Notice is hereby given that the
Snyderville Basin Planning Commission
will meet in regular session
on Tuesday, June 14, 2022

The Snyderville Basin Planning Commission will meet, electronically, via Zoom.
If you prefer, County Staff will be available, in person, at the anchor location which is
the Sheldon Richins Building Auditorium, (1885 West Ute Boulevard, Park City, Utah 84098) to assist
you in viewing the meeting and providing comments.

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. Site Visit to the Residential Treatment Facility at 241 West Highland Drive; Parcel PRE-12.

6:00 p.m. Regular Session: Planning Commission will meet electronically via Zoom after Site Visit

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

2. Public hearing and possible action regarding a Conditional Use Permit for a Pocket Park in the Silver Creek Village Center; SCVC-8-P1-OS; Matt Lowe, Applicant. – Jennifer Strader, Senior Planner  SEE BELOW FOR STAFF REPORT

3. Public hearing and possible action regarding a Conditional Use Permit application for an Accessory Building, Silver Creek Estates Unit A, Summit County, Utah; Parcel SL-A-83 (16.52 acres); Matthew Smirniotis, Applicant. – Madlyn McDonough, County Planner  SEE BELOW FOR STAFF REPORT

4. Public hearing and possible action regarding a Conditional Use Permit application for an addition to an Accessory Building at 1655 E Oakridge Road South, Summit County, Utah; Parcel SL-A-33-AM (8.48 acres); Ephraim Zitting/Dexson Construction and Judd Kelsch, Applicants. – Kirsten Whetstone, AICP, County Planner  SEE BELOW FOR STAFF REPORT

5. Public hearing and possible action for a Conditional Use Permit for a Residential Treatment Facility at 241 West Highland Drive; Parcel PRE-12; Rural Residential zone; Jim Huffman, Applicant. - Ray Milliner, Principal Planner  SEE BELOW FOR STAFF REPORT

6. Approval of minutes: May 10, 2022

Commission Items
Director Items
Adjourn

To view staff reports available after Friday, June 10, 2022 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:  June 10, 2022
Published: June 11, 2022 – The Park Record
I. Recommendation
Staff recommends the Snyderville Basin Planning Commission (SBPC) review the Conditional Use Permit for a Pocket Park located in the Silver Creek Village Center, conduct a public hearing, and vote to approve the Conditional Use Permit pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval found in this report.

II. Project Description
Project Name: Silver Creek Village Center Pocket Park
Applicant(s): Alex Huhn
Property Owner(s): Village Development Group
Parcel # and Size: SCVC-8-P1-OS, 0.39 acres
Zone District: SPA/RR
Final Land Use Authority: SBPC

III. Vicinity Map
IV. Background & Proposal
The Silver Creek Village Center Development Agreement (Agreement) was recorded on June 22, 2015, effective August 4, 2015. The development is approved for 1,290 residential units and 50,000 SF of commercial. Per Exhibit C1 of the Agreement, when Parcels 6.3 and 6.4 are subdivided, the subject Pocket Park is required to be completed within 24 months of recordation. Parcels 6.3 and 6.4 are part of the Lot 8 subdivision, which was recorded on June 2, 2021. The Park is to be completed by June 2, 2023. The Park is allowed subject to approval of a Conditional Use Permit. Parcel SCVC-8-P1-OS contains 0.39 acres. The Park is located on 0.18 acres of Parcel SCVC-8-P1-OS (Exhibit A).

Section 6.1.2 of the Agreement requires approval of the Silver Creek Village Design Review Committee (DRC) prior to submittal of any development permits to the County. The DRC met on January 18, 2022 and voted to approve the Park (Exhibit B).

The Silver Creek Village Center Development Agreement (Agreement) identifies specific design standards for the Park, including:

- Passive lawn
- Bench Seating
- Shade trees
- Dog waste station
- Trash and recycling containers

The Park includes:

- Passive lawn
- Bench seating
- Trees/Landscaping
- Dog waste stations
- Trash and recycling containers
- Mailboxes for the Lot 8 Subdivision

The Park will be maintained by the Owners Association.

V. Identification and Analysis of Issues
The SBPC may recommend approval, approval with conditions, or denial of the proposed Conditional Use Permit 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

Analysis: The Silver Creek Village Center was approved under the 1997 General Plan which designated the property as a Village Center. The use is allowed and required per Exhibit C1 of the Agreement.
Standard 2: The use conforms to all applicable provisions of [the Code], including, but not limited to, any applicable provisions of this section and chapter 4 of [the Code], the general plan, and state and federal regulations; **COMPLIES**

**Analysis:** Service Providers have reviewed the proposed Park. The applicant has satisfied their concerns.

Standard 3: The use is not detrimental to public health, safety and welfare; **COMPLIES**

**Analysis:** The Park, as proposed, is not detrimental to the public health, safety, and welfare.

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

**Analysis:** The Park location is consistent with the approved Agreement and is appropriately located with respect to public facilities.

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 Park is intended to serve the existing and future residents of the Silver Creek Village Center. There are no existing surrounding land uses that this Park would adversely affect.

In addition to the standards established in Section 10-3-5.B and chapter 4 of the Code, all conditional uses within a zoning district shall conform to the following standards and criteria:

Special Standard 1: The commission may require the applicant or the owner of the property subject to an application for development approval for a conditional use permit to establish an escrow account, post a bond or provide other financial security, in such form and sum as the commission shall determine, with sufficient surety running to the county to offset any extraordinary costs or expenses associated with the following: a) construction of any highways, roads, water or sewer mains, drainage facilities, or other public infrastructure; b) landscaping; c) compliance with the requirements of this section, any applicable special requirements set forth in this section and chapter 4 of [the Code], and the conditions attached to the development permit; and d) any expense requirements set forth in this section and chapter 4 of [the Code], and the conditions attached to the development permit, including the provision of facilities or structures, maintenance or construction work, or the execution or fulfillment of conditions of a continuing nature. **COMPLIES**

**Analysis:** Per Section 6.6 of the Development Agreement and Chapter 6 of the Snyderville Basin Development Code, the applicant will be required to submit a completion and warranty bond for the Park in conjunction with a Development Improvement Agreement before construction may commence.
**Special Standard 2**: The proposed development shall not cause a reduction in the adopted level of service for any public facility. **COMPLIES**

**Analysis**: The proposed Park will not cause a reduction in the level of service for any public facility.

**Special Standard 3**: Lighting shall not be directed or reflected upon adjoining land and shall meet all other related requirements of section 10-4-21 of [the Code] with respect to exterior lighting. **COMPLIES**

**Analysis**: There is no lighting proposed for the Park.

**Special Standard 4**: The natural topography, soils, critical areas, watercourses and vegetation shall be preserved and used, where possible, through careful location and design of circulation ways, buildings and other structures, parking areas, recreation areas, open space, utilities and drainage facilities. **COMPLIES**

**Analysis**: There are no critical lands on the lot where the Park will be constructed. The location and design of the Park is in compliance with the Agreement.

**Special Standard 5**: All roads shall provide free movement for safe and efficient use within the development. Local roads shall provide access to the site in a manner that discourages unsafe and congested conditions, and which provides convenient accessibility to parking areas, arterial and collector roads that shall be free of backing movement from adjoining parking areas and free from congestion and public safety problems. **COMPLIES**

**Analysis**: The primary roads for the development have been or are currently being constructed. The Park will not affect existing or proposed roadways.

**Special Standard 6**: Vehicular and pedestrian passageways shall be separated from public rights of way. Where appropriate, a system of walkways and bicycle paths connecting buildings, open spaces, recreation areas, public facilities, and parking areas shall be provided and appropriately lighted for night use. **COMPLIES**

**Analysis**: The roads around the Park will be dedicated to the County as public roads upon their completion; the road right of way includes a sidewalk adjacent to the Park. The entirety of the Park is intended for pedestrian use.

**Special Standard 7**: Buildings and other structures shall provide a human scale consistent with adjacent development and appropriate to residential uses in the RR, HS, MR, CC, SC, and NC zoning districts, and consistent with adjacent conforming development in the zoning districts. The massing, scale and architectural design shall be consistent with the design guidelines established in section 10-4-19 of [the Code]. **COMPLIES**

**Analysis**: There are no buildings proposed in the Park.
Special Standard 8: The volume rate of post development runoff shall not exceed predevelopment runoff. Runoff calculations shall be submitted with the application for site plan approval and shall be based upon: a) the 25-year, twenty four (24) hour design storm event; b) a fully developed contributing drainage area; c) the specific location of the proposed development; d) the proposed land use and use density or intensity; and e) the specific location and amount of impervious surfaces, in square feet. **COMPLIES**

**Analysis:** The Engineering Department has reviewed the runoff for the Park in conjunction with the proposed grading of the site. Prior to approval of the construction plans and Development Improvement Agreement, they will ensure that any runoff complies with their requirements.

Special Standard 9: The site shall be landscaped in accordance with the requirements of section 10-4-20 of [the Code]. **COMPLIES AS CONDITIONED**

**Analysis:** A landscape plan has been submitted and has been preliminarily reviewed by Staff. Prior to final Conditional Use Permit approval, Staff will provide final approval of the plan per Section 10-4-20(C) of the Code.

VI. **Recommendation**

Staff recommends the SBPC review the Conditional Use Permit, conduct a public hearing, and vote to approve the Conditional Use Permit pursuant to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

**Findings of Fact**

1. On January 26, 2022, a Conditional Use Permit was submitted to the Community Development Department for the construction of the Pocket Park.
2. The Pocket Park is proposed on Parcel SCVC-8-P1-OS.
3. Lot SCVC-8-P1-OS is owned by Village Development Group.
4. Lot SCVC-8-P1-OS contains 0.39 acres.
5. The park is located on 0.18 acres of Parcel SCVC-8-P1-OS.
6. The Silver Creek Village Development Agreement was recorded on June 22, 2015, effective August 4, 2015.
7. The development is approved for 1,290 residential units and 50,000 SF of commercial.
8. Per Exhibit C1 of the Agreement, when Parcels 6.3 and 6.4 are subdivided, the subject Pocket Park is required to be completed within 24 months of recordation.
9. Parcels 6.3 and 6.4 are part of the Lot 8 subdivision, which was recorded on June 2, 2021.
10. The Park is to be completed by June 2, 2023.
11. The Park is allowed subject to approval of a Conditional Use Permit.
12. Section 6.1.2 of the Agreement requires approval of the Silver Creek Village Design Review Committee (DRC) prior to submittal of any development permits to the County.
13. The DRC met on January 18, 2022 and voted to approve the Pocket Park.
14. The Park includes the following elements:
- Passive lawn
- Bench Seating
- Shade trees
- Dog waste station
- Trash and recycling containers
- Mailboxes for the Lot 8 Subdivision

15. Service providers reviewed the proposed Pocket Park.
16. There is no lighting proposed in the Pocket Park.
17. There are no critical lands on the Lot where the Pocket Park will be constructed.
18. The roads around the Park will be dedicated to the County as public roads upon their completion; the road right of way includes a sidewalk adjacent to the Park.
19. The entirety of the Park is intended for pedestrian use.
20. There are no buildings proposed in the Park.
21. The Engineering Department has reviewed the runoff for the Park in conjunction with the proposed grading of the site. Prior to approval of the construction plans and Development Improvement Agreement, they will ensure that any runoff complies with their requirements.
22. A landscape plan has been submitted and reviewed by Staff.

Conclusions of Law
1. The use in accordance with the General Plan.
2. The use conforms to all applicable provisions of the Code and Development Agreement.
3. The use is not detrimental to the public health, safety, or welfare.
4. The use is appropriately located with respect to public facilities.
5. The use is compatible with the existing neighborhood character and will not adversely affect surrounding land uses.

Conditions of Approval
1. Prior to commencement of construction on any portion of the Park, a Development Improvement Agreement shall be submitted, approved, and recorded.
2. All service provider requirements shall be met.

Attachments
Exhibit A: Proposed Site Plan
Exhibit B: DRC Letter
SITE PLAN KEYNOTES

SECTION A: EXISTING
- EXISTING CONCRETE SIDEWALK
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING WATER LINE
- 20’ NON-EXCLUSIVE PARK
- 10’ PUBLIC UTILITY EASEMENT LINE
- OPEN SPACE LIMIT OF WORK
- EXISTING POWER POLE

SECTION B: SITE IMPROVEMENTS

4" THICKNESS CONCRETE PAD FOR CLUSTER MAILBOX (SEE DETAIL 1, SHEET LS1.1)
- CONCRETE SIDEWALK (SEE DETAIL 4, SHEET LS1.1)
- TRASH RECEPTACLE (SEE DETAIL 3, SHEET LS1.1)
- STAINLESS STEEL MANUFACTURED BY R.I. MFG. (SEE DETAIL 1, SHEET LS1.1)
- CONCRETE PAD FOR TRASH RECEPTACLE (SEE DETAIL 3, SHEET LS1.1)
- CONCRETE PAD FOR BACKED BENCH (SEE DETAIL 1, SHEET LS1.1)
- BRICK BUS STOP RETAINING WALL (SEE DETAIL 1, SHEET LS1.1)

WATER:
1. ALL CONSTRUCTION SHALL COMPLY WITH SALT LAKE COUNTY STANDARDS AND SPECIFICATIONS
2. CONCRETE HOUSING FOR CLUSTER MAILBOXES PAD AND SEAT MIX SHALL BE 4" THICKNESS WITH MEDIAN BLUE FINISH PERMISSED REGULAR TO RESIDUAL FLOW
3. THE AREA OF OPEN SPACE PARCEL A & B (SEE DETAIL 1, SHEET LS1.1) ACROSS THE AREA WITHIN THE LIMIT OF WORK WILL BE CONSIDERED THE ROADWAY PARKSTOP AND PERIMETER SIDEWALKS

THE AREA IS A PART OF SDV-18 OPEN SPACE, BUT IS INCLUDED WITH SDV-4 OPEN SPACE IMPROVEMENTS
TRADE IMPROVEMENTS NOT A PART OF SDV-4 OPEN SPACE IMPROVEMENTS
Concrete Paving - 4" Thickness

DogPaw Pet Station

Trash Receptacle - Surface Mount (Typical)

Backed Bench Seat - Surface Mount (Typical)
Dear Silver Creek Village:

The Silver Creek Village Design Review Committee (the “Committee”) has reviewed and recommends approval of your application for Silver Creek Village Lot 8 Pocket Park Conditional Use Permit that is located in the Silver Creek Village Subdivision (the “Project”), submitted to the Committee for Final Design Review on January 18, 2022. Please include this recommendation letter in your application materials to Summit County for all applicable building and use permits. We wanted to indicate that the DRC panel voted unanimously to approve your application.

**Conditions of Approval.** DRC approval is conditional on all construction adhering to the National Green Building Standards, and all associated plat notes.

**Subsequent Adjustments.** Any subsequent adjustments to Committee-approved final design documents, sample boards, etc., whether or not required by the County, must be submitted to the Committee for review and approval prior to commencing construction.

**Pre-Construction Conference.** No materials, temporary offices, portable toilets, excavation or construction equipment, or similar materials or equipment may be delivered to the site before the issuance of all building permit(s) from Summit County and completion of the Pre-Construction Conference. Submit a request for a Pre-Construction Conference at least **seven (7) working days** before the desired meeting date.

