



## SNYDERVILLE BASIN CONDITIONAL USE PERMIT

November 16, 2022

James Huffman  
425 West Moulton Lane  
Heber, Utah 84032

Re: Conditional Use Permit for a Residential Treatment Facility at 241 South Highland Drive

Dear Mr. Huffman:

This letter is to confirm that on November 8, 2022, the Snyderville Basin Planning Commission approved a Conditional Use Permit for a Residential Treatment Facility at 241 South Highland Drive, Summit County. The Planning Commission found the application complies with the criteria outlined in Section 10-3-5 of the Snyderville Basin Development Code, as stated in the following Findings of Fact and Conclusions of Law and by satisfying the Conditions of Approval.

### Findings of Fact:

1. The applicant, Wasatch Crest Treatment Facility, is seeking approval of a Residential Treatment 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 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. The water provider stated that there is enough water available to accommodate the use.
10. No development will occur in an area defined by the Development Code as "critical land."

11. All necessary public facilities are available on site, including water, septic, and roads.
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 a maximum of 38 spaces on site.
13. The applicant is proposing 18 onsite 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, June 14, October 11, 2022, October 25, and November 8, 2022.
16. The term "Social Detoxification" is not listed as an allowed, conditional, or low impact use in Section 10-2-10, Use Table of the Snyderville Basin Development Code.
17. The term "Social Detoxification" is not defined in Section 10-11-1 Definitions of the Snyderville Basin Development Code.
18. The term "Social Detoxification" is not included in the meaning of "Residential Treatment Facility" as defined in Section 10-11-1 Definitions of the Snyderville Basin Development Code.
19. Social Detoxification is a prohibited use in the RR zone.

**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. No parking shall be allowed on Highland Drive or View Drive.

5. 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.
6. A maximum of 10 residents of the Residential Treatment Facility may park a car on the property at any given time.
7. Garbage collection and dumpster storage shall be constructed as shown on the attached site plan.
8. A spotter provided by the garbage collection company shall be used any time the garbage truck is backing out of the facility.
9. The applicant shall coordinate with delivery services to ensure that no box trucks or dual wheel trucks make deliveries on site.
10. Exterior smoking shall be contained in the areas shown on the approved site plan.
11. Outside of normal operation, large gatherings, or events such as a fund raiser shall not take place on the property.
12. Prior to the issue of any building permits, staff shall review the site plan for compliance with the landscaping ordinance, Chapter 10-4-20 of the Snyderville Basin Development Code.
13. Prior to the issue of a building permit, staff shall review the exterior lighting plan of the structure for compliance with Chapter 10-4-21 of the Snyderville Basin Development Code.
14. No outside amplification of music is allowed.
15. 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.
16. The maximum number of residents shall be 16.
17. Only persons seeking Residential Treatment and Recovery Residence services are allowed to be treated at the facility, as those terms are defined either by the Utah State Code or the Snyderville Basin Development Code.
18. All conditions of approval shall be met prior to commencement of operations except for landscaping which must be completed by July 1, 2023.
19. The Planning Commission shall conduct a review of the project to confirm compliance with all conditions of approval one-year from the time of this approval.
20. Applicant shall consult with the Park City School District regarding whether it is appropriate to move the bus stop. Should the District determine that it should be moved, the applicant shall be responsible for moving the stop.
21. Operations of admissions intakes and planned discharges shall be conducted during regular business hours 8am to 9pm.
22. All persons seeking treatment at the residential treatment facility will be 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, as stated in Exhibit F of the document titled "Wasatch Crest Proposed 241 Highland Facility

Summit County Commission/Community Concerns and Proposed Solutions” attached as Exhibit B of the June 14, 2022, staff report.

23. A security system, including external video monitoring and staff notification of door and window activity shall be required.
24. Curfew shall be 10 pm Sunday – Thursday and 11 pm Friday and Saturday unless preapproved by a case manager.
25. A six-foot fence shall be installed around the perimeter of the property as allowed by County Code.
26. At the time of the one-year review, the planning commission shall review the garbage collection for compliance and its safety record.

This Conditional Use Permit is valid for a period of one (1) year from the date of approval and will expire if reasonable progress is not being made toward the project. This approval may be appealed to the Summit County Council within ten (10) calendar days from the date of the decision. If you have any questions, please feel free to contact me at (435) 615.3118 or by email, [rmilliner@summitcounty.org](mailto:rmilliner@summitcounty.org).

Sincerely,



Ray Milliner  
County Planner