STAFF REPORT

To: Snyderville Basin Planning Commission
From: Ray Milliner, County Planner
Date of Meeting: March 10, 2020
Type of Item: Conditional Use Permit – Public Hearing, Possible Action
Process: Administrative Review

RECOMMENDATION: Staff recommends that the Snyderville Basin Planning Commission review the proposed Conditional Use Permit, conduct a public hearing and approve the proposed Bed and Breakfast Inn per the findings of fact, conclusions of law and conditions of approval in this staff report.

Project Description

Project Name: Colby School CUP
Applicant(s): Hoffvest LLC
Property Owner(s): Hoffvest LLC
Location: 3370 North Hwy 224
Zone District: Rural Residential (RR)
Parcel Number and Size: Parcel PP-102-A-3 (5.14 ACRES)
Type of Process: Administrative
Final Land Use Authority: Snyderville Basin Planning Commission

Proposal

The applicant is requesting Planning Commission approval of a Conditional Use Permit for a Bed and Breakfast Inn in the Rural Residential (RR) Zone. The applicant proposes to renovate the existing Colby School building to create 8 guest rooms and 1 caretaker room. No expansion of the footprint of the building is proposed. No additional buildings on site are proposed. No expansion of the existing parking area is proposed.
Background

The applicant is the owner of a 5.14-acre parcel at 3370 North HWY 224. The site was originally developed as a small hotel (the Snowed Inn) with associated restaurant and accessory uses in 1985. In March of 2000, there was a change of use on site from the hotel to a private school (Colby School). In 2008, the school left the site, and it has been vacant ever since.

Access to the property is through a gate entry from HWY 224. There is a platted but unimproved access right-of-way in the rear of the site from North Village Rim Road in the Park West Village Plat A subdivision. The site is generally located in a residential area with Park West Village to the north, Brookside Estates to the south, Two Creeks Ranch to the east and the Canyons Specially Planned Area (SPA) across HWY 224 to the west.

On December 12, 2017 the Planning Commission approved a conditional use permit for the following:

- Renovation and addition to the existing main building – 15 rooms in the old section 24
rooms in the new section for a total of 39 rooms (approximately 24,000 square feet total).
• Construction of 3 Cabin style rooms (1,800 square feet total).
• Yoga/Pilates studio: 3,872 square feet in a new building.
• Fitness studio: 1,925 square feet in a new building.
• Restaurant/bar: approximately 5,054 sf in a new building.
• Retention of the existing garage on the north side of the property (1,000 square feet).
• Retention of the existing barn building on the east side of the property behind the main structure (3,260 square feet).
• Demolition of the small accessory buildings located on the south side of the main building.
• Expansion of the existing parking area to 130 spaces.

The December 2017 approval was appealed, and on April 4, 2018 the County Council reversed the Planning Commission approval and denied the permit.

CURRENT REQUEST/PROCESS

The applicant is requesting a CUP for a Bed and Breakfast Inn in the Rural Residential (RR) zone. Chapter 10-2-10 Use Table of the Snyderville Basin Development Code shows Bed and Breakfast Inns as a CUP in the RR zone.

The following structures are currently on site:

• Main Colby Structure – 10,800 square feet
• Barn – 3,200 square feet
• Storage buildings (2) – 2,900 square feet

No expansion of these buildings is proposed, and no new structures are proposed as part of this application. If approved, the applicant plans to renovate the main Colby structure to accommodate 8 guest rooms 1 owner residence and a kitchen. The existing parking area will remain and be restriped. The existing barn and accessory buildings received a Low Impact Permit for a Pilates/fitness studio in 2016. No changes to this LIP are proposed.

OWNER OCCUPANT

The Development Code defines a Bed and Breakfast Inn as:

“BED AND BREAKFAST INN: An owner occupied residence in which up to eight (8) rooms are rented for overnight lodging to travelers, and where one or more meals is provided to the guests only, the price of which may be included in the room rate.”
Key to this definition is the requirement that the use be “owner occupied.” In this case, the property is owned by an LLC. As part of its review, staff and the applicant requested information from the County Attorney’s office regarding how the applicant would meet this requirement.