**Validity of Approval.** Final design approval is valid for **eight (8) months** from the date of this letter. If final design approval expires, all approvals related to the Project are revoked and you must repeat the Final Design Review process, unless waived in writing by the Committee.

**Construction.** Construction must commence within **one (1) year** of receiving Summit County final approval. If construction is not commenced within this time period, the Committee may revoke its recommendation. Construction must be completed within **eighteen (18) months** of commencement and all landscape improvements must be installed within **one (1) summer season** of occupancy. Prior written approval from the Committee is required for all time extensions.
Compliance Certificate. Occupancy of any improvement is prohibited until after the Committee has issued final construction approval. Upon completion of construction and prior to a request for a Certificate of Occupancy, you must provide written notice to the Committee requesting a final inspection. If the Committee determines that construction is complete and in compliance with Committee-approved plans and the governing design guidelines, the Committee will issue a Compliance Certificate (subject to completion of landscape installation).

***

Please note that the issuance of this or any other approval recommendation by the Committee does not imply corresponding compliance with legally required demands of other agencies. In addition to the Committee’s review and approval recommendation, all construction must conform to all applicable design standards, National Green Building Standards and ordinance requirements of Summit County and any other applicable governing agency.

If you disagree with the Committee’s conclusions, you may appeal the decision in accordance with the procedures set forth in the Master Declaration of Covenants, Restrictions, and Easements for Silver Creek Village.

Should you have questions, please feel free to contact the Committee at the address above.

Sincerely,

Silver Creek Village
Design Review Committee
RECOMMENDATION: Staff recommends that the Snyderville Basin Planning Commission review the Conditional Use Permit, conduct a public hearing, and approve the proposed Major Accessory Building according to the findings of fact, conclusions of law, and conditions of approval outlined in this staff report.

Project Description

Project Name: Smirniotis Major Accessory Building
Applicant(s): Matthew Smirniotis
Property Owner(s): Matthew Smirniotis
Location: 8136 Highfield Road
Zone District: Hillside Stewardship
Parcel Number and Size: SL-A-83; 16.52 acres
Final Land Use Authority: Planning Commission

Proposal

The applicant is requesting conditional use approval for a Major Accessory Building to be located on lot 83 of Silver Creek Estates Unit A, which is 8136 North Highfield Road. The applicant proposes to use this Accessory Building as a garage and for storage of privately owned recreational equipment.

According to §10-9-17 of the Snyderville Basin Development Code, this 2,100 square foot garage is classified as a Major Accessory Building and thus requires a Conditional Use Permit.
Background
8136 North Highfield Road has an existing primary dwelling unit and private driveway with access from North Highfield Road. This property is zoned Hillside Stewardship.

Section 10-2-10 of the Snyderville Basin Development Code contains the Chart of Allowed and Permitted uses. In the Hillside Stewardship zone, a Major Accessory Building requires a Conditional Use Permit subject to review and approval by the Planning Commission. The applicant applied for a Conditional Use Permit on April 6, 2022. The code defines a Major Accessory Building as:
ACCESSORY BUILDING, MAJOR: A building or structure greater than two thousand (2,000) square feet but not exceeding twelve thousand five hundred (12,500) square feet in size which is subordinate to, and the use of which is incidental to that of, the principal building, structure or use on the same lot.

8136 North Highfield Road is 16.52 acres. According to §10-8-17, a lot over 5 acres can be conditionally approved for a Major Accessory Building of 12,500 square feet maximum. This same section of code indicates a maximum height of twenty-six (26) feet. Only one (1) Major Accessory building is allowed on a lot or parcel.

The application was routed to all service providers for review and comment. The application meets the minimum requirements for approval, as conditioned.

Analysis and Findings
The Planning Commission may approve, approve with conditions, or deny a conditional use permit 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

Analysis: The enabling language in the Snyderville Basin Planning District originates in the Snyderville Basin General Plan. The use, a Major Accessory Building, is a permitted use in residentially zoned areas.

“Policy 2.12: Maintain the residential character of existing residential Neighborhoods.”

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 has reviewed the request for compliance with the standards established in the Snyderville Basin Development Code, and found the following:

<table>
<thead>
<tr>
<th>Code Requirement</th>
<th>Analysis</th>
<th>Finding</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Environmental Criteria</td>
<td>No environmental concerns were raised by service providers.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>2. Critical Areas</td>
<td>No development is occurring in an area defined as “critical land” by the Development Code. The structure does not encroach into any steep slopes or wetlands.</td>
<td>COMPLIES</td>
</tr>
</tbody>
</table>
3. Open Space | There is no minimum open space requirement for this project. | COMPLIES
4. Water and Water Supply | The project was reviewed by the Summit Water representatives. The proposed Major Accessory Building does not have plumbing. | COMPLIES
5. Sanitary Sewer | The Snyderville Basin Water Reclamation District reviewed the proposal and no concerns were raised. | COMPLIES
6. Fire Protection | No concerns raised. | COMPLIES
7. Loading and Unloading | No concerns raised. | COMPLIES
8. Parking Requirements | The proposed Major Accessory Building will not create a need for additional parking and will, in fact, serve as parking for the primary dwelling unit. | COMPLIES
9. Transportation Infrastructure and Access Design | No concerns raised. | COMPLIES
10. Public Utilities | No concerns raised. | COMPLIES
11. Mail Delivery | No changes to mail delivery are proposed. | COMPLIES
12. Solid Waste and Recycling | No changes to garbage collection are proposed. | COMPLIES
13. Snow Removal and Storage | Snow removal and storage will remain as is. | COMPLIES
14. Police and Security | No concerns raised. | COMPLIES
15. Parks, Trails, and Trailheads | The project does not affect parks, trails, or trailheads. | COMPLIES
16. ADA Access | 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. | COMPLIES
17. Special Site Design Requirements | There are no special site design requirements for the property outside of those in the Snyderville Basin Development Code. Staff review of these requirements is contained within this staff report. | COMPLIES
18. Architectural Regulations for All Structures | Staff has reviewed the plans for compliance with Architectural Regulations (10-4-19) and found compliance. | COMPLIES
<table>
<thead>
<tr>
<th>19. Landscape Regulations</th>
<th>Staff has reviewed the landscaping under the Landscape Regulations (10-4-20) and found compliance.</th>
<th>COMPLIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>20. Lighting Regulations</td>
<td>Proposed project meets the Lighting Regulations found in 10-4-21.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>21. Height Regulations</td>
<td>The proposed structure meets building height maximums per Section 10-2-4. At its highest point, the structure is 21 feet 4 inches.</td>
<td>COMPLIES</td>
</tr>
</tbody>
</table>

**Standard 3:** The use is not detrimental to public health, safety, and welfare. **COMPLIES**

**Analysis:** Staff can find no evidence that the proposed Major Accessory Building will have a negative impact on the general health, safety, and welfare of the people of Summit County. The use is compliant with the goals and policies of the General Plan. The proposed use is compatible with the surrounding neighborhood both in design and impacts.

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

**Analysis:** All necessary public facilities are available on site.

**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 Major Accessory Building is compatible with neighboring properties and the primary use will remain the same. The homeowner has submitted landscaping plans to screen the proposed Major Accessory Building from Highfield Road.

**Public Comment**
Both the applicant and staff from the Community Development Department have engaged in conversations with the owner of lot 82 (located to the north of this proposed project). The owner of lot 82 originally contested the proposed location of the Major Accessory Building, thinking that it was encroaching on his property.

Staff has reviewed the survey submitted with this application, an additional survey provided by the applicant, as well as previous records of survey. Staff has found that the location of the proposed Major Accessory Building meets and exceeds all county setback requirements.

After an in-depth conversation, the owner of lot 82 concedes that the proposed location does not encroach on his property. The owner of lot 82 continues to contest the location of the property line between lots 82 and 83, particularly in the southeast corner, but that does not impact this Conditional Use Permit application. Both possible property lines are shown on the
survey in Appendix B. The discrepancy, explained in the surveyor’s narrative, does not impact the compliance of this application.

**Recommendation**
Staff recommends that the Snyderville Basin Planning Commission review the Conditional Use Permit, conduct a public hearing, and approve the application for the proposed Major Accessory Building according to the findings of fact, conclusions of law, and conditions of approval outlined in this staff report.

**Findings of Fact:**
1. The proposed project is located at 8136 North Highfield Road (SL-A-83).
2. The property is within the Hillside Stewardship zone district.
3. Matthew Smirniotis is the property owner of parcel number SL-A-83.
4. SL-A-83 is 16.52 acres.
5. A Major Accessory Building is defined as a building or structure greater than two thousand (2,000) square feet but not exceeding twelve thousand five hundred (12,500) square feet in size which is subordinate to, and the use of which is incidental to that of, the principal building, structure, or use on the same lot.
6. A Major Accessory Building requires a Conditional Use Permit in the Hillside Stewardship Zone.
7. The maximum height for an Accessory Building is twenty-six (26) feet. The height of the proposed building is twenty-one feet, four inches (21’ 4”).
8. No construction will take place on slopes in excess of 30%.
9. The application was routed to relevant county departments and service providers.
10. Property owners within 1,000 feet of SL-A-83 received a postcard notifying them about the project and the public hearing with the planning commission.
11. Public noticing was published in the *Park Record*.

**Conclusions of Law:**
1. As conditioned, the proposed use is appropriate in the particular location, taking into account the nature of the use, its relationship to surrounding land uses, and its impact on the natural environment.
2. The proposed use is in general compliance with the Development Evaluations Standards in Chapter 4 of the Code.
3. The proposed use is not in violation of any county, state, or federal laws.
4. The use will not adversely affect, in a significant manner, the public health, safety, and welfare.

**Conditions of Approval:**
1. There may be no modification to this Conditional Use Permit without prior approval from the Community Development Department.
2. Prior to the issuance of a Conditional Use Permit letter, all service provider conditions must be met.
Attachments
  Appendix A – Site Plan
  Appendix B – Survey of Lot 83 and surrounding
**SITE NOTES**

1. **Grade & Bury End 8' of 16" Below Grade**
   - Bury stake a minimum of 140X Mirafi or approved equal.

2. **Minimum of 8" Below Embed Filter Cloth**
   - Wood stake (36" min)

3. **Undisturbed Ground**
   - Should be placed on downhill side of fabric.

4. **10' Min Center to Center**
   - 140X Mirafi fabric or approved equal.

**EROSION CONTROL NOTES**

- Additionally, all recommendations and guidance on erosion control for the project should be followed rigorously.
- Ensure all drainage systems are properly installed and functional.
- Regular maintenance and inspection of the site are crucial to maintain the integrity of the erosion control measures.
-与所有推荐的侵蚀控制方法一起，确保所有排水系统都已正确安装并正常工作。
- 定期维护和检查现场对于保持侵蚀控制措施的完整性至关重要。
STAFF REPORT

To: Snyderville Basin Planning Commission
From: Kirsten A Whetstone, MS, AICP
Date of Meeting: June 14, 2022
Type of Item: Conditional Use Permit- Public Hearing, Possible Action
Process: Administrative Review

RECOMMENDATION: Staff recommends the Planning Commission conduct a public hearing and consider approving the proposed conditional use permit for an addition to an existing Major Accessory Structure, according to findings of fact, conclusions of law and conditions of approval presented in this staff report.

Project Description
Project Name: Kelsch Addition to Accessory Structure Conditional Use Permit
Applicant(s): Ephraim Zitting, Dexson Construction
Property Owner(s): Judd Kelsch
Location: 1655 E Oakridge Road South
Zone District: Hillside Stewardship (HS)
Parcel Number and Size: #SL-A-33-AM (8.48 acres)
Final Land Use Authority: Planning Commission

Proposal
The applicant, Ephraim Zitting, on behalf of property owner Judd Kelsch, requests approval of a conditional use permit for an addition to an existing accessory structure on an 8.48-acre platted lot (SL-A-33-AM) in Silver Creek Estates Plat A. The existing accessory building has a footprint of 4,000 square feet (sf) and is considered a Major Accessory Structure to the primary dwelling on the property. The proposed addition has a footprint of 2,400 square feet. Owners of the property intend to continue to use the accessory structure as a garage and for storage of personal items. No Accessory Dwelling Unit is proposed within the accessory structure.

Background
Section 10-2-10 of the Development Code states that Major Accessory Structures in the Rural Residential (RR) zone are a conditional use in all zones, subject to review and approval by the Planning Commission. Parcel SL-A-33-AM is an 8.48-acre parcel located in the Silver Creek
Subdivision. The existing Major Accessory Structure is a metal garage building located to the east of the house in the center of the lot. According to County records and a site visit there are several small outbuildings on the property, tool sheds and storage sheds ranging from 96 square feet to 300 square feet. There is an existing accessory dwelling unit within a 625 square foot detached structure. There is an existing 4,040 sf (including attached garage) primary dwelling on the parcel. The cumulative footprint of the minor accessory structures does not exceed 90% of the footprint of the primary dwelling. Access to the property is from East Oakridge Road South. See Exhibits A-D for applicant’s site and building plans, photos and vicinity map. Service provider review of the application indicates that the proposal meets the minimum requirements for approval and that all issues have been addressed with revised plans and/or conditions of approval.

Analysis and Findings
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**
**Analysis:** According to Snyderville Basin Development Code, Section 10-2-16 (Conformity of Zone Districts with General Plan), Chapter 2 is declared to conform to the General Plan pursuant to the Utah code in that uses identified as Allowed, and those requiring a Low Impact Permit or a Conditional Use Permit, are identified as specified in the defined zoning districts.

A Major Accessory Structure is listed in Chapter 2, as a Conditional Use in the Hillside Stewardship (HS) zone. Snyderville Basin Development Code includes specific additional regulations pertaining to this use that were recently adopted by the Council (Ordinance 930) that are consistent with the goals and policies of the General Plan. Ordinance 930 identified General Plan goals that “identify natural resources and ensure that all development undertaken is compatible and in harmony with the surrounding mountain environment while maintaining ecological balance and protecting the scenic and historic qualities of the basin.”

Additionally, the Ordinance states that the County may adopt new regulations that are more aligned with goals of the General Plan for future development and redevelopment of accessory buildings, by limiting the size of accessory buildings and ensuring that they are subordinate to the principal use on the lot. The regulations were adopted on September 8, 2021, by Ordinance 930.

**Code Section 10-8-17 (Accessory Buildings)**

A Major Accessory Structure is defined as a building or structure with a footprint greater than 2,000 square feet but not exceeding 12,500 square feet in size which is subordinate to, and the use of which is incidental to that of, the principal building, structure or use on the same lot.

In addition to the applicable use limitations of Chapter 2, no Major Accessory Building, shall be permitted unless it complies with the restrictions set forth below (Ord. 930, 9-8-2021):

1. A Minor Accessory Building or Major Accessory Building except as expressly authorized by this chapter shall be incidental and subordinate to the principal structure in area and use;
2. A Lot or Parcel may have one Major Accessory Building and one Minor Accessory Building provided they meet the minimum requirements of this Section;
3. A Lot owner may not combine a Major Accessory Building with a Minor Accessory Building to create a larger structure;
4. If there is an existing Major or Minor Accessory building(s) on a Lot, the building or buildings shall be counted toward the total square footage and number of buildings allowed on the Lot.
5. A Minor Accessory Building, or Major Accessory Building shall be under the same ownership or control as the principal use or structure;
6. No Minor Accessory Building, or Major Accessory Building shall be established or constructed before the principal use is in operation or the principal structure is under construction in accordance with these regulations; and
7. No sign, except as expressly authorized the provisions of chapter 10-8-2 of this title, shall be maintained in connection with an Accessory Building.

