

# Planning Commission Staff Report



**Subject:** National Ability Center (NAC) MPD  
**Project #:** PL-14-02476  
**Author:** Kirsten Whetstone, MS, AICP  
**Date:** December 10, 2014  
**Type of Item:** Administrative – Master Planned Development Pre-Application (Pre-MPD)

## **Summary Recommendations**

Staff recommends the Planning Commission discuss the proposed Master Planned Development Pre-Application for the National Ability Center MPD, conduct a public hearing, and consider finding the Pre-MPD application complies with the General Plan and purposes of the ROS zone. Staff has provided findings of fact and conclusions of law for the Commission's consideration.

## **Description**

**Applicant:** John Serio, National Ability Center representative  
**Location:** 1000 Ability Way  
**Zoning:** Recreation Open Space (ROS)  
**Adjacent Land Uses:** Round Valley Open Space, Quinn's Recreation Complex, and Park City Ice Rink  
**Reason for Review:** Pre-Applications for MPDs and MPD amendments require Planning Commission review and a finding of compliance with the Park City General Plan prior to submittal of a Master Planned Development application.

## **Proposal**

On September 2, 2014, the City received a completed application for a pre- Application for a Master Planned Development amendment located at 1000 Ability Way. The proposed MPD Amendment proposes the following main items:

- Additional lodging (22,266 sf)
- Expansion of the indoor equestrian arena (12,188 sf)
- An addition to the existing administration building (3,400 sf)

An additional 50 parking spaces are requested, along with future improvements to the archery pavilion, expanded hay storage, additional equipment and storage sheds, a future enclosure and/or covering of the outdoor arena, a small green house for gardening programming, expansion of the challenge course, interior plaza and landscaping improvements, and a tent platform/single room camping cabins area to foster self-reliance in camping and outdoor skills (Exhibits A-D). A phasing plan for these improvements will be submitted with the MPD application. The property is zoned Recreation Open Space (ROS). Access to the property is from Round Valley Drive, a public street, and Ability Way, a private access drive.

## **Background**

The site is described as Parcel # PCA-97-B, a metes and bounds parcel of land located in the Quinn's Junction neighborhood of Park City. The 26.2 acre parcel was annexed to Park City in 2004 as part of the National Ability Center and Quinn's Recreation Complex Annexation (Exhibits E and F). The parcel was deeded to the NAC by Florence Gillmor and restricted to adaptive recreational programs, including equestrian, fitness, therapy and various related and complimentary recreational activity facilities. The National Ability Center (NAC) is a non-profit organization specializing in community sports, recreation, therapy, and education programming. A one lot subdivision to create a lot of record for this parcel will be required to be submitted with the MPD application.

Prior to annexation, the property received approval of a Specially Planned Area (SPA) by Summit County, which is similar to a Master Planned Development (MPD) in the City (Exhibits G and H), as well as a Conditional Use Permit. The NAC Specially Planned Area (SPA) allows for development of various uses and buildings. The property currently includes a 17,150 sf indoor arena, an outdoor challenge course, a playground area, an outdoor arena, an archery pavilion, a gazebo, various barns and storage buildings, a 12,200 sf residential dormitory building, a 7,500 sf support administrative building, and 140 parking spaces. The Development and Water Service Agreement (Exhibit K) describes conditions of water services as well as findings regarding the approved Conditional Use Permit.

On November 12, 2014, the Planning Commission held a public hearing and discussed the pre-MPD for the National Ability Center MPD amendment. The Commission asked general questions about how many years they thought the proposed concept plan would be sufficient before they needed to return with additional amendments. The Commission suggested that the applicant consider a longer time frame than 10 years and that consideration of clustering building and uses was a good idea. There were concerns regarding the lodging uses for the existing and future units and that the specific details should be provided at the time of the MPD submittal (building height, user groups, architecture, etc.) and would be incorporated into a Development Agreement to clarify those uses. There were similar concerns with open space and building height that the MPD should clarify. Also discussed was how the various additions and expansions would be reviewed and whether the Development Agreement could specify which items would not be required to return to the Commission, but could be reviewed at a staff level. The Planning Commission's discussion was favorable regarding compliance with the General Plan.