The Attorney’s Office referred staff to a CUP application from 2013 called the Silver Moose Ranch CUP located at 320 Snows Lane. In this case, the applicant was requesting approval of a CUP for a Bed and Breakfast, but the owner of the property did not live on site. The owner had created an LLC with a “management agreement” that listed two individuals (who did live on site) as partners in the operation. It listed how the operation would be run, what rent the live-in operators would pay and how operational profits would be divided. There was a clause in the management agreement that stated the owner would maintain 100% ownership of the property.

The application was reviewed by the Snyderville Basin Planning Commission and denied based on ownership, water, and access issues. The application was appealed to the County Council.

The Council reviewed the application and made the finding that the Development Code had no specific definition of what “owner occupied” meant, but that:

1. A Bed and Breakfast Inn was also a “Nightly Rental”
2. A nightly rental does not require a development permit but does require a business license.
3. Chapter 3 of the County Code defines “Nightly Rental” as any premises where any portion is rented or otherwise made available to persons for transient lodging purposes for a period less than thirty (30) consecutive days, including condominium project, single-family residence, time-share project or condotel
4. Chapter 3 of the County Code defines “Owner” as “a person who holds legal and/or equitable title to the nightly rental or condotel”

The Council found that because the use required a business license as a nightly rental, then the definitions of nightly rental and owner would apply in this case, which means the owner must hold a legal and/or equitable title to the property.

The Council concluded that the management agreement between the property owner and the onsite managers did not constitute legal and/or equitable title for the purpose of ownership of the property, rather it was more of a contract and therefore did not meet the minimum standard for “owner occupied.” The Council stated:

“SMR does not currently meet the definition of “owner occupied” for purposes of the Code. For SMR to qualify, Mr. Kelley needs to convey to SMR title to the property, together with the rights to the access right-of-way granted by the 1988 deed and water
right 35-8439, in the form of fee simple, fee simple determinable, tenancy in common, or other legal or equitable title.”

Nonetheless, the Council reversed the Planning Commission denial with the following condition of approval:

“SMR must have a deeded ownership interest in the Property, including in the access right-of-way granted pursuant to the 1988 Deed and in Water Right 35-8439, which cannot be simply a leasehold interest. SMR has sixty (60) days from the date hereof to satisfy this condition by producing evidence of such to the County Attorney. SMR may not operate the “Bed and Breakfast Inn” until this condition has been satisfied. If SMR is unable to satisfy this condition within the time period prescribed, this CUP shall be null and void.”

To date, the applicant has not determined who will be the person or persons who occupy the building. Staff has included a condition of approval that prior to the issue of a business license, the applicant will need to demonstrate that the person or persons occupying the business meets the definition of owner occupied as defined above.

ANALYSIS

The Planning Commission may approve, approve with conditions, or deny a conditional use based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance:

Standard 1: The use is in accordance with the General Plan. COMPLIES


OBJECTIVE D of Chapter 2 states: Ensure future development is well designed and appropriately located.

The Planning Commission originally approved a Bed and Breakfast Inn on the property in 1985. The use was changed to a school in 2000 and then abandoned in 2008. It sits across HWY 224 from the Canyons Resort which has an entitlement of approximately 8 million square feet of commercial/resort density. It operated as a Small Hotel use and as a school for approximately 22 years. Although there are residential uses near the property, staff finds that the proposed project is located on a site that was developed for the proposed use in 1985 and is directly across HWY 224 from a major destination resort area. Staff finds the use is consistent with the Snyderville Basin General Plan.
**Standard 2**: The use conforms to all applicable provisions of this Title, including, but not limited to, any applicable provisions of this Section and Chapter 4 of this Title, the General Plan, and State and Federal regulations. **COMPLIES**

**Analysis**: Staff review of the application indicates that it meets the minimum requirements for approval in the Snyderville Basin Development Code.