The proposed addition is to an accessory structure that is considered a Major Accessory Structure that complies with the above seven restrictions.

Additionally, Major Accessory Buildings are a conditional use in all zones. To qualify for conditional use review by the Planning Commission under section 10-3-5, "Conditional Use Permit", of this title, the applicant must demonstrate that the Major Accessory Building complies with the following special regulations outlined in Section 10-8-17:

1. **Lot Size**: A Major Accessory Building shall be located on a Lot or Parcel one (1) acre or greater in size. The lot is 8.48 acres. **Complies.**  
2. **Structure Size**: The maximum building footprint of a Major Accessory Building is based on the size of the lot where the building is proposed. The proposed building footprint is 6,400 sf, a 12,500-sf footprint is allowed. **Complies.**

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Maximum Major Accessory Building Footprint</th>
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</thead>
<tbody>
<tr>
<td>&gt;1 up to 2 acres</td>
<td>2,500 square feet</td>
</tr>
<tr>
<td>&gt;2 up to 3 acres</td>
<td>5,000 square feet</td>
</tr>
<tr>
<td>&gt;3 up to 4 acres</td>
<td>7,500 square feet</td>
</tr>
<tr>
<td>&gt;4 up to 5 acres</td>
<td>10,000 square feet</td>
</tr>
<tr>
<td>&gt;5 acres</td>
<td>12,500 square feet</td>
</tr>
</tbody>
</table>

3. **Location**: A Major Accessory Building may not encroach into any required Setback areas on a Lot. In some cases, the Planning Commission may increase that setback to create an adequate buffer to adjacent uses. **Complies, increased setbacks are proposed to all property lines as the building is in the center of the 8.48-acre lot.**

4. **Height**: The height of a Major Accessory Building shall not exceed twenty-six feet (26’). The proposed building measures a maximum of 22’4” from existing and final grade. **Complies.**
5. **Number of Structures**: Only one (1) Major Accessory Building is allowed on a Lot or Parcel. There are several small tool sheds on the property that will remain. There is one existing accessory building with a 4,000-sf footprint that qualifies as a Major Accessory Building. The proposal is to construct an addition to that Major Accessory Building, as the one Major Accessory Building on the property. **Complies.**

**Standard 2**: The use conforms to all applicable provisions of the Snyderville Basin Development Code Section 10-3-5 (Conditional Use Permits), Chapter 4 (Standards of Approval), as well as the Snyderville Basin General Plan and State and Federal regulations. **COMPLIES**

**Analysis**: Staff has reviewed the request for compliance with the standards established in the Snyderville Basin Development Code (Chapter 4), and found the following:

<table>
<thead>
<tr>
<th>Code Requirement</th>
<th>Analysis</th>
<th>Finding</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Environmental Criteria</td>
<td>This application was reviewed by Service Area #3 staff and the Summit County Health Department for compliance with air and water quality standards as well as sewage disposal issues. No concerns were brought up for the proposed garage addition, as no dwelling unit or plumbing are proposed.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>2. Critical Areas</td>
<td>No development is occurring in an area defined as “critical land” by the Development Code. The structure does not encroach into any steep slopes, ridgelines, or wetlands.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>3. Open Space</td>
<td>There is no minimum open space requirement for this project, however the 8.48 acres of property provide a reasonable visual buffer from neighboring property.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>4. Water and Water Supply</td>
<td>The project was reviewed by the Health Department and Service Area #3 for water issues. The applicant indicated that there is no additional water use proposed for the garage.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>5. Sanitary Sewer</td>
<td>The applicant has a private septic system, and the proposed garage does not require any changes to the existing system as there is no ADU or bathrooms proposed.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>6. Fire Protection</td>
<td>Park City Fire District reviewed the proposal and submitted an email indicating that they have no issues or concerns with the proposed garage. All Fire District requirements will have to be satisfied prior to building permit issuance.</td>
<td>COMPLIES</td>
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<tr>
<td>7. Loading and unloading</td>
<td>No concerns were raised about access to the garage or site circulation. There are several existing driveways providing access to the accessory structure and the main house.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>8. Parking Requirements</td>
<td>There are no parking requirements for the Accessory Structure, as there is no Accessory Dwelling Unit proposed. The addition provides additional garage and storage space for the property owner.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>9. Transportation Infrastructure and Access Design</td>
<td>No concerns raised.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>10. Public Utilities</td>
<td>No concerns raised.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>11. Mail Delivery</td>
<td>No changes to mail delivery are proposed.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>12. Solid Waste and Recycling</td>
<td>Garbage collection will remain as currently provided for the existing house.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>13. Snow Removal and Storage</td>
<td>Snow will be stored on the site.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>14. Police and Security</td>
<td>No concerns raised.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>15. Parks, Trails, and Trailheads</td>
<td>No trails, parks or trailheads are impacted by this garage addition.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>16. ADA Access</td>
<td>Prior to the issuance of a building permit, the project will be reviewed by representatives from the County Building Department for compliance with any applicable ADA requirements.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>17. Special Site Design Requirements</td>
<td>Staff review of Development Code Site Design requirements is outlined in this staff report. No special site design requirements are identified for this use.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>18. Architectural Regulations for All Structures</td>
<td>Staff reviewed the plans for compliance with applicable Architectural Regulations (10-4-19) and found compliance with the façade shift requirements, building materials, and colors. Metal siding is proposed to match the existing structure, including metal siding, 38” metal panel wainscot in</td>
<td>COMPLIES</td>
</tr>
</tbody>
</table>
19. Landscape Regulations  Disturbed areas will be revegetated with native seed mix. There is existing vegetation and landscaping on the lot. No additional formal landscaping is proposed. COMPLIES

20. Lighting Regulations  All exterior lighting will be down directed, shielded and compliant with the Snyderville Basin Development Code -night sky regulations will be reviewed at the time of review of the building permit. COMPLIES

21. Height Regulations  The proposed building meets the 26’ building height maximums as allowed by the Accessory Structure Ordinance. The proposed structure measures a maximum of 22’3” from existing and final grade. The existing structure measures 21’ from existing grade. Major Accessory Structures are permitted a maximum height of 26 feet. COMPLIES

**Standard 3**: The use is not detrimental to public health, safety, and welfare. **COMPLIES**

*Analysis*: Staff finds no evidence that the proposed Accessory Structure, which complies with the building height, exceeds all setback minimums, and is located on an 8.48 acre developed lot, will have a detrimental impact on impact on the health, safety, and welfare of the people of Summit County or residents in the general area. The proposed accessory use is allowed in the Hillside Stewardship zoning district with approval of a Conditional Use Permit and is compatible with the surrounding neighborhood both in design and impacts. The proposed use complies with all special regulations for Major Accessory Buildings as stated in Section 10-8-17 of the Code.

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

*Analysis*: All necessary septic and water facilities are available to the site or on site. No additional plumbing or bathrooms are proposed within the Accessory Structure. An existing road system (Oakridge Road) loops around this lot, and is adequate for the proposed addition, as the use is accessory to the primary dwelling.

**Standard 5**: The use is compatible with the existing neighborhood character and with the character and purpose provisions of the applicable zoning district and will not adversely affect surrounding land uses. **COMPLIES**
Analysis: The proposed accessory structure is an appropriate and compatible structure given the size of the lot. The residential neighborhood consists of a mix of housing styles and sizes, many of which also have accessory buildings. The structure complies with the 26’ height limit, exceeds all setback requirements, and is smaller than the allowable footprint for an 8.48-acre lot. The addition is designed to be compatible with the existing structure and with the primary residential uses in the neighborhood. Architectural façade shift requirements are met, and the addition provides a façade shift for the existing structure.

Recommendation
Staff recommends the Planning Commission conduct a public hearing and consider approving the proposed addition to a Major Accessory Structure according to the findings of fact, conclusions of law and conditions of approval in this staff report.

Findings of Fact:
1. The applicant, Ephraim Zitting with Dexson Construction and owner, Judd Kelsch, request approval of a conditional use permit for an addition to a Major Accessory Structure on an 8.48-acre lot in Silver Creek Plat A Subdivision.
2. The property is located at 1655 E Oakridge Road South.
3. The purpose of the accessory structure is for additional garage and storage space for the property owner.
4. No commercial use of the structure is proposed.
5. No Accessory Dwelling Unit is proposed. No plumbing or bathrooms are proposed.
6. The Parcel is identified at the Assessor’s Office as SL-A-33-AM.
7. There is an existing 4,040 square foot single-family house with an attached garage on Parcel SL-A-33-AM.
8. There is an existing detached, accessory structure/garage and several tool sheds/outbuildings ranging in size from 96 sf to 300 sf, on Parcel SL-A-33-AM.
9. There is an existing detached accessory structure consisting of 625 sf that contains an accessory dwelling unit.
10. The cumulative footprint of all minor accessory structures is less than 90% of the footprint of the primary structure.
11. The existing accessory structure has a 4,000-sf building footprint and qualifies as a Major Accessory Structure on this parcel.
12. The proposed addition has a 2,400-sf building footprint.
13. Combined, the proposed structure will have a 6,400-sf building footprint.
14. The Snyderville Basin Development Code allows one Major Accessory Structure on a lot and allows a maximum footprint of 12,500 sf for lots containing five (5) acres or more.
15. Architectural elements include steel panel siding, 36” steel panel wainscot, steel roofing, Colors to be earth tones to match the existing structure. The siding is proposed to be beige, with a complimentary wainscot, and the roof is proposed to be dark green.
16. Architectural façade requirements are met with the addition, which also creates a façade break for the existing structure.
17. Areas disturbed during construction of the accessory structure will be revegetated with native drought tolerant seed mix. No trees or significant landscaping will be removed for the addition.

18. The proposed site is level to slightly sloping with little existing vegetation in the area proposed for the addition. There are significant clusters of oaks and other vegetation to the north and east of the proposed addition.

19. There is an existing gravel driveway to the site that accesses the southern loop road.

20. There is also a primary driveway that serves the house and attached garage, that also accesses the southern loop road and provides through circulation on the lot. A paved driveway off the northern loop road provides access to the garage doors of the existing detached accessory structure.

21. The property is in the Hillside Stewardship (HS) zoning district.

22. Judd Kelsch, who signed the application, is the property owner of parcel SL-A-33-AM.


24. A Major Accessory Structure is a Conditional Use within the Hillside Stewardship (HS) Zoning District.

25. The application was sent to affected county departments, state agencies and service providers for review and comment. No adverse comments were received.

26. The proposed building does not exceed 26’ in height at its highest point from existing and final grade.

27. The proposed building exceeds the minimum front setback of 30’ and the minimum side and rear setbacks of 12’.

Conclusions of Law:
1. The proposed use is appropriate in the location, considering the nature of the use, its relationship to surrounding land uses, and its impacts on the surrounding natural environment.

2. The proposed use complies with requirements of Chapter 2 of the Code for the Hillside Stewardship zone and is consistent with the Snyderville Basin General Plan.

3. The proposed use complies with the Development Evaluation Standards in Chapter 4 of the Code.

4. The proposed use complies with the Accessory Building Standards in Section 10-8-17 of the Code.

5. The proposed use is not in violation of any county, state, or federal laws.

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

5. The proposed use is appropriately located with respect to public facilities.

Conditions of Approval:
1. Prior to building permit issuance, all service provider requirements shall be satisfied.

2. Prior to building permit issuance, all exterior lighting shall be reviewed for compliance with the standards in Section 10-4-21 of the Development Code.
3. All disturbed area associated with construction of the Accessory Structure shall be revegetated with a native, drought tolerant seed mix.
4. Prior to building permit issuance Staff shall review and confirm that the building plans comply with the 26’ height limit, setbacks as shown on the site plan, and architectural regulations in Section 10-4-19 of the Development Code.
5. A Certificate of Survey, coordinated during the Building Permit review, is required to confirm building height.
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 Health Department, Summit County Engineering Department, the Summit County Building Department, Fire District, and Service Area #3.
7. The Major Accessory Structure is for the private use of the property owner and not for commercial uses that have not been permitted to operate on the property.
8. This Conditional Use Permit shall expire one year from the date of approval unless the conditional use permit activity has begun, or an extension is requested in writing by the applicant and granted by the Community Development Director.

Public Notice, Meetings and Comments
Notice of the public hearing was published in the Park Record and public notice websites on June 4, 2022. Courtesy postcards were sent to all property owners within 1,000 feet of the subject Parcel.

Attachments
Exhibit A – Site Plan
Exhibit B – Proposed Plans
Exhibit C – Vicinity Map/Aerial Photo
Exhibit D – Photos of the site
EXHIBIT A - SITE PLAN

Septic Tank
1000 Gallon
Leaching area
GENERAL FRAMING NOTES

1. All working and materials shall be in strict compliance with the latest edition of Building Code and all Local Ordinances.
2. The contractor shall provide all scaffolding and other working facilities.
3. All structural members shall be designed for the loads indicated on the plans.
4. All framing shall be installed in strict compliance with the latest edition of Building Code and all Local Ordinances.
5. All connections shall be made with approved materials and methods.
6. All framing shall be checked for stability and shall be designed and detailed in accordance with the latest edition of Building Code and all Local Ordinances.
7. All framing shall be checked for stability and shall be designed and detailed in accordance with the latest edition of Building Code and all Local Ordinances.
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SHEAR WALL SCHEDULE

<table>
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<tr>
<th>SHEAR WALL</th>
<th>NUMBER</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>SW1</td>
<td>1</td>
<td>12' x 12'</td>
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<tr>
<td>SW2</td>
<td>2</td>
<td>12' x 12'</td>
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<tr>
<td>SW3</td>
<td>3</td>
<td>12' x 12'</td>
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<tr>
<td>SW4</td>
<td>4</td>
<td>12' x 12'</td>
</tr>
<tr>
<td>SW5</td>
<td>5</td>
<td>12' x 12'</td>
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NOTE: The drawings, specifications, and calculations are the property of the architect and are provided for the use of the contractor and the owner only. All rights reserved. No part of this document may be reproduced without the prior written consent of the architect.
Project: 1655 E Oakridge Rd. South Park City UT.

Hours of operation on the construction site will be
Monday - Friday 8am to 5pm

There will be approximately 4 guys on site at any given time within the hours of operation.

Snow Removal – We are planning to build late spring early summer so there should not be any snow. If there is enough snow that it needs to be plowed, the property is 8.4 acres so we can keep it all on site.
Looking south from E Oakridge Drive to existing accessory structure
Looking south - existing vegetation on subject property
Looking southwest from road to existing structures
Looking west from Oakridge Road - property is on the right
Looking north to house and structures from Oakridge Road.
This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.
STAFF REPORT

To: Snyderville Basin Planning Commission
From: Ray Milliner, County Planner
Date of Meeting: June 14, 2022
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 Group Home, conduct a public hearing, and approve the CUP per the findings of fact, conclusions of law and conditions of approval found in this staff report.