The reason this item is back before the Commission for a second pre-MPD hearing is that the notice letters and posting had not occurred within fourteen (14) days of the November 12, 2014 hearing. The legal notice however had been published in the Park Record for the November 12<sup>th</sup> meeting. The item could have been continued at the November meeting however the applicant requested that the item stay on so that they could provide information from the meeting to their Board.

## **Process**

A requirement for any Master Planned Development (MPD) (or amendment to an MPD) is a pre-application public meeting and determination of compliance with the Park City General Plan and the ROS zone. The Land Management Code (LMC 15-6-4(B))

describes the pre-Application process as follows:

“At the pre-Application public meeting, the Applicant will have an opportunity to present the preliminary concepts for the proposed Master Planned Development. This preliminary review will focus on General Plan and zoning compliance for the proposed MPD. The public will be given an opportunity to comment on the preliminary concepts so that the Applicant can address neighborhood concerns in preparation of an Application for an MPD.

The Planning Commission shall review the preliminary information for compliance with the General Plan and will make a finding that the project complies with the General Plan. Such finding is to be made prior to the Applicant filing a formal MPD Application. If no such finding can be made, the applicant must submit a modified application or the General Plan would have to be modified prior to formal acceptance and processing of the Application.”

Detailed MPD plans, including site plan and landscape plan details, a phasing plan, utilities, traffic and parking studies, open space calculations, architectural information, view shed studies, sensitive lands analysis, mine hazard study, and other MPD requirements will be submitted when the MPD application is submitted to the City.

### **Notice**

A legal notice of the public hearing was published in the Park Record on November 22, 2014. The property was posted and notice letters were mailed out on November 24, 2014.

### **Analysis and Discussion**

The purpose of the pre-application public meeting is to have the applicant present preliminary concepts and give the public an opportunity to respond to those concepts prior to submittal of the MPD amendment application. Staff provided the ROS Chapter from the Land Management Code (Exhibit I) as well as relevant Goals and Strategies, and the Quinn’s Neighborhood Section, of the General Plan (Exhibit J).

### **ROS Zoning**

The purpose of the Recreation and Open Space (ROS) District is to:

- (A) establish and preserve districts for land uses requiring substantial Areas of open land covered with vegetation and substantially free from Structures, Streets and Parking Lots,
- (B) permit recreational Uses and preserve recreational Open Space land,
- (C) encourage parks, golf courses, trails and other Compatible public or private recreational Uses, and
- (D) preserve and enhance environmentally sensitive lands, such as wetlands, Steep Slopes, ridge lines, meadows, stream corridors, and forests.
- (E) encourage sustainability, conservation, and renewable energy.

The ROS zone (Exhibit I) allows for a variety of conservation, open space, and recreation uses. It was determined at the time of the annexation that the National Ability Center was consistent with the purpose and uses of the zone. The proposed uses are consistent with the existing uses and are consistent with the mission of the NAC.

## **Does the Planning Commission find the proposed MPD amendments consistent with the ROS Zone?**

### General Plan

The NAC is located in the Quinn's Junction neighborhood, as described in the new Park City General Plan. Specific elements of the General Plan (Exhibit J) that apply to this project include the following: (*Staff analysis and comments in italics*)

**Quinn's Junction Neighborhood-** The National Ability Center is listed as a neighborhood icon in the Quinn's Junction Neighborhood section of the General Plan. The Joint Planning Principles for the Quinn's Junction area recommend development patterns of clustered development balanced with preservation of open space. Public preserved open space and recreation is the predominant existing land use.

Clustered development should be designed to enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas. New development should be set back in compliance with the Entry Corridor Protection Overlay. Sensitive Lands should be considered in design and protected.

Uses contemplated for this neighborhood include institutional development limited to hospital, educational facilities, recreation, sports training, arts, cultural heritage, etc.