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<thead>
<tr>
<th>Code Requirement</th>
<th>Analysis</th>
<th>Finding</th>
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<tbody>
<tr>
<td>1. Environmental Criteria</td>
<td>This application was reviewed by Summit Water, and the Summit County Health Department for compliance with air and water quality standards as well as sewage disposal issues. There is adequate capacity in the existing sewer system to accommodate the use. Information from the water provides state that there is enough water available to accommodate the expansion.</td>
<td>COMPLIES</td>
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<tr>
<td>2. Critical Areas</td>
<td>No development is occurring in an area defined as “critical land” by the Development Code. The expansion does not encroach into any steep slopes or wetlands. There is an intermittent stream running through the property. No setback is required.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>3. Open Space</td>
<td>There is no open space requirement. No expansion of any building on site is proposed. No change to the existing open space will occur.</td>
<td>COMPLIES</td>
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<td>4. Water and Water Supply</td>
<td>The project was reviewed by the Summit Water representatives. Comments indicate that there is enough water for the site.</td>
<td>COMPLIES</td>
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<td>5. Sanitary Sewer</td>
<td>Comments from the sewer provider indicate that there is enough sewer capacity for the site.</td>
<td>COMPLIES</td>
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<td>6. Fire Protection</td>
<td>Comments from the Park City Fire Department state that no additional egress is necessary for the proposal. They stated that any improvements to the building fire suppression system will be reviewed as part of the building permit process.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>7. Loading and Unloading</td>
<td>All public access, deliveries and employee access will be from the front entry from HWY 224. Review from the Engineering Department indicates that this configuration is appropriate for the site.</td>
<td>COMPLIES</td>
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<tr>
<td>8. Parking Requirements</td>
<td>No changes to the existing parking area are proposed (except for restriping).</td>
<td>COMPLIES</td>
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<tr>
<td>9. Transportation Infrastructure and Access Design</td>
<td>In 2017, the developer submitted a traffic study to the Engineering Department for the larger and more impactful use. No issues or concerns</td>
<td>COMPLIES</td>
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were raised at that time. Because this use is significantly smaller, a determination was made that a new study was not required.

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<td>10. Public Utilities</td>
<td>All necessary public utilities are available on site.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>11. Mail Delivery</td>
<td>Mail delivery will remain as currently provided.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>12. Solid Waste and Recycling</td>
<td>Garbage collection will remain in an existing area in the rear.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>13. Snow Removal and Storage</td>
<td>Snow storage will remain on site. There is enough room for snow storage on site.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>14. Police and Security</td>
<td>No issues were raised by the Sherriff’s Office.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>15. Parks, Trails, and Trailheads</td>
<td>The project was reviewed by the Snyderville Basin Recreation District who indicated that it will not interfere with any existing or proposed recreation amenities in the area.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>16. ADA Access</td>
<td>Prior to the issue of a building permit, the project will be reviewed by representatives from the building Department for compliance with all ADA requirements.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>17. Special Site Design Requirements</td>
<td>No special site design requirements are necessary above those required by chapter 4 of the Development Code.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>18. Architectural Regulations for All Structures</td>
<td>No external changes to the existing buildings are proposed.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>19. Landscape Regulations</td>
<td>The applicant has submitted a landscape plan that is compliant with the requirements of the Development Code. Staff will physically inspect the landscaping for compliance after it has been installed but before the issue of a certificate of occupancy.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>20. Lighting Regulations</td>
<td>The applicant has submitted a compliant lighting plan. Prior to the issue of a building permit, staff will review the final lighting plan for compliance with the standards in the Code, and physically inspect the lighting for compliance after it is been installed but before the issue of a certificate of occupancy.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>21. Height Regulations</td>
<td>The zone height is 32 feet above established grade. No changes to the existing buildings are proposed. The existing building is one story, approximately 20 feet tall.</td>
<td>COMPLIES</td>
</tr>
</tbody>
</table>

**Standard 3:** The use is not detrimental to public health, safety and welfare. **COMPLIES AS CONDITIONED**
**Analysis:** There have been significant concerns raised by the public relating to potential impacts from the site. The applicant has worked with staff to mitigate these issues, noise, landscaping, lighting, traffic, etc. Staff has included conditions of approval to mitigate these issues.

**Standard 4:** The use is appropriately located with respect to public facilities. **COMPLIES**

**Analysis:** All necessary public facilities are available on site, including water, sewer, and street access. Parking, internal circulation and access have been reviewed by the Summit County Engineering Department and found to be adequate. The property is located near public trails, transportation and commercial areas. There is a bus stop approximately 400 feet from the property, and a paved trail along the front property line. The McCloud Creek trail runs behind the property approximately 500 feet away.