Project Description

Project Name: Wasatch Crest Treatment Facility
Applicant(s): James Huffman
Property Owner(s): Hive Mountain Holdings
Location: 241 South Highland Drive
Zone District: Rural Residential (RR)
Parcel Number and Size: Parcel # PRE-12, 1.46 Acres
Type of Process: Administrative
Final Land Use Authority: Snyderville Basin Planning Commission

Proposal

The applicant is requesting conditional use approval for a Group Home. The applicant would like to use an existing 11,000 square foot facility (previously used as an assisted living home) as a residential treatment facility and group home to help persons who struggle with substance abuse and addiction. No expansion of the building is proposed, and all necessary parking currently exists on the site.
Background

The applicant, Wasatch Crest Treatment Facility, Jim Huffman representative, is seeking approval of a Residential Treatment Facility at 241 South Highland Drive. The property is zoned Rural Residential (RR). Section 10-2-10 of the Development Code states that Residential Treatment Facilities in the RR zone are a conditional use. Section 10-11-1 of the Development Code defines a Residential Treatment Facility as:

“RESIDENTIAL TREATMENT FACILITY: A twenty-four (24) hour group living environment for four (4) or more individuals unrelated to the owner or provider that offers room or board and specialized treatment, rehabilitation, or habilitation services for persons with emotional, psychological, development, or behavioral dysfunctions, impairments, or chemical dependencies. In residential treatment, individuals are assisted in acquiring the social and behavioral skills necessary for living independently in the community.”

The proposed location of the use is an existing single-family home with sixteen (16) bedrooms, seventeen and a half (17 ½) bathrooms, a living room, dining room, kitchen, laundry, and office area.
The proposed facility would be used to house up to 28 (previously 32) adult men and women 2 persons in each bedroom. Half of the bedrooms would be used for group living and the other half for residential treatment living. Patients in the residential treatment program would stay on site the entire time for approximately 1-7 days, after which they would be transferred to a facility in Heber. Residents in the group living side would stay anywhere from 30 to 90-days. These patients would leave the site during the day to go to jobs or receive off site treatment.

Comments from the Park City Fire District and County Building Department state that the proposal would require minor internal remodeling of the building, but no building expansion is proposed. The applicant would like to build an enclosure for a dumpster, a privacy fence on the rear property line and a dedicated smoking area in the front of the building. None of these structures require any special permit other than a building permit.

**General Information.**

- Age: male and females, age 18 and up
- Number of Patients: Max 28
- Number of on-site employees: 1-4
- Residential treatment living patients stay 1-7 days
- Group living patients’ length of stay: 30, 60 or 90 days.
- Therapy provided: Treatment for everyone is specific to his or her needs.
- Hours of operation: 24/7.
- Parking: Variable: 8 designated sites on site. Staff, therapists, visitors and 2 - 3 company vans.

The applicant has stated that there are no plans to have fundraisers, large gatherings, or events on site, rather if something of that sort were proposed, it would be done off site. Staff has included a condition of approval prohibiting events and gatherings on site.

The applicant has submitted a more comprehensive narrative of the proposal, which is attached as Exhibit B of this report.

**April 27, 2022, Public Hearing**

The planning commission conducted a public hearing on April 27, 2022, to discuss and review the proposed application. At the hearing concerns were raised by the public regarding:

- The number of patients. The proposed maximum number was 32 (it has been reduced to 28). When the building was operated as a care facility the number of patients was 16.
- Staff. Would there be enough staff on site to serve the number of patients.
• Parking. It was stated that many of the patients would have their own vehicles on site, would there be enough parking for all of them.
• Safety. Would there be locks on the doors at night to prevent issues in the neighborhood?
• Screening. Will prospective patients be screened to ensure that no violent persons are admitted?
• Traffic onto View Drive. Will there be an access onto View Drive from the property?

The Planning Commission listened to the public comment and provided input to the applicant. As part of their review, the Commission requested that a site visit be scheduled to provide an opportunity to see the site and better address many of the concerns that were raised. The site visit has been scheduled as a work session at the June 14, 2022, meeting.

The applicant has submitted a response document clarifying questions raised at the meeting (Exhibit B) and an updated site plan showing the proposed fence, dumpster, and parking reconfiguration (Exhibit A).

Legal Analysis

Utah and Federal law prohibit discrimination against persons with disabilities with respect to housing. Residential Treatment Facilities for persons with addictions are included in that category. Residential Treatment Facilities are permitted in the Highland Estates Area with a Conditional Use Permit. A determination of that uses compatibility with the neighborhood was already made when the use was allowed in the zone. According to the Attorney’s Office, the Planning Commission cannot deny the permit based upon the use, nor upon the size of the home. The Planning Commission can evaluate parking, setbacks, height, availability of appropriate utilities, and impacts to the community which may be created by the use, and which are above and beyond those impacts a single-family home may have. They may also be able to possibly limit the number of residents so long as it does not impact the viability of the project. The Planning Commission may also impose reasonable conditions that are likely to mitigate impacts. Essentially the review would be the same as any review of a single-family home.

Analysis and Findings

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**
**Analysis**: The enabling language for Residential Treatment Facility in the Snyderville Basin Planning District originates in the Snyderville Basin General Plan.

“**Policy 6.5**: Allow the development of Single Room Occupancy (SRO) housing, group homes, community housing, emergency shelter and transitional housing, and supported living facilities for the elderly and persons with special housing needs, taking into consideration the proximity to public transportation, shopping, medical services, and other essential support services for the elderly and others with special needs.”

“**Policy 7.1**: Ensure that public health and safety services and facilities are available to citizens dispersed throughout the Basin.”

**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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<tr>
<th>Code Requirement</th>
<th>Analysis</th>
<th>Finding</th>
</tr>
</thead>
<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. The building has access to the Snyderville Basin Water Reclamation District sewer line, and information from the water provider state that there is enough water available to accommodate the use.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>2. Critical Areas</td>
<td>No development is occurring in an area defined as “critical land” by the Development Code. The structure does not encroach into any steep slopes or wetlands.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>3. Open Space</td>
<td>There is no minimum open space requirement for this project.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>4. Water and Water Supply</td>
<td>The project was reviewed by the Summit Water representatives. Comments indicate that there is sufficient water for the site.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>5. Sanitary Sewer</td>
<td>The existing building is attached to a sewer system. No issues were raised.</td>
<td>COMPLIES</td>
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<tr>
<td>6. Fire Protection</td>
<td>Comments from the Fire district state that there may be upgrades necessary in the existing building, but they can be handled at the building permit stage.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>7. Loading and unloading</td>
<td>No concerns raised.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>8. Parking Requirements</td>
<td>The existing building is approximately 11,000 square feet. The Development Code states that parking shall be provided for commercial uses with a maximum of 3.5 spaces per 1,000 square feet. This would allow for 39 spaces on site. The applicant is proposing 12. There is no minimum requirement in the Code. Therefore, there is sufficient parking for the use on site.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>9. Transportation Infrastructure and Access Design</td>
<td>No concerns raised.</td>
<td>COMPLIES</td>
</tr>
<tr>
<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>The applicant has proposed two sites for trash pick up on site. One would be off View Drive and the other Off of Highland Drive. An access drive for the garbage truck would be created off View Drive, but no vehicle access would be provided. The Engineering Department states that all driveway access should be at least 100 feet from an intersection. This drive would be approximately 60 feet from the intersection of View and Highland. Therefore, staff recommends that the dumpster be on site “B” on the proposed site plan.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>13. Snow Removal and Storage</td>
<td>Snow storage will remain on site.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>14. Police and Security</td>
<td>No concerns raised.</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</td>
<td>COMPLIES</td>
</tr>
</tbody>
</table>
indicated that it will not interfere with any existing or proposed recreation amenities in the area.

| 16. ADA Access | 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. | COMPLIES |
| 17. Special Site Design Requirements | There are no special site design requirements for the property outside of those in the Snyderville Basin Development Code. Staff review of these requirements is contained within this staff report. | COMPLIES |
| 18. Architectural Regulations for All Structures | The building is existing. No changes to the architecture are proposed. | COMPLIES |
| 19. Landscape Regulations | Staff has inserted a condition of approval that all new landscaping be native drought tolerant plants. | COMPLIES |
| 20. Lighting Regulations | All proposed lighting shall comply with the standards in the Development Code. Prior to the issue of a building permit, staff will review the final lighting plan for compliance with the standards in the Code. | COMPLIES |
| 21. Height Regulations | No external changes to the building are proposed. | COMPLIES |

**Standard 3:** The use is not detrimental to public health, safety, and welfare. **COMPLIES**

**Analysis:** Concerns have been raised by members of the public regarding the number of residents allowed and the impacts of the residents on surrounding properties. Potential impacts on residents immediately adjacent to the property have been mitigated through conditions of approval in this staff report. The use is compliant with the goals and policies of the General Plan. The existing building is compatible with the surrounding neighborhood both in design and impacts.

**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 roads. Parking, internal circulation and access have been reviewed by the Summit County Engineering Department and found to be adequate. The property is located near
transportation and commercial areas. There is a bus stop approximately 400 feet from the property, and there is a significant trail network adjacent to the property.

**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:** As stated, a determination of that uses compatibility with the neighborhood was already made when the Group Home use was allowed in the zone. However, nearby residents have expressed concerns about the potential impacts of the use on their neighborhood. Concerns have included privacy, safety, smoking, noise, and general impacts of the group home. To mitigate these impacts, staff has included conditions of approval requiring the applicant to build a privacy fence, prohibiting large gatherings or events such as a fund raiser, and prohibiting the amplification of music on site.

**Recommendation**

Staff recommends that the Snyderville Basin Planning Commission review the proposed Group Home, conduct a public hearing, and approve the CUP per the findings of fact, conclusions of law and conditions of approval found in this staff report.

**Findings of Fact:**

1. The applicant, Wasatch Crest Treatment Facility, is seeking approval of a Group Home Facility located at 241 South Highland Drive.
2. The property is zoned Rural Residential (RR).
3. Section 10-2-10 of the Development Code states that Residential Treatment Facilities in the RR zone are a conditional use.
4. The proposed location of the use is an existing building with sixteen (16) bedrooms, seventeen and a half (17 ½) bathrooms, a living room, dining room, kitchen, laundry, and office area.
5. The existing building area is approximately 11,000 square feet.
6. A determination of compatibility with the neighborhood was already made when Residential Treatment Facilities were allowed in the zone.
7. The proposal would require minor internal remodeling of the building, but no additions to the building are proposed.
8. The property is hooked up to the SBWRD sewer system.
9. Information from the water provider state that there is enough water available to accommodate the use.
10. No development is occurring in an area defined as “critical land” by the Development Code.
11. All necessary public facilities are available on site, including water, septic, and roads.

Wasatch Crest
12. The Development Code states that parking shall be provided for commercial uses with a maximum of 3.5 spaces per 1,000 square feet. This would allow for 45 spaces on site.
13. The applicant is proposing 12 parking spaces.
14. There is no minimum number of parking spaces required in the Development Code.
15. The Snyderville Basin Planning Commission conducted public hearings for the project on April 26, 2022 and June 14, 2022.

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 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 operator of the facility shall provide Summit County with copies of all current licenses as required by the State of Utah.
2. The operator shall provide Summit County with current copies of any licenses upon request.
3. This conditional use permit is valid for the operation of the proposed structure as a Residential Treatment Facility. The structure shall not be allowed to be used for any other purpose and this conditional use permit shall automatically lapse if the use is changed.
4. The maximum number of patients allowed to be living on the site is 28.
5. No use parking is allowed on Highland Drive or View Drive.
6. Within 6 months of occupation, the applicant shall construct a privacy fence on the south and west property lines.
7. The applicant shall install and operate safety locks on all entry and exit doors. These locks shall meet all necessary requirements of the International Building Code and Fire Code.
8. The applicant shall install the dumpster site shown as site “B” on the attached site plan.
9. Exterior smoking shall be contained in the areas shown on the attached site plan.
10. Outside of normal operation, large gatherings, or events such as a fund raiser shall take place on the property.
11. No outside amplification of music is allowed.
12. 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.

Attachments

- Exhibit A – Site Plan
- Exhibit B - Applicant Narrative
- Exhibit C - Public Comment
 existing 6' fence

full privacy fenced / enclosed outside patio with small secondary smoking area

detox client entry / exit for smoking and fresh air only - security camera to monitor clients use / activity

privacy fence block view from highland drive

small bump-out for vehicle turnaround

10 parking stalls with one ada stall

primary smoking area / deck with privacy screen

3 parking stalls

trash (b) alternate trash / dumpster location

existing building

conifer trees to screen neighbors

existing 6' fence

drop-off

preferred trash and dumpster access

full privacy fenced / enclosed outside patio with small secondary smoking area

existing 6' fence

conifer trees to screen neighbors

3 parking stalls

trash (a) preferred trash and dumpster access

small bump-out for vehicle turnaround

10 parking stalls with one ada stall

detox client entry / exit for smoking and fresh air only - security camera to monitor clients use / activity

primary smoking area / deck with privacy screen

3 parking stalls

trash (b) alternate trash / dumpster location

existing building
WASATCH CREST – PROPOSED 241 HIGHLAND FACILITY

SUMMIT COUNTY COMMISSION/COMMUNITY CONCERNS AND PROPOSED SOLUTION
During the initial public hearing, several important issues were raised by members of the Planning Commission and concerned neighbors. It is our goal to work with the Commission and the community to address these concerns, and we are confident we can do so. Below is a list of the primary concerns that were raised, followed by our comprehensive plan and proposed solution for each area of concern:

2. Site Concerns – trash, parking, privacy fence, smoking, and proximity to the bus stop.
3. Client screening protocols.
5. Quality of care and program reputation.
Concerns and Proposed Solution – Executive Summary

OCCUPANCY – Reduce from 32-to-28 Beds:

There were many comments and concerns related to the proposed occupancy of the facility – up to 32 clients. We believe the facility far exceeds State licensing requirements for client occupancy and space requirements for similar facilities, and that our proposed use meets “best practice” treatment standards even at 32 clients (see EXHIBIT A).

However, we are sensitive to the concerns that were raised, and we are proposing a voluntary reduction in the requested occupancy from 32-to-28 clients maximum occupancy. There are several important factors that support the revised occupancy level:

1. The facility has 16 bedrooms and 17.5 bathrooms. The bedrooms are approximately double the size required to meet state/industry standards for shared occupancy. Bathroom and staffing ratios also exceed required levels by a wide margin.

2. Facility drawings are attached outlining the square footage and proposed layout for each room. Also outlined are the expected layout of the large common areas and office spaces (see EXHIBIT B).

3. 28 clients represents the MAXIMUM occupancy. The facility is expected to run at 80-85% average occupancy over a 12-month period (~22-24 clients).

4. We propose to segment this occupancy into 6 shared detox rooms (12 clients), and 8 shared outpatient rooms (16 clients).

5. The 16 outpatient clients will spend the majority of their days away from the facility in outpatient treatment, recovery meetings, structured program activities, working, etc. See attached client schedules for more detail on our day treatment and intensive outpatient programming (see EXHIBIT C). This essentially leaves 12 or fewer detox clients who require onsite supervision during the bulk of each day.

6. Our daily staffing plan far exceeds industry standards and state requirements, allowing us to effectively oversee our clients and provide excellent care (see EXHIBIT D).

7. Two additional rooms will be available for use as staff offices, client lounge areas, etc.

8. Wasatch Crest has an unblemished track record of running similar facilities in close proximity to neighbors. Existing neighbor references have been provided as evidence, and additional references can be secured if desired. Any concerns raised are always addressed immediately in cooperation with our neighbors.
Concerns and Proposed Solution – Executive Summary

SITE-RELATED CONCERNS
Several concerns were raised related to site management including privacy fencing, trash, smoking, parking, and the proximity to the children’s bus stop. We are working with an architectural firm to create a comprehensive site plan that will address all of these issues. The drawings will be completed by 5/20, and we will provide this portion of our plan as EXHIBIT E.