*Amendments to the NAC MPD are primarily additions and enhancements to existing buildings and facilities intended to enhance the NACs success. The NAC was identified as an appropriate and compatible use in this neighborhood. Development is setback from the Entry Corridor to preserve the open view from SR 248. Sensitive wetland areas should be protected and taken into consideration in design of driveways, parking lots, and buildings, as well as protected from impacts of proposed uses.*

**Small Town-** Goals include protect undeveloped land; discourage sprawl, and direct growth inward to strengthen existing neighborhoods. Goals also include encourage alternative modes of transportation.

*Quinn's Junction is identified as a Development Node. The proposed MPD amendments include uses to support the existing NAC uses and mission. Housing proposed is support to the existing uses to provide additional types of short term housing. There is existing City bus service to the area on an as needed basis. Additional uses will help to validate additional services. The NAC is located on the City's trail system and adjacent to Round Valley open space.*

**Natural Setting-** Goals include conserve a healthy network of open space for continued access to and respect for the natural setting. Goals also include energy efficiency and conservation of natural resources.

*The proposed MPD amendments include expansions of existing uses, enhancement*

*of the interior outdoor spaces, and connections to the trails and open space areas. The future tent platform/cabin area is intended to promote self reliance and appreciation of the natural setting. Additional information related to “green building” strategies for the proposed buildings should be addressed with the MPD application. With the proposed changes the property would maintain approximately 78% open space, excluding all hard surface areas, parking, driveways, and buildings (Exhibit N).*

**Sense of Community-** Goals include creation of diversity of housing, including affordable housing; provision of parks and recreation opportunities; and provision of world class recreation and infrastructure to host local, regional, national, and international events while maintaining a balance with the sense of community.

*A primary reason for the proposed MPD amendments is to provide improvements and enhancements to allow the NAC to continue to be successful and to carry out their mission. The proposed lodging will provide an alternative to dormitory accommodations for longer stays, to accommodate athletes training for local, regional, national, and international events.*

**Does the Planning Commission find the proposed MPD amendments comply with the General Plan?**

### **Summary Recommendations**

Staff recommends the Planning Commission discuss the proposed Master Planned Development Pre-Application for the National Ability Center MPD, conduct a public hearing, and consider finding the Pre-MPD application complies with the General Plan and purposes of the ROS zone. Staff has provided findings of fact and conclusions of law for the Commission’s consideration.

### **Findings of Fact**

1. On September 2, 2014, the City received a completed application for a pre-Application for a Master Planned Development amendment located at 1000 Ability Way.
2. The proposed MPD Amendment includes the following main items:
  - a. additional lodging (22,266 sf),
  - b. expansion of the indoor equestrian arena (12,188 sf),
  - c. an addition to the existing administration building (3,400 sf),
  - d. approximately 50 parking spaces, and
  - e. various improvements to Ability Center activities such as future improvements to the archery pavilion, expanded hay storage, additional equipment and storage sheds, a future enclosure and/or covering of the outdoor arena, a small green house for gardening programming, expansion of the challenge course, interior plaza and landscaping improvements, and a tent platform/single room cabin area to foster self-reliance in camping and outdoor skills.
3. A phasing plan for these improvements will be submitted with the MPD application.
4. The property is zoned Recreation Open Space (ROS).
5. Access to the property is from Round Valley Drive, a public street, and Ability Way, a private access drive.
6. The site is described as Parcel # PCA-97-B, a metes and bounds parcel of land located in the Quinn’s Junction neighborhood of Park City. A one lot

subdivision to create a lot of record for this parcel is necessary prior to issuance of a building permit for the major additions.