**Standard 5:** The use is compatible with the existing neighborhood character and with the character and purpose provision of the applicable zoning district and will not adversely affect surrounding land uses. **COMPLIES**

**Analysis:** The proposed use is listed as a Conditional Use in the RR zone. There are several residential units on three sides of the property, who could have negative impacts from the use (primarily noise and lighting). Because of this, staff is recommending that the Planning Commission approve conditions of approval to mitigate the potential impacts of the property.

Proposed conditions of approval address parking, lighting, landscaping, noise, special events, hours of operation, employee trip generation and emergency access. It is staff’s finding that if these conditions of approval are adopted, they will mitigate any negative impacts of the use on surrounding properties.

**Recommendation**

Staff recommends that the Snyderville Basin Planning Commission review the proposed Conditional Use Permit, conduct a public hearing and approve the proposed Bed and Breakfast Inn per the findings of fact, conclusions of law and conditions of approval in this staff report.

**Findings of Fact**

1. The applicant is the owner of a 5.14-acre parcel at 3370 North HWY 224.
2. The site was originally developed as a small hotel (the Snowed Inn) with associated restaurant and accessory uses in 1985.
3. In March of 2000, there was a change of use on site from the hotel to a private school (Colby School).
4. In 2008, the school left the site, and it has been vacant ever since.
5. Access to the property is through a gate entry from HWY 224.
6. There is a platted but unimproved access right-of-way in the rear of the site from North Village Rim Road in the Park West Village Plat A subdivision.

7. The site is generally located in a residential area with Park West Village to the north, Brookside Estates to the south, Two Creeks Ranch to the east and the Canyons Specially Planned Area (SPA) across HWY 224 to the west.


9. In April of 2018 the County Council reversed the approval by the Planning Commission denying the CUP.

10. There are 4 primary structures on site: the main Snowed Inn/Colby structure: a barn and two storage sheds.

11. No changes to the footprint of these buildings are proposed.

12. No expansion to the square footage of these buildings is proposed.

13. No expansion of the existing parking area is proposed.

14. The applicant proposes to modify the internal portion of the main Snowed Inn/Colby structure to have 8 guest rooms and 1 owner residence and a kitchen.

15. The County Code defines a Nightly Rental as:
   a. A “Nightly Rental” is defined as “any premises where any portion is rented or otherwise made available to persons for transient lodging purposes for a period less than thirty (30) consecutive days, including condominium project, single-family residence, time-share project or condotel.”

16. A nightly rental requires a business license. A Nightly Rental does not require a development permit.

17. The Development Code defines a Bed and Breakfast Inn as:
   a. “BED AND BREAKFAST INN: An owner occupied residence in which up to eight (8) rooms are rented for overnight lodging to travelers, and where one or more meals is provided to the guests only, the price of which may be included in the room rate.”

18. A Bed and Breakfast Inn is a conditional use in the RR zone. A Bed and Breakfast Inn does require a Nightly Rental business license.

19. The County Code defines an Owner as:
   a. “Owner” is defined as “a person who holds legal and/or equitable title to the nightly rental or condotel”

20. “Owner occupied residence” is an undefined term in Title 10 of the Code.

21. All public access, deliveries and employee access will be from the front entry from HWY 224.

22. This application was reviewed by Summit Water, and the Summit County Health Department for compliance with air and water quality standards as well as sewage disposal issues. There is adequate capacity in the existing sewer system to accommodate the addition.

23. No development is occurring in an area defined as “critical land” by the Development Code.
24. The project was reviewed by the Summit Water representatives. Comments indicate that there is enough water for the site.
25. The developer submitted a traffic study to the Engineering Department. No issues or concerns were raised.
26. The developer is allowed a maximum of 94 parking spaces on the property.
27. All necessary public utilities are available on site.
28. Mail delivery will remain as currently provided.

Conclusions of Law:

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

Conditions of Approval

1. Prior to the issue of a business license by the Summit County Clerks Office the applicant must demonstrate that the occupant of the Bed and Breakfast Inn has a deeded ownership interest in the Property, which cannot be simply a leasehold interest. The applicant may not operate the “Bed and Breakfast Inn” until this condition has been satisfied.
2. The project shall comply with the Outdoor Lighting Plan as set forth in Exhibit A. All lighting fixtures shall comply with the lighting standards as outlined in chapter 10-4 of the Development Code.
3. The project shall keep and maintain the portion of the east side earthen berm located on the Property.
4. To reduce the likelihood of impacts from noise, the project shall comply with the hours of operation set forth by county code. In addition, these operation conditions shall apply:
   5. Outdoor events and gatherings shall end by 9 pm.
   6. Garbage collection shall be prohibited between the hours of 9 pm and 7 am by contract with the vendor.
   7. All construction activity shall comply with Ordinance 316-A.
   8. The project shall be landscaped as set forth in the attached landscape plan.
   9. The project shall keep and maintain the east side earthen berm located on the Property.
10. No Parking on 224 or within Park West Village for the project shall ever be permitted.