CLIENT SCREENING PROTOCOLS
Wasatch Crest requires pre-admission screening for ALL clients. This process helps ensure that clients are appropriate for our program, and guards the overall safety of the individual and the facility. This step includes screening for violent and/or sexual crimes, as well as clinical/medical clearance prior to admission. See EXHIBIT F.

SECURITY AND CLIENT AMA PROTOCOLS
Once clients are admitted to the program, Wasatch Crest utilizes a number of safeguards to monitor the safety and wellbeing of our clients, facility, and surrounding areas. See EXHIBIT G.

QUALITY OF CARE AND REPUTATION
Several concerns were raised regarding occupancy and staffing levels as they relate to our ability to provide an excellent client experience and quality care. We take great pride in the work we do, and go above and beyond to support our clients in their recovery journey. Our client graduation rates are consistently over 80% (vs. 40-60% industry average), and our clients consistently rate their overall experience at Wasatch Crest as a 9.5/10.0 possible points.

It does not support or benefit our mission to take shortcuts, or provide poor client care, so we share common interests in this regard. We have an established brand that represents integrity and quality. We also have established partnerships with numerous insurance partners including Select Health, Regence Blue Cross, University of Utah, EMI, Wise, Molina, and others. These partnerships require an extensive vetting process prior to contracting.

Finally, Wasatch Crest is governed by State of Utah licensure and Joint Commission accreditation requirements. These quality oversight agencies conduct regular site visits to ensure we are following the highest standards of care. Wasatch Crest has never been cited or lost any licensure privileges.

Neighbor references and client testimonials are attached – see EXHIBIT H and I.
QUESTIONS
We created a specific email where neighbors can submit specific questions related to this project. The email is neighbors@wasatchcrest.com. We are also available to meet in person or via phone to respond to any questions.
List of Exhibits and Further Information

- Exhibit A – State requirements vs. Wasatch plan.
- Exhibit B – Room/facility drawings and proposed layout.
- Exhibit C – Outpatient client schedules.
- Exhibit D – Daily staffing plan/schedule.
- Exhibit E – Site map and architectural plan.
- Exhibit F – Client screening protocols.
- Exhibit G – Security and client AMA protocols.
- Exhibit H – Neighbor reference.
- Exhibit I – Client testimonials.
- Exhibit J – About Wasatch Crest.
- Exhibit K – Joint Commission accreditation.
EXHIBIT A
Facility Space and Staffing Requirements Comparison

<table>
<thead>
<tr>
<th>Facility Space Requirements</th>
<th>State of Utah Licensure Standards (Industry Standard)</th>
<th>Wasatch Crest (Best Practice)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social Detox / Recovery Residence</td>
<td>100/120 Sq Ft</td>
<td>Average room = 217 Sq Ft (Room sizes 201 – 252 Sq Ft)</td>
</tr>
<tr>
<td>Shared Bedroom (2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Social Detox / Recovery Residence</td>
<td>1:8</td>
<td>1:2</td>
</tr>
<tr>
<td>Bathroom-to-Client Ratio</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed Configuration</td>
<td>Twin size beds</td>
<td>Full size beds</td>
</tr>
<tr>
<td>Staff Office Space</td>
<td>1 admin office</td>
<td>4 admin offices + medical space</td>
</tr>
<tr>
<td>Social Detox / Recovery Residence</td>
<td>None</td>
<td>Large kitchen, dining, living, laundry, common spaces</td>
</tr>
<tr>
<td>Common Areas</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Staffing Ratios/Requirements</th>
<th>State of Utah Licensure Standards</th>
<th>Wasatch Crest (Best Practice)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social Detox – Professional Staff</td>
<td>Designated facility manager + ONE qualified licensed professional (1)</td>
<td>Designated facility manager 2 licensed medical professionals 4-6 nursing staff 7 licensed clinical professionals 5-6 unlicensed/supervised staff</td>
</tr>
<tr>
<td>Social Detox – 24 Hour Supervision</td>
<td>CPR/First aid training</td>
<td>24 hour nursing staff (4-6)</td>
</tr>
<tr>
<td>Recovery Residence – Admin Staff</td>
<td>Sign of life check 1x/day (via phone)</td>
<td>24 hour supervision Min 2 hours/day onsite house mtgs.</td>
</tr>
<tr>
<td>Recovery Residence – Clinical Staff</td>
<td>On Call</td>
<td>10-30 hours of direct interaction per week + 24 hour on-call support</td>
</tr>
</tbody>
</table>

Notes: Qualified professional staff include at least one of the following individuals who have received training to work with substance abusers: (a) licensed physician, or consulting licensed physician; (b) a licensed mental health therapist, or consulting licensed mental health therapist; (c) a licensed psychologist, or consulting licensed psychologist; (d) a licensed substance abuse counselor, or unlicensed staff who work with substance abusers are supervised by a licensed clinical professional.
EXHIBIT B
Room/Facility Drawings and Proposed Layout

OVERALL FACILITY LAYOUT

FACILITY LAYOUT
EXHIBIT B
Room/Facility Drawings and Proposed Layout

BEDROOM SIZE/CONFIGURATION (FULL SIZE BEDS)
<table>
<thead>
<tr>
<th>Time</th>
<th>Monday</th>
<th>Tuesday</th>
<th>Wednesday</th>
<th>Thursday</th>
<th>Friday</th>
<th>Saturday</th>
<th>Sunday</th>
</tr>
</thead>
<tbody>
<tr>
<td>7am – 8am</td>
<td>Awake &amp; Breakfast</td>
<td>Awake &amp; Breakfast</td>
<td>Awake &amp; Breakfast</td>
<td>Awake &amp; Breakfast</td>
<td>Awake &amp; Breakfast</td>
<td>9am – 10am Awake &amp; Breakfast</td>
<td>9am – 10am Awake &amp; Breakfast</td>
</tr>
<tr>
<td>8am – 9am</td>
<td>Morning Check-In Group</td>
<td>Morning Check-In Group</td>
<td>Morning Check-In Group</td>
<td>Morning Check-In Group</td>
<td>Morning Check-In Group</td>
<td>10am – 11am Morning Check-In Group</td>
<td>10am – 11am Morning Check-In Group</td>
</tr>
<tr>
<td>9am – 11am</td>
<td>Offsite Treatment Programming</td>
<td>Offsite Treatment Programming</td>
<td>Offsite Treatment Programming</td>
<td>Offsite Treatment Programming</td>
<td>Offsite Treatment Programming</td>
<td>Personal Time</td>
<td>Chores Deep Clean</td>
</tr>
<tr>
<td>11am-4pm</td>
<td>Personal Time</td>
<td>Personal Time</td>
<td>Personal Time</td>
<td>Personal Time</td>
<td>Personal Time</td>
<td>Offsite Group Rec Activity</td>
<td>Personal Time</td>
</tr>
<tr>
<td>4pm – 5pm</td>
<td>Dinner</td>
<td>Dinner</td>
<td>Dinner</td>
<td>Dinner</td>
<td>Dinner</td>
<td>Personal Time</td>
<td>House Dinner &amp; Group Activity</td>
</tr>
<tr>
<td>5pm – 6pm</td>
<td>Offsite Recovery Meeting</td>
<td>Study Time</td>
<td>Offsite Alumni Activity</td>
<td>Study Time</td>
<td>Offsite Softball or Rec Activity</td>
<td>Offsite Recovery Meeting</td>
<td></td>
</tr>
<tr>
<td>6pm – 9pm</td>
<td>Quiet Time Check-In Group</td>
<td>Quiet Time Check-In Group</td>
<td>Quiet Time Check-In Group</td>
<td>Quiet Time Check-In Group</td>
<td>Quiet Time Check-In Group</td>
<td>Quiet Time Check-In Group</td>
<td>Quiet Time Check-In Group</td>
</tr>
<tr>
<td>9pm – 10pm</td>
<td>Curfew</td>
<td>10pm</td>
<td>10pm</td>
<td>10pm</td>
<td>11pm</td>
<td>11pm</td>
<td>10pm</td>
</tr>
</tbody>
</table>

Supervised offsite activities and/or outpatient programming: □
Staff facilitated onsite meetings: □
## EXHIBIT C
### Wasatch Crest Client Schedule - Intensive Outpatient

<table>
<thead>
<tr>
<th>Time</th>
<th>Monday</th>
<th>Tuesday</th>
<th>Wednesday</th>
<th>Thursday</th>
<th>Friday</th>
<th>Saturday</th>
<th>Sunday</th>
</tr>
</thead>
<tbody>
<tr>
<td>7am – 8am</td>
<td>Awake &amp; Breakfast</td>
<td>Awake &amp; Breakfast</td>
<td>Awake &amp; Breakfast</td>
<td>Awake &amp; Breakfast</td>
<td>Awake &amp; Breakfast</td>
<td>9am – 10am Awake &amp; Breakfast</td>
<td>9am – 10am Awake &amp; Breakfast</td>
</tr>
<tr>
<td>8am – 9am</td>
<td>Morning Check-In Group</td>
<td>Morning Check-In Group</td>
<td>Morning Check-In Group</td>
<td>Morning Check-In Group</td>
<td>Morning Check-In Group</td>
<td>10am – 11am Morning Check-In Group</td>
<td>10am – 11am Morning Check-In Group</td>
</tr>
<tr>
<td>9am – 11am</td>
<td>Work</td>
<td>Work</td>
<td>Work</td>
<td>Work</td>
<td>Personal Time</td>
<td>Chores Deep Clean</td>
<td>Work or Personal Time</td>
</tr>
<tr>
<td>11am – 4pm</td>
<td>Offsite Group Rec Activity</td>
<td>Offsite Group Rec Activity</td>
<td>Offsite Group Rec Activity</td>
<td>Offsite Group Rec Activity</td>
<td>Offsite Group Rec Activity</td>
<td>Offsite Group Rec Activity</td>
<td>Offsite Group Rec Activity</td>
</tr>
<tr>
<td>4pm – 5pm</td>
<td>Personal Time</td>
<td>Personal Time</td>
<td>Personal Time</td>
<td>Personal Time</td>
<td>Personal Time</td>
<td>Personal Time</td>
<td>Personal Time</td>
</tr>
<tr>
<td>5pm – 6pm</td>
<td>Dinner</td>
<td>Dinner</td>
<td>Dinner</td>
<td>Dinner</td>
<td>Dinner</td>
<td>Dinner</td>
<td>Dinner</td>
</tr>
<tr>
<td>6pm – 9pm</td>
<td>Offsite Treatment Programing</td>
<td>Offsite Treatment Programing</td>
<td>Offsite Treatment Programing</td>
<td>Offsite Treatment Programing</td>
<td>Offsite Treatment Programing</td>
<td>Offsite Treatment Programing</td>
<td>Offsite Treatment Programing</td>
</tr>
<tr>
<td>9pm – 10pm</td>
<td>Quiet Time Check-In Group</td>
<td>Quiet Time Check-In Group</td>
<td>Quiet Time Check-In Group</td>
<td>Quiet Time Check-In Group</td>
<td>Quiet Time Check-In Group</td>
<td>Quiet Time Check-In Group</td>
<td>Quiet Time Check-In Group</td>
</tr>
<tr>
<td>Curfew</td>
<td>10pm</td>
<td>10pm</td>
<td>10pm</td>
<td>10pm</td>
<td>11pm</td>
<td>11pm</td>
<td>10pm</td>
</tr>
</tbody>
</table>
### EXHIBIT D

Wasatch Crest Staffing Plan - 241 Highland

<table>
<thead>
<tr>
<th></th>
<th>Monday - Friday</th>
<th>Weekend</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Day Shift</strong></td>
<td><strong>Detox</strong>&lt;br&gt;Nurse + Staff + Staff/Driver Program Admin 1-2&lt;br&gt;Recovery Residence (am)&lt;br&gt;RR Staff group/transport&lt;br&gt;On-call Therapist/Admin</td>
<td><strong>Detox</strong>&lt;br&gt;Nurse + Staff + Staff/Driver Program Admin 1&lt;br&gt;Recovery Residence (am)&lt;br&gt;RR Staff group/transport (1-2)&lt;br&gt;On-call Therapist/Admin</td>
</tr>
<tr>
<td><strong>Swing Shift</strong></td>
<td><strong>Detox</strong>&lt;br&gt;Nurse + Staff + Staff/Driver Program Admin 1&lt;br&gt;Recovery Residence (am)&lt;br&gt;RR Staff group/activity (1-2)&lt;br&gt;On-call Therapist/Admin</td>
<td><strong>Detox</strong>&lt;br&gt;Nurse + Staff + Staff/Driver Program Admin 1&lt;br&gt;Recovery Residence (pm)&lt;br&gt;RR Staff group/activity (1-2)&lt;br&gt;On-call Therapist/Admin</td>
</tr>
<tr>
<td><strong>Overnight Shift</strong></td>
<td><strong>Detox Nurse (awake)</strong>&lt;br&gt;Detox Staff (awake)&lt;br&gt;On-call Therapist/Admin</td>
<td><strong>Detox Nurse (awake)</strong>&lt;br&gt;Detox Staff (awake)&lt;br&gt;On-call Therapist/Admin</td>
</tr>
<tr>
<td><strong>Daily Oversight</strong></td>
<td>Medical Director / Nurse Practitioner&lt;br&gt;Clinical Mental Health Counselor&lt;br&gt;Substance Use Disorder Counselor</td>
<td>Medical Director / Nurse Practitioner&lt;br&gt;Clinical Mental Health Counselor&lt;br&gt;Substance Use Disorder Counselor</td>
</tr>
</tbody>
</table>

**Notes:** Exact staffing is dependent on client census and staffing needs. Approximately 20 additional staff involved in day-to-day care/oversight when clients are at offsite programming/activities.
EXHIBIT E
Site Map and Architectural Plan

• Draft/illustrative plan shown on the right.
• Retained an architectural firm to create a more formal site plan proposal - due by May 20, 2022.
EXHIBIT F

Client Screening Protocols

Wasatch Crest requires pre-admission screening for ALL clients. This process helps ensure that clients are appropriate for our program, and guards the overall safety of the individual and the facility. This step includes screening for violent and/or sexual crimes, as well as clinical/medical clearance prior to admission.

CLIENT SCREENING FOR VIOLENT CRIMES AND/OR SEXUAL CRIMES

Prior to admission, all clients seeking treatment at Wasatch Crest are screened for a history of violent and/or sexual crimes. Individuals found to have a violent or sexual criminal history will be denied admission and referred to an alternative facility.

1. Criminal history is reviewed using Utah Xchange: [https://www.utcourts.gov/xchange/](https://www.utcourts.gov/xchange/)

2. Sexual criminal history is reviewed using the Registered Offenders List: [https://www.registeredoffenderslist.org/utah-sex-offenders.html](https://www.registeredoffenderslist.org/utah-sex-offenders.html)
EXHIBIT F
Client Screening Protocols

MEDICAL/CLINICAL SCREENING FOR ADMISSION

Acute Medical Detox
This level of care is appropriate for a client who is experiencing life threatening withdrawal symptoms from drugs and/or alcohol. These are often clients with a significant risk of seizure, stroke or condition resulting from long-term abuse of drugs and/or alcohol. This type of detoxification is typically handled in a hospital setting. We are NOT providing these detox services to clients at the Highland location, and will refer clients needing this level of care to an appropriate facility.

