Because the way they have designed the building, they think it will be a "park your car and leave it" destination. For the most part, a person will be able to walk at-grade to get to the things they want.

Commissioner Collins asked if they will be connected to the existing trail system on the mountain. Mr. Spencer said they will connect on-grade to all of the greater trails. From a ski standpoint it couldn't be any easier.

Mr. Raymond said they do have some vertical challenges. Currently the bus stops at the Grand Summit. People have to take a circuitous route and go upstairs to get to the forum level. They are trying to improve that access and are trying to attach escalators to the outside of the proposed building. They want to make it easier to hop off the bus and take an escalator with skis. This is part of the bigger plan.

Commissioner DeFord said the Staff Report says that units "may" be available for rental. Planner Northrup-Robinson said a unit owner is not required to add to the rental pool. Mr. Spencer said they are required to have the facilities that would enable rentals. He said the securities regulations of the United States prevent a developer from forcing someone to put their unit into a rental, nor can they "pool" revenue. Basically, a rental opportunity will be put in place that people can elect to go into or not. The building has been designed to operate seamlessly as a rental property.

Commissioner DeFord said Attorney Brackin has told the Commission that these properties are part of the bed base of The Canyons. Attorney Brackin said that is correct. The Resort Core was intended to be bed based and not primary-owner occupied all of the time. It was intended to have a common check-in area, so it could be managed as a rental. They want to encourage the bed base. **Commissioner Collins** asked if they have everything needed to satisfy those needs. Mr. Raymond said there are 61 units in the building. Twenty-eight of those have lockout rooms.

Commissioner DeFord asked where they are on the water concurrency. Attorney Brackin said it has been adopted. It has not changed much from the existing concurrency. It is now under the domain of the Health Department; however, it is still part of the zoning ordinance. An applicant has to have a letter from the water provider saying they have enough water at the time of approval. When they come in for the actual building permit, they have to prove wet water.

Commissioner DeFord noted there is a rendering of the parking structure, but it is difficult to understand how this will actually work. When they come back with the application, he would like to have a better idea of how this building will be situated to the other buildings around it. He is unable to see how the parking structure is built into the back.

Mr. Raymond pointed to the displayed site plan to show where the footprint of the parking structure would be. **Commissioner Harte** referred to Exhibit A-4. He asked if there is room for a car to turn out at the end parking stalls. He said that renderings are helpful to figure out how this site sits on the property in relation to the other buildings around it. That would help him better understand circulation. Mr. Spencer described the area where a car could turn out.

Commissioner DeFord said the Fire Department has said they are satisfied, but there is a note saying there are emergency access issues. Planner Northrup-Robinson said Engineer Horton was concerned with ingress/egress. She said this is something that

Public Works Director Derek Radke actually has brought up because this has been ongoing for several years. They want to be able to maintain the needed capabilities for ambulances and fire trucks as the area gets built out.

Mr. Spencer reminded **Commissioner DeFord** of when RC 25 was developed. This setup required emergency vehicles to pull into the clubhouse driveway. The Fire Department can turn around on both of the hammerheads they have designed.

Commissioner DeFord noted that the employee housing plan is coming, connectivity is coming, and the transportation plan is also coming. Mr. Raymond said these things will all be part of the TCFC. **Commissioner Collins** asked if they will relate all of these things to their project when they come back. Mr. Raymond said that is correct.

Commissioner Harte said he doesn't see any kind of sustainability plans for either construction materials or for energy, water, and etc. This is a key issue he would like to have information on. Walkability is also high on his list, but that has been well covered. He noticed the building has very broad flat sides with lots of light reflection. He doesn't see anything to lead him to believe that there will be something to reduce the reflection or shade it or break it up. That could become a big issue. When they come back, this should be addressed.

Commissioner Harte asked if this building is hidden behind anything. Mr. Raymond said it will be partially hidden by existing buildings. One side will be completely hidden by future buildings. They will describe their materials when they come back. He said another thing to consider is that this is a fully furnished product. All of the window coverings will be consistent and will be supplied to every unit. This will address the lights coming from the windows.

Commissioner Harte told Planner Northrup-Robinson that many of the documents in the Staff Report can't be read because the writing is so small. He gave some examples.

Planner Northrup-Robinson Robinson said the Council is working on getting iPads so that they will be able to zoom in. She said in the future, she will use 11"x17" paper.

Chair Peck asked about the timing of this project in connection with the Sunrise Lift. Mr. Spencer said the Sunrise Lift is part of the master plan. It may not happen with for another few years. When they upgrade that lift, they will lower it to the street level.

Commissioner Collins asked about deliveries such as linens. Where will that interface with the rest of the access points? Mr. Raymond said there will be two van spaces reserved. **Commissioner Klingenstein** said there is so much happening in this small spot that they don't understand how they are going to make it work. He encouraged the applicants to make sure that when they come back, it can all come together in a way the Commission can understand. Mr. Spencer said these are good, helpful questions to guide them.

DRC UPDATES

(None)

COMMISSION ITEMS

Commissioner Collins asked about the General Plan update. When will it be discussed? Planning and Zoning Administrator Peter Barnes gave an update. Staff has information to present at the next subcommittee meeting. From there it will progress to the Planning Commission.

Commissioner Klingenstein said Park City has a utility fee increase coming in August. He asked Attorney Brackin if this applies to urbanizing areas. She answered that it does not at this time because they have storm water ordinances and other pertinent ordinances in play. Someday it could be applicable. They are trying to stay ahead of the game so that if and when it does hit, it won't be as bad.

Commissioner Klingenstein said the SPA amendment for The Canyons is critical. It opens up the entire SPA. They get to ask the hard questions about transportation, storm water, connectivity and whatever else they need answers to. He would like to see a phasing plan be part of the process. This should tie pieces of the project together. If the transportation piece isn't in place, they don't get the bill approved. If there is a phasing plan and things are not followed, there are consequences.

DIRECTOR ITEMS

Administrator Barnes said the next meeting is very full. There are five items. He outlined the items that would be on the agenda. These include The Cove at Sun Peak, water concurrency, an accessory building in Silver Creek, and a helicopter ordinance public hearing. There will also be a work session for The Discovery Project.

ADJOURN

At 7:53 p.m., the meeting was adjourned.

Beatrice M. Beck

Approval Signature