Attachments

- Exhibit A – Proposed Site Plan and Architectural Information
- Exhibit B – Narrative from Applicant
- Exhibit C - Public Comment
COLBY BED & BREAKFAST
CONDITIONAL USE PERMIT APPLICATION
SUMMIT COUNTY, UTAH

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LOCATION MAP:

SHEET INDEX:
1 COVER SHEET
2 LOCAL CONTEXT MAP
3 EXISTING CONDITIONS
4 ILLUSTRATIVE SITE PLAN
5 SITE PLAN
6 SITE SECTIONS
7 LIGHTING PLAN
8 SITE CONDITIONS

PROJECT LOCATION

SUN PEAK
CANYONS VILLAGE
WILLOW CREEK
OLD RANCH ROAD
SECTION A: NORTHWEST - SOUTHEAST
NOT TO SCALE

SECTION B: SOUTHWEST - NORTHEAST
NOT TO SCALE
ALL PROPOSED LIGHTING SHALL MEET OR EXCEED CURRENT SUMMIT COUNTY DEVELOPMENT CODE REQUIREMENTS.

PROPOSED LIGHTS ARE FOR THOSE LIGHTS THAT ARE OUTDOORS ONLY AND ANY LIGHTING PROPOSED WITHIN A STRUCTURE SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT APPROVALS.

PROPOSED LIGHTING LOCATIONS ARE APPROXIMATE.

ALL LIGHTS SHALL USE HIGH PRESSURE SODIUM LAMPS. IF LED FIXTURES ARE USED A LAMP MATCHING HIGH PRESSURE SODIUM LAMPS SHALL BE USED IF AVAILABLE.

ALL FIXTURES SHALL HAVE LAMPS THAT ARE A MAXIMUM 150 WATTS.

ALL FIXTURES SHALL BE A “FULL CUT-OFF” VARIETY, WHERE NO MORE THAN TEN PERCENT (10%) OF THE TOTAL LUMEN OUTPUT OF THE FIXTURE WILL COME OUT AT NINETY DEGREES (90°) ABOVE THE HORIZONTAL PLANE OF THE FIXTURE.
SITE CONDITIONS

EXISTING BERM

EXISTING BERM
Conditional Use Permit

CRITERIA FOR APPROVAL

Former Colby School/Snowed Inn Site

This permit application requests approval of the Conditional Use Permit for a Bed and Breakfast in the former Colby School building on the Colby/Snowed Inn site. A Bed and Breakfast is a Conditional Use in the Rural Residential Zone. The site plan attached shows 8 rooms, which are allowed within the definition of a Bed and Breakfast and maintains the same footprint of the existing main Colby structure.

The current approved Low Impact Permit for the Colby site that allows Commercial Pilates, Yoga, Meditation, and Fitness use on the site will continue in those previously approved locations (Barn and Studio).
Response to CUP CRITERIA FOR APPROVAL:

1. The use is in accordance with the General Plan.

The 2015 adopted General Plan intended to address the existing vested uses on this site. The goals and policies of the GP for the Canyons/Mixed Use area match the vested uses on this site; including: facilities and activities necessary to promote a year-round resort and meet the needs of the residents of the Snyderville Basin are encouraged to be developed in this planning area.

2. The use conforms to all applicable provision of the Development Code, including, but not limited to any applicable provisions of the Conditional Use Permit Section and Chapter 4 of the Code, the General Plan, and State and Federal regulations.

Yes, the existing structure meet the codes referenced above.

3. The use is not detrimental to public health, safety and welfare.

No, this application is not detrimental to public health, safety and welfare.

Although the 60’ public right of way still exists at the north end of the property through the Park West Village area, we are not showing a connection for emergency access in this site plan due to the size and scope of the use proposed on site. The 8 room project did not warrant an additional emergency access.