7. The 26.2 acre parcel was annexed to Park City in 2004 as part of the National Ability Center and Quinn's Recreation Complex Annexation.
8. The parcel was deeded to the NAC by Florence Gillmor and restricted to adaptive recreational programs, including equestrian, fitness, therapy and various related and complimentary recreational activity facilities.
9. The National Ability Center (NAC) is a non-profit organization specializing in community sports, recreation, therapy, and education programming.
10. Prior to annexation, the property received approval of a Specially Planned Area (SPA) from Summit County, which is a similar to a Master Planned Development (MPD) in the City, as well as a Conditional Use Permit.
11. The NAC Specially Planned Area (SPA) allows for development of various uses and buildings. The property currently includes a 17,150 sf indoor arena, an outdoor challenge course, a playground area, an outdoor arena, an archery pavilion, a gazebo, various barns and storage buildings, a 12,200 sf residential dormitory building, a 7,500 sf support administrative building, and 140 parking spaces.
12. The July 15, 1999 Development and Water Service Agreement describes conditions of water services as well as findings regarding the approved Conditional Use Permit.
13. A requirement for any Master Planned Development (MPD) (or amendment to an MPD) is a pre-application public meeting and determination of compliance with the Park City General Plan and the ROS zone.
14. The ROS zone allows for a variety of conservation, open space, and recreation uses. It was determined at the time of the annexation that the National Ability Center was consistent with the purpose and uses of the zone. The proposed uses are consistent with the existing uses and are consistent with the mission of the NAC.
15. The Land Management Code (LMC 15-6-4(B)) describes the pre-Application process.
16. The purpose of the pre-application public meeting is to have the applicant present preliminary concepts and give the public an opportunity to respond to those concepts prior to submittal of the MPD amendment application.
17. The NAC is located in the Quinn's Junction neighborhood, as described in the new Park City General Plan.
18. The Joint Planning Principles for the Quinn's Junction area recommend development patterns of clustered development balanced with preservation of open space. Public preserved open space and recreation is the predominant existing land use. Clustered development should be designed to enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas. New development should be set back in compliance with the Entry Corridor Protection Overlay. Sensitive Lands should be considered in design and protected. Uses contemplated for this neighborhood include institutional development limited to hospital, educational facilities, recreation, sports training, arts, cultural heritage, etc.
19. Amendments to the NAC MPD are primarily additions and enhancements

- to existing buildings and facilities intended to enhance the NACs success. The NAC was identified as an appropriate and compatible use in this neighborhood. Development is setback from the Entry Corridor to preserve the open view from SR 248. Sensitive wetland areas should be protected and taken into consideration in design of driveways, parking lots, and buildings, as well as protected from impacts of proposed uses.
20. Small Town Goals of the General Plan include protection of undeveloped land; discourage sprawl, and direct growth inward to strengthen existing neighborhoods. Alternative modes of transportation are encouraged.
  21. Quinn's Junction is identified as a Development Node. The proposed MPD amendments include uses to support the existing NAC uses and mission. The lodging proposed is support to the existing uses to provide additional types of short term housing.
  22. There is existing City bus service to the area on an as needed basis and additional uses will help to validate additional services.
  23. The NAC is located on the City's trail system and adjacent to Round Valley open space.
  24. Natural Setting Goals of the General Plan include conserve a healthy network of open space for continued access to and respect for the natural setting. Goals also include energy efficiency and conservation of natural resources.
  25. With the proposed changes the property would maintain approximately 78% open space, excluding all hard surface areas, parking, driveways, and buildings.
  26. The proposed MPD amendments include expansions of existing uses, enhancement of the interior outdoor spaces, and connections to the trails and open space areas. The future tent platform/cabin area is intended to promote self-reliance and appreciation of the natural setting. Additional information related to "green building" strategies for the proposed buildings should be addressed with the MPD application.
  27. Sense of Community Goals of the General Plan include creation of diversity of housing, including affordable housing; provision of parks and recreation opportunities; and provision of world class recreation and infrastructure to host local, regional, national, and international events while maintaining a balance with the sense of community.
  28. A primary reason for the proposed MPD amendments is to provide improvements and enhancements to allow the NAC to continue to be successful and to carry out their mission. The proposed lodging will provide an alternative to dormitory accommodations for longer stays, to accommodate athletes training for local, regional, national, and international events.
  29. On November 12, 2014 and on December 10, 2014, the Planning Commission held public hearings and discussed the pre-MPD for the National Ability Center MPD amendment.

### Conclusions of Law

1. The proposed MPD Amendments to the National Ability Center SPA (MPD) are in compliance with the Park City General Plan and are consistent with the Recreation Open Space (ROS) zoning.

