



## STAFF MEMO

**To:** Summit County Council (County Council)  
**From:** Amir Caus, Senior Planner  
**Date of Meeting:** October 26, 2022  
**Type of Item:** General Plan Amendment and Rezone – Work Session  
**Process:** Administrative Review

**EXECUTIVE SUMMARY:** The applicants original request includes a General Plan Amendment to amend the Future Land Use Map and a Rezone from Rural Residential Zone to the Community Commercial Zone for a 410-unit multi-family and single-family attached dwelling unit development on Parcels SS-32-B (25.48 acres) and SS-32-B-2 (16.13 acres).

On March 9, 2021, the Snyderville Basin Planning Commission discussed the project and found that the project does not meet the necessary standards for approval. The Snyderville Basin Planning Commission subsequently forwarded a negative recommendation to the Summit County Council for the proposed Highland Flats General Plan Amendment and Rezone.

On August 4, 2021, the Summit County Council held a work session regarding the proposed item. During the August 4, 2021 meeting, the County Council expressed concerns with the project potentially not meeting the necessary standards for approval.

The applicant has requested a work session with the County Council to present an alternative request for the subject property. The applicant has provided new information which can be found in Exhibit A of this Staff Memo.

Staff recommends that the County Council review the proposed Highland Flats General Plan Amendment and Rezone, consider the Snyderville Basin Planning Commission recommendation, and provide feedback and direction on the proposed request.

### Project Description

**Project Name:** Highland Flats General Plan Amendment and Rezone  
**Applicant(s):** Colbreen PC LLC (Jake Breen, Adam Breen, Nate Bullen, Lance Bullen, and Jonathan Bullen)  
**Property Owner(s):** Catholic Diocese of Salt Lake City Real Estate Corporation (Parcel SS-32-B) and Colbreen PC LLC (Parcel SS-32-B-2)  
**Location:** 479 E and 671 E Highland Drive, Summit County, UT  
**Zone District:** Rural Residential (RR)  
**Parcel Number and Size:** SS-32-B (25.48 acres) and SS-32-B-2 (16.13 acres)  
**Type of Process:** Legislative  
**Final Land Use Authority:** Summit County Council

# EXHIBIT A - APPLICANT LETTER

Summit County Council Work Session,

October 26<sup>th</sup>, 2022

Aug 4<sup>th</sup>, 2021 - ColBreen presented application for request of zone change and proposed development of the Highland Flats subdivision. This proposal consisted of 410 residences with the following breakout:

- 80% Affordable/Attainable Housing (324 units)
  - Affordable Units (144 units for AMI ranges 30% to 80%)
  - Moderate/Attainable (180 unit for AMI ranges 81% to 120%)
- 86 market rate units

No vote was taken at the public meeting.

Dec 2021 – Summit County staff suggested, to ColBreen, a Jan 2022 Council meeting with a possible action. ColBreen did not feel the application and new information from the August session was completed enough for a meeting and asked staff to wait until spring of 2022.

March 2022 – ColBreen suggesting to the staff that a work session needed to take place with the Council to help better vision the current needs of West Summit County.

\*This was primarily due to current (at that time) legislative session potentially addressing affordable housing from a Statewide perspective where ColBreen did not want to get in the potential and disruptive discussion happening in legislation.

Oct 2022 – Current Date – ColBreen has remained with an ear to the ground of what the West Summit County economy AND current residents need. Information has been obtained through previous commission and council sessions, community outreach and public events, news and media and economic forecasts. ColBreen has continued to actively work with staff to better understand the needs of Summit County to amend the original presented plan of workforce and affordable housing.

## **Proposal/Request to Council:**

Colbreen has explored County data for additional and alternate uses on the site including but not limited to Transitional/Senior Housing. ColBreen is requesting the Council give feedback on a transitional/senior housing project at this site. The goal of this exercise would allow ColBreen more to deeper evaluate multiple other needs of the community that could potentially fit on our site and improve the neighborhood and surrounding economy.