Social Detox
Prior to admission all clients are screened for medical necessity and safety. This process is overseen by our Medical Director (a Board Certified Psychiatrist) to ensure all clients served are appropriate for the services we provide. Clients appropriate for social detox are not experiencing life threatening medical symptoms. These individuals are experiencing symptoms of withdrawal from drugs and/or alcohol that require more moderate medical interventions and oversight. We also encourage every detox client to consider additional treatment services following detox, that will improve their chance of long-term recovery. This section provides an accurate description of the detox services we are proposing for the Highland location, for up to 12 clients.

Recovery Residence
This level of care is appropriate for clients in early recovery. They have demonstrated the ability to maintain sobriety in a less restricted environment, and are ready to begin reintegrating into a more independent life. The recovery residence provides an appropriately structured living environment where clients receive support in the areas of vocation, peer support, social engagement, and recovery. All clients are screened and required to complete an application for approval by our clinical team prior to admission. The application process assesses each client’s commitment and motivation to sobriety and long-term recovery, and whether they will be a good fit with our sober/program community.
After clients are admitted to the program, Wasatch Crest utilizes a number of safeguards to monitor the safety and wellbeing of our clients, the facility, and surrounding areas. Below is a list of key policies we utilize to effectively manage client safety and overall security.

**CLIENT OVERSIGHT**

**Detox Clients**
Detox clients are monitored 24 hours a day by our onsite medical and professional staff. These clients do not leave the premises during their 3-7 day stay.

**Recovery Residence Clients**
Outpatient clients have a lower level of oversight that is appropriate at this stage of treatment. Residents of the facility are supervised 24 hours per day by our detox staff (as they come and go). Additionally, our entire outpatient staff (clinical and operations) will support client care for these individuals both onsite and offsite during the bulk of each day. Program rules and expectations include strict curfews, participation in daily house accountability meetings, participation in offsite outpatient treatment, and engagement in case management and aftercare planning. The facility is a 100% drug/alcohol free facility – clients receive random drug screens 2–3 times per week, and are required to follow medical and clinical recommendations as part of their offsite treatment. State licensing standards require us to document a daily “sign of life” check (minimum via phone) for all clients residing at the recovery residence. Our level of oversight and staff engagement is well beyond this threshold.

**ONSITE VISITORS**
For the safety of all clients, we limit visitors to specific times and closely monitor the number of individuals visiting at any one time. All visitors must be pre-approved by Wasatch staff.

**LARGE ONSITE EVENTS**
We agree to not conduct any large/outside events at this location.

**VIDEO SURVEILLANCE SYSTEM**
The building and surrounding property will be monitored using a modern security/video camera system. The current system, a Hikvision Network Video Security System, is equipped with 5 existing cameras, and pre-wiring for 11 more. We intend to expand the number of cameras to 16, including all major exterior areas, exterior doors, common areas, hallways, and other key locations. The system will allow specific staff to have remote access, and also records video surveillance on a DVR allowing for easy review when necessary. A large monitor will be installed in our primary staff office to allow constant oversight of the camera system.
EXHIBIT G

Security and Client AMA Protocols

ELECTRONIC KEY CARDS AND DOOR ACCESS

The facility is currently equipped with a modern, electronic key card system called HID Proximity. This system has several important capabilities to allow us to monitor the facility at all times. First, all major exterior and interior doors have keypad access controls. Second, we can assign specific key cards (fobs) to staff and clients, so we know who comes and goes through each entry/exit throughout each day. Third, we can limit which entrances/exits are used by specific individuals to regulate client flow. Fourth, we can lock out all doors at curfew to easily identify coming/going outside of standard program hours. And finally, the system has an electronic tracking software that allows us to track and review the specific use of every card. Essentially this means we can accurately track all "who/when/where" specifics required to maintain a safe, well-run facility.

PRIVACY FENCE

Wasatch Crest intends to create an overall site plan that will include a privacy fence along View Drive, and possibly along Highland Drive. The privacy fence will create a physical/visual barrier between the facility and the neighboring areas, and also allow for easier client oversight.

AMA AND ADMINISTRATIVE DISCHARGE POLICY

Wasatch Crest is proud of our ability to maintain a balance between accountability, safety, and respect. We do everything in our power to encourage clients to stay in treatment and avoid impulsive decisions to leave against medical advice (AMA), or make choices that require us to administratively discharge them. We have a history of excellent program completion rates, historically over 80% with ~ 10% AMA rates from our residential program in Heber. AMA rates for our existing outpatient program are well below 5%. In rare cases where clients are discharged or leave prior to completion, they are transported by Wasatch Crest staff to an alternative facility, or a safe location of their choosing (home, family, friends, etc.).
To Whom It May Concern:

My name is Jane and I live in the Wheeler Park tract of Heber City, Utah. This is a close-knit neighborhood of families and small children. My home is next door to the home occupied by the ladies in treatment at Wasatch Crest Treatment Services here in Heber City.

Prior to the sale of the home, it was owned and occupied by a married couple who were dear friends of my late husband and I, and many of the neighbors on our street. They kept the house and yard immaculately clean and manicured.

I have been asked by the home’s supervisor, Becky Wheelock and Rich McDonald to give my assessment of having the recovering ladies living next door to me. I must say I was very apprehensive about them moving in next door to my late husband, who was slowly dying from Parkinson’s Disease, and myself.

I was retired and 89 yrs. old and I was 67 and his full-time caregiver when we bought our home in 2019. I certainly didn’t want the tenants to be rowdy and causing trouble for me and my friends. In addition to my apprehension, several of my neighbors came over and expressed their concern for having a group home of recovering substance abusers. They told me that it would have been nice for Wasatch Crest to have informed all the neighbors of the new situation.

I have been asked by the home’s supervisor, Becky Wheelock and Rich McDonald to give my assessment of having the recovering ladies living next door to me. I must say I was very apprehensive about them moving in next door to my late husband, who was slowly dying from Parkinson’s Disease, and myself.

He was retired and 89 yrs. old and I was 67 and his full-time caregiver when we bought our home in 2019. I certainly didn’t want the tenants to be rowdy and causing trouble for me and my friends. In addition to my apprehension, several of my neighbors came over and expressed their concern for having a group home of recovering substance abusers. They told me that it would have been nice for Wasatch Crest to have informed all the neighbors of the new situation.

I spend a lot of time out in my yard and one day I struck up a conversation with the caretaker/handyman who was prepping the home to accommodate the 6 to 8 ladies who would be living there prior to graduating from the treatment program. He explained the program to me and assured me that the ladies were great and will only come to reside in the house when they were almost finished and ready to graduate. With his recommendation, I felt it would be fine.

I guess it’s been over a year or more since the ladies have moved in and I must say, they've been wonderful neighbors! There have been no disturbances whatsoever and the ones I've had the opportunity to meet and chat with have been very nice.

If I have any complaints, they’re minor ones. I would really like the maintenance man to keep the yard mowed and flower beds weeded weekly and the Aspen tree sprouts trimmed and the shrubs next to the sidewalk trimmed so they don’t encroach on the walking area of the sidewalk. Also, this winter with the snowstorms, I’m lucky to have dear neighbors who usually beat me to the punch by shoveling my driveway and front sidewalk. I had to inform the maintenance man that homeowners are required and responsible for clearing the sidewalks. When I urged him to clear the ice off of their sidewalk because it was encroaching on the walking area and making it difficult for me to walk my dog without being very careful NOT to slip and fall. He immediately got out the shovel and broke up the ice and laid salt down and kept it clean from then on.
And being a Latter-day Saint, I don't smoke and try to avoid being around situations where people ARE smoking. I don't like the smell or the smoke. The lawn furniture during the summer and fall was situated right on the other side of my west backyard fence. Occasionally the ladies would sit out there to chat and have a smoke. Their smoke seemed to always drift over the fence into my backyard. It's not a problem when I'm not out there playing with my little dog which I do many times a day. It would be really nice if the furniture was moved to the west side of the backyard. I think that would solve the problem!

So overall, I've been delightfully surprised with my new neighbors. Many times I've been the recipient of their cookie and goodie baking! It's a sweet surprise to walk out on my porch and find a plate of their goodies! Becky has offered several times to let her know if I need any help and they'd be glad to come to my aid. Nice to know I have more neighbors that will do that!

I hope this will be helpful as you consider having the Wasatch Crest Treatment Center move into your area.

Sincerely,

Jane
EXHIBIT I
Client Testimonials

“I am forever grateful for this experience and the tools I have learned and the beautiful connections I made. Thank you.”

“Wasatch Crest is one of the best experiences I have ever had. The staff is so kind and helpful. Just all-around great people that have your best interest and help to put back the broken pieces. Lots of different approaches to healing. I have learned so much about myself and who I want to be, but most of all accepting and loving myself for how I am today. So blessed to have had the opportunity to be part of such a stellar program! I would recommend this amazing place to anyone.”

“Wasatch Crest has become a second family to me. The staff is on point. I have been to a few rehabs, and nothing compares to this one.”

“I was 34 years old and I was losing my family and everything else with it. This treatment center provided me with all the tools and a running start on my journey in recovery. Today I’m happily and proudly 3+ years sober. This facility saved our lives.”

“I am sober today because of Wasatch Crest. Having worked in this industry for years I can see things that speak of client care. Having such an amazing support staff there really helped me get back to where I am today. I would send my loved ones here in a heartbeat. Thank you all for all that you do. Keep doing amazing work.”

“It was fantastic. Everyone was super nice and made me feel like I was at home. I love you guys!”

“I have nothing but good things to say about Wasatch Crest. I have been to other programs in the past and none of them have been as attentive to clients’ needs and well-being as Wasatch Crest. I would recommend them to anyone in need of this type of service. Addiction is a hard enough battle as it is and the staff at Wasatch have made it so much easier for me to get through the toughest part of recovery. Thank you to all of the staff and administration for such an amazing experience.”
EXHIBIT J

About Wasatch Crest

Founded in 2016, Wasatch Crest is a leading provider of behavioral health services, currently operating three facilities in Wasatch County. Our mission is to provide an exceptional treatment experience that is accessible to as many individuals as possible. For the last six years, we’ve helped over 1,000 individuals and families heal and create new lives in recovery.
EXHIBIT K

JOINT COMMISSION ACCREDITED

Wasatch Crest has been awarded the prestigious seal of accreditation from The Joint Commission Organization. This accreditation is awarded to ~ the top ten percent of facilities nationwide.
Dear Snyderville Basin Planning Commission,

Thank you for taking the time last night to open the conversation up to a Public Hearing for the proposed use at 241 W. Highland Drive. I felt that our neighborhood showed up with concise concerns and reasonable requests while looking at this highly controversial and contested proposal. I reached out back in March and shared my concerns with Ray Milliner and Pat Putt. I write you today to present a list of conditions for approval for you to consider as you make your decisions about this facility’s impact on our neighborhood and larger community. I spoke up last night, but would like to share the following thoughts with you in writing.

I write this letter 1- as a member of the Park Ridge Estates neighborhood, residing on View Drive for the past 11 years, 2- as a member of the Park City community, living here since 1982, 3- as the parent of a 6 year old daughter, and 4- as someone who has worked in the mental health/addiction field since 2002. I will first state that I am not opposed to addiction or mental health treatment facilities opening in residential neighborhoods. In fact, I helped found a mental health treatment program in Farmington, Ut. 5 years ago, where I still work today. (www.bridgehousehealth.com) We are in a residential community, and every single day we are aware of and sensitive to the realities of that privilege that we were granted by the town of Farmington, to operate in such a beautiful and serene setting. I share this with you to shed some light on my own background and knowledge of industry standards.

Please review my requests below for conditions for approval:

- Size. This condition will impact so many aspects of this proposal: staffing/vehicles/trash/traffic/potential for concerning behaviors in the neighborhood/ability to appropriately supervise clients. The commission, back in 2010, agreed that 16 residents (who, to be noted, were mostly sedentary and behaviorally compliant, needing only 1-2 staff on site at all times) was the maximum that the space could support. How can we fathom 32 residents who are in an acute state of mental health and addiction crisis, occupying that same space? In addition, the number of staff necessary to execute this and to do it right, will overwhelm that space even further. Any well-run Residential Treatment facility requires a 4:1 staffing ratio. That is the industry standard for residential treatment (noting that detoxing clients often demand even higher levels of supervision). Keeping 32 residents safe in a setting like this takes a lot of human power. The facility I work at in Farmington houses 16 residents on 6 acres. We we have 127 full time staff members, and at any given time, (24 hours a day), at least 10-12 staff on property and sometimes upwards of 30-40 staff on property at a time during business hours. I acknowledge that our approach is unique, and certainly not a money-making venture, but that is what it takes to keep our residents safe in a neighborhood setting and in a facility without locked doors, to provide quality care. Unless Wasatch Crest applies for a lock-down
speciality-hospital license, which they have not indicated that they will be doing, their doors will also be unlocked as clients will be there at their own will.

Based on the Snyderville Basin General Plan Policy 6.5 reading: "Allow the development of Single Room Occupancy (SRO) housing, group homes, community housing, emergency shelter and transitional housing, and supported living facilities for the elderly and persons with special housing needs, taking into consideration the proximity to public transportation, shopping, medical services, and other essential support services for the elderly and others with special needs”. It seems that double occupancy is not an allowed use in the area. On these grounds we request a condition of approval decreasing bed space to 16 clients and no more.

- Research best practices: As I shared in my initial email to Pat Putt and Ray Milliner in March, the feedback that I have received about Wasatch Crest, from other colleagues in our field has been unanimous and concerning, though I have no direct experience working with them. I recognize that you are not in the role of licensing Mental Health/Addiction Facilities. I implore you to speak with others in the field to check their background and their proposals to have a few as 2 staff onsite to supervise 32 beds. I encourage you to look into past successes or failures of similar business models by these owners. If they are not successful in this venture, then what? We have a parade of unknown business owners running this facility? I would encourage you to speak with other treatment centers in Heber to learn about how they have engaged with their colleagues. I would be curious to know more about the neighbors of their Heber facility beyond the one woman whose letter was quoted, who is seems is located next to one of their small women’s transition houses and not the main facility that houses 20 clients. I know this may fall beyond your scope, but in the case you choose to do so, I will share some well respected Heber and Utah based treatment centers, some of which located in residential areas, that might be good to speak with:

Balance House: https://balancehouse.com/
Ascend Recovery: https://ascendrecovery.com/
Willow Tree Recovery: https://willowtreerecovery.com/
Chateau Recovery: https://www.chateaurecovery.com/
Daniels Academy: https://danielsacademy.com/
Acqua Recovery: https://www.acquarecovery.com/

- Accountability. I would like to suggest that a 6 month review be required with Public input, to discuss the impact the facility is having on the neighborhood, once they are up and operational. This kind of
facility has not been run in Park City and we don't know all the questions to be asking, what to expect or how to navigate it. I also would like for the owners to provide a direct phone number for the neighbors to be able to use to reach out to with issues that might arise with their clients or the property. We request that a condition for approval be that the program holds a license from the Utah Department of Health and Human Services for the level(s) of care that they are providing. Should their license lapse or be suspended for any reason, I suggest that the Conditional Use Permit be withdrawn.