## **Exhibits**

- Exhibit A- NAC and surrounding properties map
- Exhibit B- Applicant's letter- proposal for MPD amendment
- Exhibit C- Proposed MPD Concept plan
- Exhibit D- Proposed Buildings/Addition
- Exhibit E- Annexation Report
- Exhibit F- Annexation Ordinance and plat
- Exhibit G- NAC Special Plan Area (SPA)
- Exhibit H- Existing conditions- site plan and buildings
- Exhibit I- LMC Chapter 2.7- ROS Zone
- Exhibit J- Quinn's Junction Neighborhood and General Plan Sections
- Exhibit K- July 15, 1999 Development and Water Service Agreement
- Exhibit L- LMC Chapter 6- Master Planned Developments
- Exhibit M- Minutes from November 12, 2014 Planning Commission meeting
- Exhibit N- Open Space Plan





**General Description of National Ability Center Proposal**  
**For Amended Master Planned Development**

**Potential for New, Remodeled, or Repurposed Facilities**

From the evaluation of existing facilities, program growth, and identified constraints a few key program areas requiring new or enhanced facilities were identified:

- Additional lodging / accommodation units in a new standalone lodge building adjacent to the existing lodging facilities. A primary goal for the design of additional units is to accommodate a better mix of single occupant participants and families with the basic amenities required for lengthier stays on property.
- An expansion of the Equestrian Arena to provide suitable areas for viewing and observation of program activities, athlete warm-up, restrooms, pre/post function gathering areas, class room space, and a therapy room. The proposed expansion would also allow for the repurposing of some existing spaces such as current staff office space.
- An addition to the Administrative Building to provide more break out meeting space, areas for pre / post meeting gathering, and flexible storage.

In addition to these primary facility needs most critical to accommodating program growth; a number of smaller improvements, enclosures, and expanded utilitarian structures typically required on a ranch are identified in the Facility Master Plan. Many of these will need further refinement and discussion as they are brought forward for implementation. Examples of this next tier of new or improved facilities with fewer impacts and budget implications but perhaps equal impact to programming include:

- Relocation and improvement of the Archery Pavilion to include enclosed spaces for equipment storage, Nordic and Summer Camp programming, restrooms, and the possibility of a shade structure or enclosure for the target lawn.
- Expansion of the existing Hay Storage / Equipment Shed as well as a location for a new Hay Storage Barn, and improved vehicle storage.
- Future enclosure and/or covering of the Round Pen and Outdoor Riding Arena
- A small green house for Garden programming, expansion area for the Ropes Challenge Course, and a central Plaza and other landscape improvements to create enhanced locations for fresh air gatherings and programs.
- A tent platform / single room cabin area to foster self-reliance in camping and outdoors skills. The goal for this important potential element would be to give National Ability Center clients the confidence they need to explore Utah's expansive system of parks and recreation areas. This programming would be consistent with the vision of the Governor's recent Council on Balanced Resources for Utah and their goals to provide ample opportunities for all Utah's citizens and visitors to experience the State's impressive landscapes.

**Conceptual Budget for Key Plan Components**

National Ability Center Master Facility Plan Conceptual Program						
Program Area			Area (FT2)			
Lodge			22,266			
Administration Bldg. Expansion			3400			
Arena Expansion			12188			
Archery Canopy / Classroom / rest rooms			1860			
Tent Platforms / Cabins			1000			
Hay Storage			1200			
Garden / Compost Shed			500			
Center Campus Multi-purpose Enclosure			5000			
		sub total	47,414			
Site / Landscape						
	Hardscape		5000			
	Planted		2000			
	Additional Parking		10000			
		sub total	17000			
		Overall Total	64,414			

Note: Estimates provided for planning and discussion of potential site coverage. Actual footprints to be determined prior to final permitting by staff. No individual project to vary by more than 10% without planning commission approval. Overall Total site coverage not to increase by more than 10% without planning commission approval.