4. The use is appropriately located with respect to public facilities.

No public facilities are needed to support the project; other than the 5 lane+ State Highway which can provide easy access to the site, which is located half way between Park City and Kimball’s Junction.

5. The use is compatible with the existing neighborhood character and with the character and purpose of the applicable zoning district, and will not adversely affect surrounding land uses.

The local context map, provided as one of our Conditional Use Permit exhibits, shows the entire surrounding area to this site. From this aerial perspective the variety of uses and intensities for current conditions are shown.

The first (known) development on this site was the Snowed Inn Bed and Breakfast which went through a Class II development process in the mid 1980’s. As part of that process the site was analyzed for compatibility with the immediate adjacent uses which included open space and Park West Village a single-family and condominium complex at that time. The development that was approved included a
restaurant and bar, bed and breakfast as well as a significant list of other commercial uses. It was
determined at that time that the approval of the development package did fit the neighborhood
classic and purpose of the zone. The Bed and Breakfast was built and operated, along with the
Restaurant with a liquor license; hosting many events, parties, weddings and sleigh rides. In the early
2000’s the property was purchased for the use of a private school, The Colby School, which operated on
site with over 200-300 people daily on the property throughout the school year and then renting out to
events and weddings in the summer months. Since the 1980’s when the initial development was
constructed the site has been used for commercial lodging, restaurant, events and educational (all
commercial) uses only. This property, as a commercial property, has been a part of the neighborhood
fabric for over 30 years and is an established part of the character in itself.

This plan is applying for a Bed and Breakfast use of 8 rooms in the existing “Colby” building in its current
footprint. Modifications to the exterior to provide typical maintenance and improve the cosmetic
condition of the current building would occur (roof repair, paint, window improvements, patching,
sanding, siding work, etc) after CUP approval. No expansion of the current footprint is proposed and the
B and B use is located within the main structure. The 8 room facility will have minor impact to traffic,
noise and overall experience as the site is significantly set back from properties on the west side in Park
West, Two Creeks on the North, and has a large berm in between it and one future residential structure
on the east side.
March 5, 2020

VIA ELECTRONIC MAIL:
Snyderville Basin Planning Commission
Ray Milliner, rmilliner@summitcounty.org
601 North Main Street
PO Box 128
Coalville, UT 84017

Re: Record Regarding Proposed Redevelopment of the Colby School

Dear Mr. Milliner:

I represent several families who live in the three neighborhoods that surround the Colby School land. I will be submitting a letter to the Snyderville Basin Planning Commission tomorrow afternoon that demonstrates why the currently pending application for a Conditional Use Permit to redevelop the Colby School as a commercial establishment consisting of eight guest rooms plus an apartment for an onsite manager should be denied. Because of the contentious history of land use planning regarding this particular property, I feel it is important to ensure that a complete record of the evidence that was previously presented to the Snyderville Basin Planning Commission and the Summit County Council is available for review. I am therefore submitting the entire record that was presented to the Summit County Council in January and February of 2018 for consideration and reference with regard to the current conditional use permit application. I ask that you please make these documents part of the record. I will copy you on my letter outlining my position on the current application tomorrow.

Thank you in advance for your attention.

Very truly yours,

WRONA DUBOIS, PLLC

Joseph E. Wrona

Enclosures via Dropbox (see below)
• February 21, 2018 Colby School Record (#1-2097 etc.)
• Notice of Appeal of Approval of Conditional Use Permit Hotel and Associated Uses at Snowed Inn Building; PP-102-A-3 (December 22, 2017)
• Appeal of Approval of Conditional Use Permit Hotel and Associated Uses at Snowed Inn Building; PP-102-A-3 with Exhibits A-S (January 17, 2018)
• Appeal of Approval of Conditional Use Permit Hotel and Associated Uses at Snowed Inn Building; PP-102-A-3: Supplemental Brief of Two Creek Subdivision and Brookside Subdivision Appellants with Exhibits A-G (February 21, 2018)
• Appeal of Approval of Conditional Use Permit Hotel and Associated Uses at Snowed Inn Building; PP-102-A-3: Rebuttal Brief of Two Creek Subdivision and Brookside Subdivision Appellants (February 26, 2018)