- Parking. If they are applying for 32 beds, based on 4:1 staffing ratios required by state law in Residential Treatment, there would need to be 8 staff on shift during awake hours, plus up to 5 therapists and other ancillary support staff. In addition, they are stating that clients in the transitional living phase could have their own vehicles and would be traveling to and from work/school/other programming. From what I can see, there is only room for 8-10 cars to be parked in their lot. It seems from a parking perspective they are in no way equipped to manage 32 clients, plus staff, visitors and deliveries. On these grounds we request a condition of approval decreasing bed space to 16 clients and no more. In addition, we request a condition of approval that clients enrolled in the program are not allowed to have their own vehicles on premises, for both traffic/parking purposes as well as for safety. We request a condition of approval that street parking will not be permitted on Highland Drive, View Drive or Old Ranch Road.

- Garbage. We know that with 16 residents, the assisted living home produced more trash than they could manage. We request a condition of approval be that Wasatch Crest provide a larger onsite dumpster than what currently exists, with a fence around it to enclose it, and they are not using the trash bins that are picked up from the street weekly. This was where much of the trash problem occurred with Beehive homes. They used their dumpster until it overflowed, and then they had 4-6 additional household sized bins that they put out weekly that were overflowing with trash and medical waste. And that was for just 16 residents.

- School Bus Stop. The school bus stop currently sits on the doorstep of this facility. We request a condition of approval that the school bus stop be relocated to the top of View Drive and Ridge Crest Drive so that students don’t need to walk past the facility to get to the bus stop, especially in early morning hours before the sun comes up.

- Privacy & Security. There is very little outdoor space for clients to use for recreation and/or smoking. We request that there be extended fencing to create more private space for the clients to spend time outdoors. In addition, we would request that there be exterior cameras placed on the building to identify when residents are coming and going in the case that any concerning activity occurs in the neighborhood we can trace it to potential timing of residents coming and going. Furthermore,
we request that residents be supervised by staff should they be traveling up and down the streets of the local neighborhood for any purpose.

- Smoking. as this property backs up to residential lots, we request that a smoking area be designated on property as far away as possible from adjoining lots and we request that smoking only happens at this site, to mitigate cigarette butts and odor.

- Discharges. If and when a client discharges from the program against medical recommendation, which for those of us in this field know, happens with incredible regularity, we request that the client be transported to a site where they can access transportation or services, away from the residential neighborhood. We request that as a condition of approval there be a very clear check in and check out protocol and that residents leaving the property are supervised by a staff person until they get to a safe place.

- Profile of Clients. We would like to learn if a condition for approval can be implemented that dictates the profile of client that can be served in this setting. What kinds of drug use can be detoxed from in a “Social Detox” setting versus what would require a “Medical Detox” setting or a hospital, and how would the program screen for this accurately and efficiently in the admission process.

- Walk Though. We ask that all decision making parties walk through the property, interior and exterior before finalizing a decision.

Thank you for your time and consideration. I would be glad to speak with you further about any of these topics should it be helpful. I recognize that you have a difficult challenge ahead of you.

Warm Regards,
CONFIDENTIALITY NOTICE: This transmission is intended for the sole use of the individual or entity to whom it is addressed and may contain information that is confidential. Any dissemination, distribution, copying, or taking of any action in reliance on the contents of this transmission, by someone other than the intended addressee or its authorized agent is strictly prohibited. If you have received this email, you are not the intended recipient of this communication.
Thank you for taking the time last night to open the conversation up to a Public Hearing for the proposed use at 241 W. Highland Drive. I felt that our neighborhood showed up with concise concerns and reasonable requests while looking at this highly controversial and contested proposal. I was very vocal when Beehive Homes requested their conditional use permit as well. We specifically told the planning commission that Beehive assisted living would financially fail, and they would try to put drug users in our neighborhood. My daughter spoke up last night, but I would like to share the following thoughts with you in writing. I really hope this and all of the other neighbors objections do not fall on deaf ears.

I write this letter 1- as a member of the Park Ridge Estates neighborhood, we have owned the home on View Drive since 2000. I am concerned citizen and taxpayer of Summit County.

Please review my requests below for conditions for approval:

- Size. This condition will impact so many aspects of this proposal: staffing/vehicles/trash/traffic/potential for concerning behaviors in the neighborhood/ability to appropriately supervise clients. The commission, back in 2010, agreed that 16 residents (who, to be noted, were mostly sedentary and behaviorally compliant, needing only 1-2 staff on site at all times) was the maximum that the space could support. This space cannot support 32 residents who are in an acute state of mental health and addiction crisis, occupying that same space? In addition, the number of staff necessary to execute this and to do it right, will overwhelm that space even further. Any well-run Residential Treatment facility requires a 4:1 staffing ratio. That is the industry standard for residential treatment (noting that detoxing clients often demand even higher levels of supervision). Keeping 32 residents safe in a setting like this takes a lot of human power. The safety of the people being treated at this facility is in extreme jeopardy as well as the residence of this neighborhood.

Additionally, based on the Snyderville Basin General Plan Policy 6.5 reading: "Allow the development of Single Room Occupancy (SRO) housing, group homes, community housing, emergency shelter and transitional housing, and supported living facilities for the elderly and persons with special housing needs, taking into consideration the proximity to public transportation, shopping, medical services, and other essential support services for the elderly and others with special needs”. It seems that double occupancy is not an allowed use in the area. On these grounds we request a condition of approval decreasing bed space to 16 clients and no more.

- Research best practices: I recognize that you are not in the role of licensing Mental Health/Addiction Facilities. I implore you to speak with others in the field to check their background and their proposals to have a few as 2 staff onsite to supervise 32 beds. I encourage you to look into past successes or failures of similar business models by these owners. If they are not successful in this venture, then what? We have a parade of unknown business owners running this facility? I would encourage you to speak with other treatment centers in Heber to learn about how they have engaged with their colleagues. I would be curious to know more about the neighbors of their Heber facility beyond the one woman whose letter was quoted, who it seems is located next to one of their small women’s transition houses and not the main facility that houses 20 clients. I know this may fall beyond your scope, but in this case, I implore you to do so.

- Accountability. I would like to suggest that a 6 month review be required with Public input, to discuss the impact the facility is having on the neighborhood, once they are up and operational. This kind of facility has not been run in Park City and we don't know all the questions to be asking, what to expect or how to navigate it. I also would like for the owners to provide a direct phone number for the neighbors to be able to use to reach out to with issues that might arise with their clients or the property. We request that a condition for approval be that the program holds a license from the Utah Department of Health and Human Services for the level(s) of care that they are providing. Should their license lapse or be suspended for any reason, I suggest that the Conditional Use Permit be withdrawn. Also as a condition of approval the business be held accountable for any damage or harm caused by their clients or their clients visitors.
- Parking. If they are applying for 32 beds, based on 4:1 staffing ratios required by state law in Residential Treatment, there would need to be 8 staff on shift during awake hours, plus up to 5 therapists and other ancillary support staff. In addition, they are stating that clients in the transitional living phase could have their own vehicles and would be traveling to and from work/school/other programming. From what I can see, there is only room for 8-10 cars to be parked in their lot. It seems from a parking perspective they are in no way equipped to manage 32 clients, plus staff, visitors and deliveries. On these grounds we request a condition of approval decreasing bed space to 16 clients and no more. In addition, we request a condition of approval that clients enrolled in the program are not allowed to have their own vehicles on premises, for both traffic/parking purposes as well as for safety. We request a condition of approval that street parking will not be permitted on Highland Drive, View Drive or Old Ranch Road.

- Garbage. We know that with 16 residents, the assisted living home produced more trash than they could manage. We request a condition of approval be that Wasatch Crest provide a larger onsite dumpster than what currently exists, with a fence around it to enclose it, and they are not using the trash bins that are picked up from the street weekly. This was where much of the trash problem occurred with Beehive homes. They used their dumpster until it overflowed, and then they had 4-6 additional household sized bins that they put out weekly that were overflowing with trash and medical waste. And that was for just 16 residents. We request that this facility installs a 40 cubic yard roll off dumpster for the anticipated refuse. We also request a required enclosure to residence of this neighborhood do not have to look at this dumpster.

- School Bus Stop. The school bus stop currently sits on the doorstep of this facility. We request a condition of approval that the school bus stop be relocated to the top of View Drive and Ridge Crest Drive so that students don’t need to walk past this facility to get to the bus stop, especially in early morning hours before the sun comes up.

- Privacy & Security. There is very little outdoor space for clients to use for recreation and/or smoking. We request that there be extended fencing to create more private space for the clients to spend time outdoors. In addition, we would request that there be exterior cameras placed on the building to identify when residents are coming and going in the case that any concerning activity occurs in the neighborhood we can trace it to potential timing of residents coming and going. Furthermore, we request that residents be always supervised by staff if they should travel up and down the streets of the local neighborhood for any purpose. There should be a loss of conditional use permit for violations of this condition.

- Smoking. as this property backs up to residential lots, we request that a smoking area be designated on property as far away as possible from adjoining lots and we request that smoking only happens at this site, to mitigate cigarette butts and smell.

- Discharges. If and when a client discharges from the program against medical recommendation, we request that the client be transported to a site where they can access transportation or services, away from the residential neighborhood. We request that as a condition of approval there be a very clear check in and check out protocol and that residents leaving the property are supervised by a staff person until they get to a safe place. There should be a loss of conditional use permit for violations of this condition.

- Profile of Clients. We would like to learn if a condition for approval can be implemented that dictates the profile of client that can be served in this setting. What kinds of drug use can be detoxed from in a “Social Detox” setting versus what would require a “Medical Detox” setting or a hospital, and how would the program screen for this accurately and efficiently in the admission process. We request that a condition of no clients with sexual offences or violent offenders be admitted to this facility.

- Walk Though. We ask that all decision making parties walk through the property, interior and exterior before finalizing a decision.
Thank you for your time and consideration. I would be glad to speak with you further about any of these topics should it be helpful. I recognize that you have a difficult challenge ahead of you.

Warm Regards,

Peter and Linda Koperak
6288 View Drive,
Park City, UT 84098
435-659-4769
435-513-1332

Ray,

Please confirm that Wasatch Crest needs to meet a Workforce Housing requirement as Beehive was required to meet previously per Chapter 5 of the development code.

The update on their page (see attached) shows no rooms delegated for workforce housing.

It is our understanding that the Workforce Housing requirements need to be recorded before a building permit is issued, yet it appears there is construction currently happening inside the building. Please demonstrate that this requirement has been met and all conditions have been satisfied for a building permit to be issued.

Also, according to the drawings in Exhibit E on their website, there shows an entrance/exit for dumpster access onto View Drive. When in 2011, Beehive agreed with pressure or a condition from the county, to only have access to and from their facility from Highland Drive to lessen traffic impact and safety concerns in the neighborhood and to assure facility adhered to the General Plan. Why would this change for this facility?

From 2011 staff report regarding Beehive:

E. Consistency with the General Plan

The proposed site is in The Old Ranch Road Neighborhood Planning Area. The goal of this planning area is to “Protect the rural and agricultural way of life, the mountain-
ranching feeling, and the unique natural scenic resources of the neighborhood, and ensure that the neighborhood remains a good place to raise a family and a place where people and animals live in harmony.”

These types of structures are specifically designed to blend with the surrounding neighborhood. Although this proposal is somewhat larger in size than the immediate surrounding neighbors, Staff does believe that the building can be designed and positioned in such a way as to not emphasize this discrepancy. Also, the applicant has revised the proposal to ensure that no cars will travel into the surrounding neighborhood. This proposal will strive to meet the architectural and environmental objectives as described in the Snyderville Basin General Plan.

Please confirm these same conditions from 2011 have been met for Wasatch Crest Proposal.

Conditions from 2011 Beehive Homes:

1. All documents regarding Workforce Housing requirements shall be recorded prior to issuance of a Building Permit.

2. The operator of the facility shall provide Summit County with copies of all current licenses as required by the State of Utah. The operator shall allow Summit County to request current copies of any licenses upon request.

3. The applicant shall provide a complete landscape plan as required by Section 10-4-21 of the Code. No Building Permit shall be issued until the landscape plan is approved by the Summit County Community Development Department.

4. The applicant shall submit a complete lighting plan as required by Section 10-4-22 of the Code. No Building Permit shall be issued until the lighting plan is approved by the Summit County Community Development Department.

5. All service provider requirements shall be met prior to issuance of a Building Permit.

Thank you,
Dear Snyderville Basin Planning Commission,

Thank you for taking the time to open the conversation up to a Public Hearing for the proposed use at 241 W. Highland Drive. I feel that our neighborhood showed up with concise concerns and reasonable requests while looking at this highly controversial and contested proposal.

To be clear, the vast majority of our neighborhood is adamantly opposed to having a treatment center located at 241 W. Highland Drive. We do understand it is covered by the ADA to use a property like this under a conditional use permit, however we are opposed to the proposed use at this property. You are not obligated to give Jim Huffman at the Wasatch Crest Center your blessing to operate this center and further research needs to be conducted based on parking, the use of View Dr, trash, fencing, density, safety, police reports and the number of calls to the Wasatch Crest Center, what kind of detoxing will be happening, staffing, etc.

We implore you to do your due diligence on this project and ask the questions you would want the answers to if this type of facility was going in next door to you and your family. Once you say yes, it is nearly impossible to make changes.

1. **Size** - This condition will impact so many aspects of this proposal: staffing/vehicles/trash/traffic/potential for concerning behaviors in the neighborhood/ability to appropriately supervise clients. The commission, back in 2010, agreed that 16 residents (who, to be noted, were mostly sedentary and behaviorally compliant, needing only 1-2 staff on site at all times) was the maximum that the space could support. It is impossible to
envision how 32 residents who are in an acute state of mental health and addiction crisis, could possibly occupy the same space. In addition, the number of staff necessary to execute this and to do it right, will overwhelm that space even further. Any well-run Residential Treatment facility requires a 4:1 staffing ratio. That is the industry standard for residential treatment (noting that detoxing clients often demand even higher levels of supervision).

Additionally, based on the Snyderville Basin General Plan Policy 6.5 reading: "Allow the development of Single Room Occupancy (SRO) housing, group homes, community housing, emergency shelter and transitional housing, and supported living facilities for the elderly and persons with special housing needs, taking into consideration the proximity to public transportation, shopping, medical services, and other essential support services for the elderly and others with special needs". It seems that double occupancy is not an allowed use in the area.

