



**AGENDA**  
**SNYDERVILLE BASIN PLANNING COMMISSION**  
**Tuesday, March 26, 2024**

NOTICE is hereby given that the Snyderville Basin Planning Commission will meet electronically, via Zoom, and at the anchor location of Richins Auditorium  
1885 W. Ute Blvd., Park City, UT 84098  
(All times listed are general in nature, and are subject to change by the Board Chair)

You may attend in person or 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

4:30 P.M. Work Session

1. Work Session regarding a Master Planned Development for the Marketplace at Silver Creek, a 10-building mixed use project located at 1500 Frontage Road, Silver Summit, Summit County, UT. Parcel SCO-C-10-3AM (14.76 acres) Applicant: Henry Sigg, representing Marketplace at Silver Creek Center LLC; Administrative and Legislative Review.  
*Amir Caus, Senior Planner, AICP and Ray Milliner, Principal Planner.*  
[Marketplace at Silver Creek MPD-NMU-CUP-LIP Staff Report.pdf](#)

6:00 P.M. Regular Session

1. Public input items not on the agenda or pending applications.
2. Continued discussion, possible recommendation for the Canyons Village Parking Garage, located on parcel LVDAM-LV5-AM, 1840 Ozzy Way, Canyons Lower Village. Applicant: Spencer White. Administrative Review. Project #23-191. *Tiffanie N. Robinson, Senior Planner.*  
[Canyons Village Garage LIP #23-191 Staff Report](#)  
[3.26.2024. EXHIBIT A - Proposed Canyons Garage](#)  
[EXHIBIT B - Phasing details](#)  
[EXHIBIT C - LV5 Administrative Amendment Height #23-192 approval](#)  
[letter EXHIBIT D - TCFC PUBLIC HEARING and SBPC RESPONSE 3-20-2024](#)  
[EXHIBIT D1 - TRAFFIC STUDY - TCFC Parking Structure](#)  
[EXHIBIT D2 - Transportation Dept Traffic Study Memo EXHIBIT](#)  
[D3 - PARKING - Canyons Parking Reconciliation map](#)  
[EXHIBIT D4 - TEAM BUILDING & MILLENIUM TRAIL SAFETY EXHIBIT D5](#)  
[- CONSTRUCTION PHASING TEMP PARKING EXHIBIT D6 - LIGHTING -](#)  
[Garage photometrics and cutsheets EXHIBIT D7 - CABRIOLET -](#)  
[Canyons Parking Structure Demand Analysis](#)  
[EXHIBIT E - DRAFT CONSTRUCTION MITIGATION PLAN TCFC PARKING](#)

EXHIBIT F - LV5 Site Design guidelines

EXHIBIT G - Site Circulation Connectivity

EXHIBIT H - Service Provider Comments and Response

EXHIBIT I - CVMA DRC Canyons Garage Letter of Recommendation

EXHIBIT J - COMMUNITY OUTREACH OPENHOUSE

3. Public Hearing, possible recommendation for a Low Impact Permit for a Home Based Business, Class 2, located at 710 Highland Drive. Applicant, Duilio Humberto Fragapane, Administrative Review. Project #23-111. *Jennifer Strader, Senior Planner.*  
[SBPC March 26, 2024 staff report HFLandscaping.pdf](#)

#### Commission Items

#### Director Items

#### Adjourn

To view staff reports available at the end of the Friday before the meeting please visit [www.summitcounty.org](http://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.*