



Notice is hereby given that the
Snyderville Basin Planning Commission
will meet in regular session
on **Tuesday, March 28, 2023**

**at the Anchor Location, Sheldon Richins Building
(1885 West Ute Boulevard, Park City, Utah 84098).**

To participate in Planning Commission meeting: Join Zoom webinar:

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

OR

To listen by phone only: Dial 1-669-900-9128 or 1-253-215-8782, Webinar ID: 981 8922 6475

AGENDA

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

4:30 P.M. Work Session

1. Project #: 23-021. Work Session regarding a proposed Master Planned Development and Rezone, 7131 Silver Creek Rd, Summit County, Utah; Parcel SL-I-9,A,B,4-1,2; Applicant: Tony Tyler. – *Madlyn McDonough and Laura Kuhrmeyer, County Planners. See below for staff report*

6:00 P.M. Regular Session

1. Public input for items not on the agenda or pending applications.

Commission Items

Director Items

Adjourn

To view staff reports available after Friday, March 24, 2023 please visit: 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) 336-3123.

Posted: March 24, 2023

Published: March 25, 2023 – *The Park Record*



STAFF REPORT

To: Snyderville Basin Planning Commission
From: Madlyn McDonough and Laura Kuhmeyer, County Planners
Date of Meeting: March 28, 2023
Type of Item: Pre-Application Meeting: MPD and Rezone
Process: Work Session

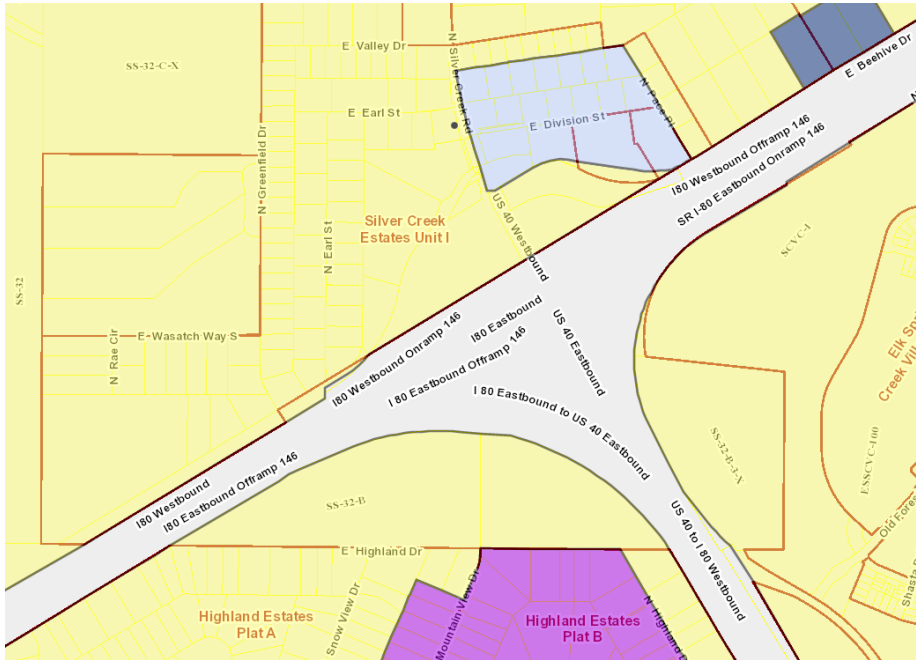
Project Description

Project Number: 23-021
Project Name: Silver Creek Rezone
Applicant(s): Tony Tyler
Property Owner(s): CPD Silver Creek, LLC
Location: ~ 7131 Silver Creek Road
Zone District: Rural Residential (RR)
Parcel Number and Size: SLI-9, A, B, 4-1, 2

Proposal

The applicant will present a preliminary concept for a mixed-use development in Silver Creek Unit I, which is located north of the intersection of I-80 and US-40. The application is for a Master Planned Development (MPD) and Rezone to Neighborhood Mixed Use. The proposed development would include residential, commercial, and daycare/community meeting uses.

Vicinity Map



Background

In accordance with section 10-2-18 of the Snyderville Basin Development Code, the applicant had a pre-application conference with planning staff on January 17, 2023.

The applicant is also entitled to a ‘pre-application work session and public meeting’ in order to receive preliminary input on a concept for an MPD. As stated in the code, “any direction or feedback given at the pre-application work session public meeting is not vested. Vesting occurs once a complete application is filed, and the project has been reviewed and approved by the county council or planning commission.”

Per section 10-2-17 of the Snyderville Basin Development Code, the purpose of the Neighborhood Mixed-Use zone (NMU-1) is to “create development and redevelopment areas that are: mixed use, pedestrian-focused, and transit-oriented.” Additionally, “the desired development pattern of the NMU-1 zone shall be facilitated through flexible site and community design principles that:

- a) Result in a mix of land uses that are compatible, mutually supportive, well connected through a variety of transportation choices;
- b) Result in convenient, safe, direct, and well-connected transit and pedestrian linkages;
- c) Result in a reduction in the need for parking;
- d) Result in compact development that creates public spaces, including but not limited to plazas and other outdoor amenity areas; and
- e) Result in sustainable infrastructure and building design consistent with best practices.