



Notice is hereby given that the  
**Snyderville Basin Planning Commission**  
will meet in regular session  
**electronically, via zoom, on Tuesday, March 9, 2021**

## AGENDA

*Agenda items may or may not be discussed in the order listed.*

*Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. §52-4-207 (4), Chair Ryan Dickey of the Snyderville Basin Planning Commission has issued a written determination supporting the Snyderville Basin Planning Commission's decision to convene electronic meetings of the Snyderville Basin Planning Commission without a physical anchor location. Due to the health and safety risks related to the ongoing COVID-19 pandemic and considering public health orders limiting in-person gatherings, members of the public should not attend Snyderville Basin Planning Commission meetings in person. However, members of the public are invited and encouraged to view and participate in the Snyderville Basin Planning Commission electronic meetings as described below*

**Please click the link below to participate in the webinar:**

<https://summitcountyut.zoom.us/j/98189226475>

**To listen by phone only Dial: US: +1 669 900 9128 or +1 301 715 8592**

**Webinar ID: 981 8922 6475**

### **4:30 PM Work Session**

1. Discussion regarding possible amendments to Chapter 3, Open Space, Chapter 4, Recreation and Trails in the Snyderville Basin General Plan. - Pat Putt, Community Development Director, Jennifer Strader, Senior Planner [CLICK HERE FOR STAFF REPORT](#)
2. Discussion regarding possible amendments to the Snyderville Basin Development Code. - Ray Milliner, Principal Planner [CLICK HERE FOR STAFF REPORT](#)
3. Discussion regarding the Anaya's Market Complex Plat Amendment; Low Impact Permit and Conditional Use Permit for a ~28,700 sq. ft.; 2-building mixed use project

proposed to be located on Lots 5 and 6 of the Silver Creek Plat I, Block 8 Subdivision.; located at 7047 N Pace Pl, Silver Creek; Parcels SL-I-8-5 (1.30 acres) and SL-I-8-6 (1.29 acres); Gines Construction Company; Doug Gines, Applicant. - Amir Caus, AICP, County Planner [CLICK HERE FOR STAFF REPORT](#)

### **6:00 PM Regular Session**

1. Public input for items not on the agenda or pending applications
2. Public Hearing and possible action regarding the proposed Conditional Use Permit for the Silver Summit Academy expansion into an existing building; at 6409 N Business Park Loop Road; Kip Bigelow, South Summit School District, Applicant. - Kirsten Whetstone, AICP, County Planner [CLICK HERE FOR STAFF REPORT](#)
3. Remanded from Summit County Council, Discussion and possible action – The Whileaway Ranch Indoor Riding Arena and Horse Boarding Facility Conditional Use Permit; Parcel SL-D-206; located at 7664 N. Whileaway Road; Silver Creek Subdivision; Val Geist, Applicant. - Tiffanie Northrup-Robinson, Senior Planner [CLICK HERE FOR STAFF REPORT](#)
4. Discussion and possible recommendation to the County Council regarding the Highland Flats General Plan Amendment and Rezone for a 410 unit development; located at 479 E and 671 E Highland Drive; Parcel SS-32-B (25.48 acres) and Parcel SS-32-B-2 (16.13 acres); Colbreen PC LLC, Applicant. - Amir Caus, AICP, County Planner [CLICK HERE FOR STAFF REPORT](#)
5. Public Hearing and possible action regarding the Conditional Use Permit for a Group Home in the Rural Residential Zone (RR) located at 150 East Highland Drive; Parcel HE-A-396; Thomas Eddington Jr., Applicant. - Ray Milliner, Principal Planner [CLICK HERE FOR STAFF REPORT](#) [CLICK HERE FOR PUBLIC COMMENTS](#)

**If you would like to submit comments on an item not on the agenda, please email [vgeary@summitcounty.org](mailto:vgeary@summitcounty.org) by 12:00 p.m. on Monday, March 8, 2021.**

### **DRC Updates Commission Comments Director Items Adjourn**

A majority of Snyderville Basin Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Chair or Vice-Chair. County business will not be conducted.

To view staff reports available after Friday, March 5, 2021 please  
visit: <http://www.summitcounty.org>

*Individuals needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Vicki Geary, Summit County Community Development Department, at (435) 615-3123.*

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