1. Parking- The parking issue is a major concern. There are NOT enough parking spaces for the operation being proposed. The available number isn’t even feasible with a 16 room operation much less 32. Here are some of the issues to be expected:

a. Employees, residents, deliveries, utilities (trash if a commercial dumpster is used), staff and transport vehicles all have to enter, turn around and exit the facility. There is not enough room for this operation. Jim admitted they will be approving vehicles for residents but set no standard on how many and where they will be parked. The exact number needs to be proposed by this group. I would think Jim Huffman knows exactly how many vehicles would need daily access to this facility based on running several treatment centers.

a. We request a condition of approval that street parking will not be permitted on Highland Drive, View Drive or Old Ranch Road. There should absolutely be no commercial access or driveway access from View Drive. Because there are no sidewalks on View Drive, this will greatly impact safety for kids playing outside and people out walking their dogs/biking, etc. The vehicles that access View Dr will have only 2 options. The first is to turn around and the second is to loop View-Ridgecrest-Park Ridge to exit back on to Highland. These people are only concerned with exiting to Highland so they will be in a hurry and likely speeding on the streets that children are playing on. A quiet 3 road loop will become a thoroughfare for vehicles from Wasatch Crest getting out of the neighborhood. This presents a danger to children and generates more noise. The second option is for them to turn around in our driveways and go back to Highland. This creates damage to private property, landscaping and neighbors will be bothered by headlights shining into their homes as these people use their property to turn around.
1. **Garbage.** We know that with 16 residents, the assisted living home produced more trash than they could manage. We request a condition of approval that Wasatch Crest provide a larger onsite dumpster than what currently exists, with a fence around it to enclose it, and they are not using the trash bins that are picked up from the street weekly. This was where much of the trash problem occurred with Beehive homes. They used their dumpster until it overflowed, and then they had 6 additional household sized bins that they put out weekly that were overflowing with trash and medical waste. And that was for just 16 residents.

   a. Where will the new commercial dumpster be placed? The new commercial dumpster should NOT be accessed from View Drive and should be picked up at a reasonable time (before 9:00 PM and after 7:00 AM).

1. **Safety, Privacy and Security-** In the staff report Wasatch Crest claimed “These facilities have operated harmoniously within similar residential communities, and without a single incident or residential complaint”. This is inaccurate. First, they are not within the proximity of another house like they are here and especially with 6281 View Dr. where a family with young children live. In addition, a neighbor of ours emailed the Wasatch Sheriff’s office to get a list of police dispatch calls to their facility in Heber. They had 40 calls made to the Wasatch County Sheriff’s office in the past 5 years including calls for “drugs”, “intoxication”, “fraud”, “citizen dispute” and a few others. The call volume would likely be higher if it wasn’t for the 2+ years of COVID which may have reduced capacity. We would request you also reach out to the Wasatch Sheriff and Fire Departments to understand the call volume and types of calls to all of their facilities.

   We would request that there be exterior cameras placed on the building to identify when residents are coming and going in the case that any concerning activity occurs in the neighborhood we can trace it to potential timing of residents coming and going. We would also request that residents be supervised by staff should they be traveling up and down the streets of the local neighborhood (including the bike path on Highland Drive) for any purpose.

1. **Client Profile-** What kinds of drug use can be detoxed from in a “Social Detox” setting versus what would require a “Medical Detox” setting or a hospital, and how would the program screen for this accurately and efficiently in the admission process. And will it be staffed appropriately with nurses for the substance they are detoxing?
It was NEVER mentioned taking in people who are currently being charged with a crime and not convicted. This is a loophole that could be used to bring in people accused but not convicted of a crime just yet. It could be any crime if that’s the case.

1. **Discharges**- If and when a client discharges from the program against medical recommendation, which for those of us in this field know, happens with incredible regularity, we request that the client be transported to a site where they can access transportation or services, away from the residential neighborhood. We request that as a condition of approval there be a very clear check in and check out protocol and that residents leaving the property are supervised by a staff person until they get to a safe place.

1. **Walk Though**- We ask that all decision making parties walk through the proposed property, interior and exterior before finalizing a decision. It would also be a good idea to visit the Wasatch Crest facility in Heber to understand the differences between the residential neighborhood.

1. **Accountability**- I would like to suggest that a 6 month review be required with Public input, to discuss the impact the facility is having on the neighborhood, once they are up and operational. This kind of facility has not been run in Park City and we don't know all the questions to be asking, what to expect or how to navigate it. I also would like for the owners to provide a direct phone number for the neighbors to be able to use to reach out to with issues that might arise with their clients or the property. We request that a condition for approval be that the program holds a license from the Utah Department of Health and Human Services for the level(s) of care that they are providing. Should their license lapse or be suspended for any reason, I suggest that the Conditional Use Permit be withdrawn.

1. **Research**- Many of us have heard that feedback regarding Wasatch Crest has been concerning. Please speak with others in the field to check their background and their proposals to have as few as 2 staff onsite to supervise 32 beds. I encourage you to look into past successes or failures of similar business models by these owners. I would encourage you to speak with other treatment centers in Heber to learn about how they have engaged with their colleagues. I would be curious to know more about the neighbors of their Heber facility beyond the one woman whose letter was quoted, who seems to be located next to one of their small women’s
transition houses and not the main facility that houses 20 clients. I would also ask you to look into the Haven Hills Recovery, San Diego Women's Trauma Treatment facilities founded by James Huffman and why it was closed down and why no information can be found regarding the facility.

Thank you,

Jamie Rifkin

April 22, 2022

Mr. Ray Milliner
Summit County Planning Department
P.O. Box 128
60 North Main Street
Coalville, UT 84017

Re: CUP for Proposed Group Home in Rural Residential Zone

Dear Mr. Milliner,
I didn’t complain when they put in the nursing home at this site, although it probably reduced the value of my home. But I do have to object to the group home proposed at the same location because it is a danger to me and other people who live in the area. There is only one home between that facility and my home and it is partially fenced; mine is not. Group homes are totally inappropriate in a close residential neighborhood and may even not be allowed (should be denied). If approved, I would probably have to sell my home and I am not ready.

Sincerely,

Josephine Pratt

6261 N. View Drive
Park City, UT 84098

I am concerned with acute detox procedures. I have worked in a hospital and IV "Banana Bags" for acute detox are usually handled with doctor and nurse supervision. Will this facility be so staffed?

I am concerned with the lack of parking. The staff report on page 8 states 39 spots are acceptable, and on page 5 it says 45 spots are acceptable. Which is the correct number?
With 1-4 staff members on premises, 16 residents commuting to work or treatments, 2-3 company vans and other therapists coming in daily, that is the potential for 23 vehicles, yet the facility is only proposing 12. Their count doesn't include visitor cars.

Thank you.

Leslie Masters
Highland Estates

Mr. Millner,

As I understand it the Uath state law does limit the density of congregate living facilities in a neighborhood. With Root Transition LLC (150 West Highland) being located about 1/4 mile away from this facility, I believe this will violate the State code, please address it in your Tuesday meeting.

Regards

Thomas Willard
Ray and Patt Putt,

Our subdivision fought the county 12 years ago, with an attorney’s assistance, over a conditional use permit and construction approval for the Beehive Homes Assisted Living facility which passed, with the only real condition of decreasing the residents by 4. More importantly, we expressed concern over what may result should Beehive go out of business, and now our prediction has come to fruition.

The following quote is from the Park Record in 2010.

*Speaking to the Planning Commission, Basin resident Chad Lundstrom asked what would become of the facility if Beehive Homes went out of business.*

"*Does it turn into a drug rehab facility or alcohol rehab facility?*" Lundstrom asked. "*I definitely object to this proposal.*"
Now we are facing a 32 resident "detox/drug rehab" facility in a family neighborhood with a school bus stop a stone’s throw from the facility’s front door. The previous conditional use permit for Beehive required the owner to reduce the occupancy from 20 to 16 so the new owner’s proposal of 32 seems completely unreasonable in terms of parking, trash removal, traffic impact, adequate outdoor space and above all, proper care and space for residents battling addiction.

There are strict state staffing requirements for those in detox treatment. There are currently 8 parking spaces and the owners are planning to create 12. Some of the 16 transitioning patients may have cars. How is there adequate parking even with 12 spaces, with staff, garbage pickup, visitors, deliveries?

We understand the overwhelming need for, and are no efficiently, with the care and well-being of patients as well as safety of the neighborhood a priority. However, we are concerned for:

1) the safety of young children and personal property in the neighborhood,

2) the limited parking capacity between state required staff and transitional residents who would be allowed vehicles

3) the trash impact

4) another county approval of a potentially poorly ran, overcrowded facility

(we believe state requirements is 4:1 staff to patient for detoxing patients)

With that number of beds, 2 patients per room, could this facility be one that is more about exploiting the profitable drug rehab business and turning beds, common with insurance contracted facilities, and less about patient care and safety of the neighborhood? We ironically recently watched this movie about systemic issues and exploitation of the drug rehab industry.

Watch Body Brokers | Prime Video (amazon.com)

Our concerns regarding requirements listed on the county website for a Conditional Use Permit:

3. The use is not detrimental to public health, safety and welfare;
1) A school bus stop with elementary age school children is 50 or so yards away from this building.
   - Will patients be supervised coming/going from this facility or walks around the neighborhood?
   - Will there be outside cameras showing patients coming/going and patient supervision in the parking lot and neighborhood?
   - Will patients be allowed visitors and what is the supervision/screening surrounding these visits?

2) We personally called the county and Beehive numerous times over trash and hazardous waste blowing around the street and multiple trash receptacles being left in the street for a week.
   - No “enforcement officer” from the county which is to be provided or fines that we ever resulted in these numerous complaints.
   - A dumpster wasn’t allowed with the Beehive facility because of a space/turn around issue in the parking area. What happens with the trash issue with double the occupancy?

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. (Ord. 708, 12-10-2008)
   - Is a detox center/drug rehab facility with 32 residents fitting to the Park Ridge Estates subdivision with 3 person average per home, young families, school bus stop, large lot sizes and open spaces?
   - Is there a cap to how many drug rehab facilities are allowed per square miles? There is at least one other facility within a mile on Highland Drive.

Please be considerate when placing conditions on the new owner and understand the frustration to be in this position 12 years later after the efforts made to originally stop the construction of this building. Please put safety and impact on the neighborhood first over profitability for the new owner and assure our neighborhood a review by the county will take place 6-12 months after the opening to confirm conditions are being met.

Thank you,
Gina & Chad Lundstrom

Mr. Milliner

I am writing in regards to the planning commission public hearing for 241 West Highland Drive.

I live in Park Ridge Estates with my family (3 kids and husband). We are very concerned with the desire for the new owners of the property to more then double the occupancy. I have visited that site when it was an assisted living facility. Even with the previous occupancy level I was shocked by the lack of space for the residents. The rooms are extremely small - which was probably not as big of a problem for residents that don’t get out of bed but for ones that would move about it would be unlivable. The facility isn’t built for large quantities of people to live in it. The requested increase of occupancy is a recipe for abuse. The new owner is obviously trying to squish as many people in as possible so he can make a profit off of them. It disgusts me to think our county would allow this type of owner to do this to people.

My next concern regarding this property is the fact that the previous business couldn’t manage to keep the garbage contained and that will be an even larger issue if this new owner is allowed more patients. There were at least a dozen trash cans full of waste set out for days and many would fall over and litter the neighborhood. We live in a clean, family oriented neighborhood with lots of children and pets. Allowing this new owner to have a business that has too many occupants will impact our families greatly. We should not have to deal with possible human waste blowing around our front yards.

Another concern that I have with this possible new business is the fact that there is almost no outdoor space. It’s well-known that patients that are/were drug abusers also smoke cigarettes. These patients will be outside and there is not enough space for them. Therefore, you will then see them wandering our neighborhood and the fact the the business is located on the same corner as the elementary, middle and high school bus stop is extremely terrifying. Let’s be honest, this will be a safety issue for our children and residents. This business will need to have security guards, cameras etc to prevent their residents and their visitors from interacting negatively with children waiting for the bus. Is the owner prepared to make sure that happens?

I’m not done yet with my concerns. Here’s another one - with the increase in patients there will be an increase in staff and an increase in vehicles. The parking lot for the facility can’t hold more then approximately 7-8 cars at best. That’s assuming the parking lot isn’t full of patients outside smoking.
How can it be possible for a facility of that type to be allowed to operate without the necessary infrastructure? Parking lot, sewage, garbage, contained outdoor space!!!

Lastly, when the county allowed the building for this facility in our neighborhood the residents of the neighborhood voiced their concerns that this would lead to a drug rehab facility. Well - I'm sad to say it's even worse then what was expected. Not only are you being asked to allow a drug rehab facility be run within a family neighborhood but you're being asked to allow an inhumane abusive occupancy increase just so the owner can make a profit. This request isn't good for the neighborhood but even more importantly it's a terrible situation for those that would be going there for help. Vote no and hold these for-profit owners accountable.

Due to work I will be unable to attend the zoom meeting but I'd like my email to be entered into the comments for the meeting.

Merilee Riely
Park Ridge Drive
404-964-1842 cell
Sent from AT&T Yahoo Mail for iPhone

Hello, my name is Katie Johnson. I live on 6214 Old Ranch road. I am writing in opposition to the proposed Conditional Use Permit.

We already have a mental health facility, and a young girls home, and The Children's Justice center all within a mile of each other, please do not allow another rehabilitation center be shoved into our neighborhood! I understand the ADA allows for this type of facility in residential areas, but surely the idea behind these laws did not intend for so many of these facilities in a single neighborhood! The residents that live here do not want the Wasatch Crest facility! That has to count for something. How is it fair for a handful of people who do not live in this neighborhood to decide against the will of the people who do live here to allow this? Besides the concerns of safety for our children there are some serious issues with this proposed facility use.

The old Beehive facility was for 18 residents, this permit wants to double that!

Mountain Regional Water is already discussing implementing restrictions on water use. 32 people plus staff is going to further tax the little water supply we have.

There is not nearly enough parking in the existing lot.

The added traffic added to already VERY busy road.
What safeguards will be put in place by the owner of the facility (if it were to be approved) to keep our neighborhood safe...such as what kind of supervision will there be for residents in the outside spaces...that are not at all private and back up to homes with small children. Will they be unsupervised on the neighborhood trails? Will they have vehicles that they will be allowed to drive during their stay? Supervised or unsupervised? How will they insure that drugs are not brought into our neighborhood?

Smoking is a common thing for people in drug rehab, there is a bus stop literally right in front of the facility, what safeguards will protect our children from the second hand smoke?

What about discharge rule/procedures for discharge? How long will residents stay? What will the turnover look like?

Will this facility offer evening and outpatient services? The website says these things are offered, would they be at this location? This would further increase the traffic and parking issues.

From their website

"Located on over seven acres in Heber City, UT, our historic western-style estate offers crisp alpine air, majestic views of the Wasatch Range, serene fields, and miles of trails."

A neighborhood full of small children is not the place for this program.

The program calls itself

"Adventure-Based Addiction Rehab in the Mountains of Utah"

From their own website, it is clear that this is not the place for this program. Moving from 7 acres to the middle of a neighborhood, out of the mountain into a subdivision.

Please say no.

Katie Johnson
A comprehensive study shows the effect of the type of facility on a neighborhood. It shows that a facility specializing in Opiate addiction, which this facility surely will as Opiate as Utah leads the country in opiate addiction, leads to a 17% reduction in home values. Two things;

Can you and your organization in good conscience rob our neighbors of 17% of their most available asset?

Is the County ready to immediately reduce the property taxes by that corresponding 17%

https://www.jstor.org/stable/24846693

Abstract

Abstract Residential treatment centers offer the most intense form of treatment for substance abuse and are often embedded in residential neighborhoods. As a result of the Patient Protection and Affordable Care Act, the number of treatment centers has been forecasted to burgeon. We examine the external effect of residential rehab centers on nearby real estate. As addiction treatment centers are planned, a common response of nearby property owners is “not in my backyard” (NIMBY). Using a large MLS dataset from central Virginia, we estimate the impact of substance abuse treatment centers on nearby home prices and liquidity (as measured by time on market). We find that a neighboring treatment center is associated with an 8% reduction in nearby home prices, and that this discount is magnified for treatment centers that specifically treat opiate addiction (as much as 17%).