Tent Platforms



Tent Platforms



Cabin



Cabin



Covered Round Pen



Covered Activity Area



Raised Gardens



Raised Gardens

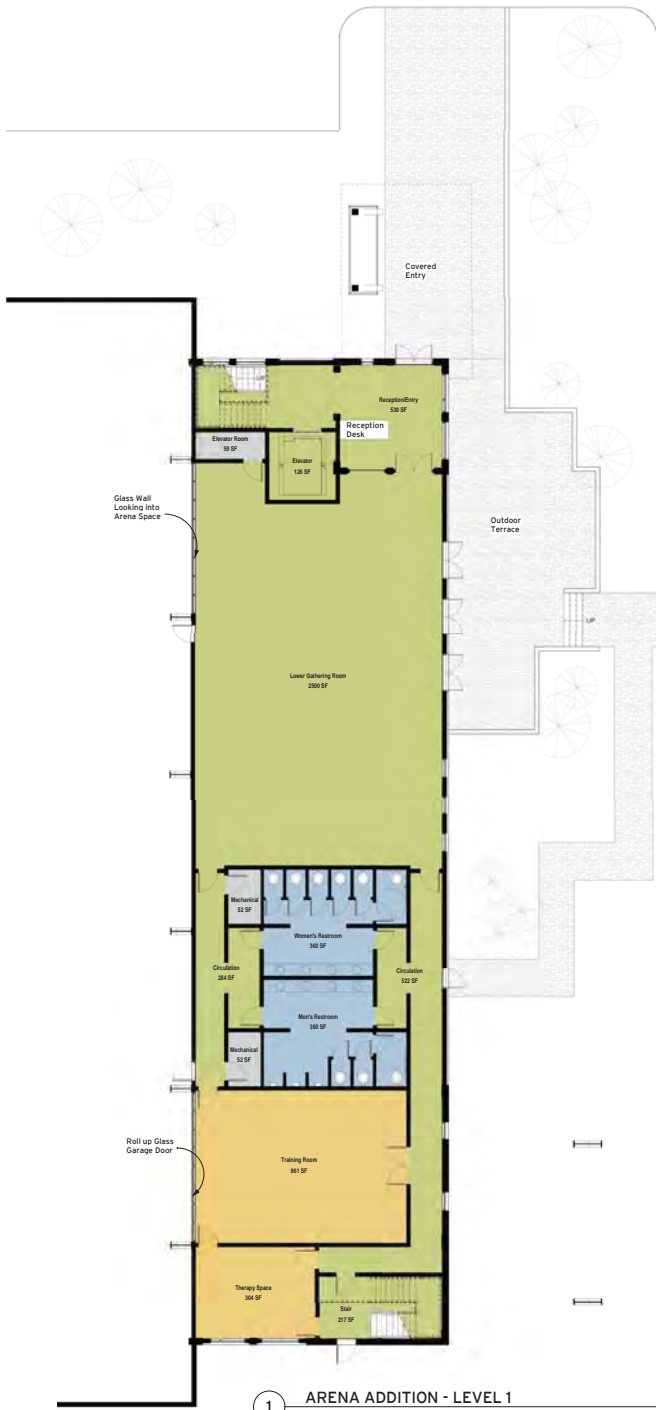


# Conceptual Master Plan

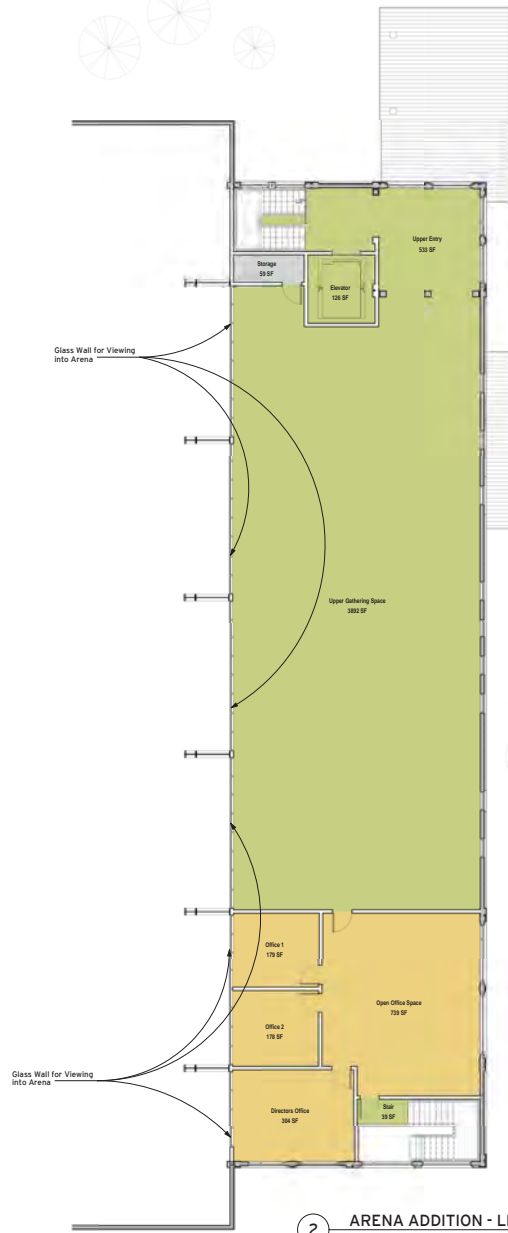


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# EXHIBIT D



1 ARENA ADDITION - LEVEL 1  
SCALE: 1/8" = 1'-0"



2 ARENA ADDITION - LEVEL 2  
SCALE: 1/8" = 1'-0"



3 NEW LODGE - LEVEL 3  
SCALE: 1/8" = 1'-0"

2 NEW LODGE - LEVEL 2  
SCALE: 1/8" = 1'-0"

1 NEW LODGE - LEVEL 1  
SCALE: 1/8" = 1'-0"





1

NEW LODGE ENLARGED FLOOR PLAN - LEVEL 2

SCALE: 3/16" = 1'-0"



1 AERIAL VIEW  
SCALE:



2 NEW ARENA ADDITION - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 NEW ARENA ADDITION - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 NEW ARENA ADDITION - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"





1 NEW LODGE - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 NEW LODGE - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 NEW LODGE - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 NEW LODGE - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



4 VIEW OF NEW LODGE AND EXISTING - LOOKING NORTH  
SCALE:



2 VIEW OF NEW ARENA ADDITION ENTRY - LOOKING SOUTH  
SCALE:



3 VIEW OF NEW LODGE AND EXISTING - LOOKING SOUTH  
SCALE:



1 VIEW OF ARENA ADDITION - LOOKING SOUTHWEST  
SCALE:



① VIEW FROM LOWER ROAD - LOOKING WEST  
SCALE:



② VIEW FROM ENRY DRIVE - LOOKING SOUTHWEST  
SCALE:

**PLANNING COMMISSION  
STAFF REPORT**



**Author:** Patrick Putt  
**Subject:** National Ability Center and Quinn's Recreation  
 Complex Annexation  
**Date:** October 13, 2004  
**Type of Item:** Legislative

Planning Department

**Summary Recommendations:**

Staff requests the Commission review and discuss the proposed zoning and annexation petition. Staff recommends the Commission conduct a public hearing, consider input, and forward a positive recommendation to City Council on the proposed annexation and zoning.

**Description:**

**Project Name:** National Ability Center (NAC) and Quinn's Junction Recreation Complex Annexation  
**Applicant:** Park City Municipal and National Ability Center  
**Location:** East of Fairway Hills Phase Two, and west of SR 248, approx 1/8 mile south of the SR 248 & I40 interchanges.  
**Zoning:** Summit County -Developable Lands (DL) - base zoning of 1:20; 1:40 depending on any Sensitive Lands (slope, wetlands, etc.)  
**Proposed Zoning:** Protected Open Space (POS); Recreation Open Space with underlying Master Planned Development (ROS – MPD)  
**Adjacent Land Uses:** Single family residential, undeveloped private lands, open land, institutional use

**Background**

On August 11, 2004, the National Ability Center and Park City Municipal Corporation submitted a petition to annex into Park City an area located in the Quinn's Junction area located east of Fairway Hills Phase Two, and west of SR 248, approximately 1/8 mile south of the SR 248 & I40 interchange (Exhibit A – Vicinity Map; Exhibit B - Annexation Map). The overall property is approximately 136 acres, and consists of 3 parcels: A City-owned open space parcel (approx. 39.5 acres of a 119 acre parcel, tax identification # SS-97-A-1), the NAC parcel (SS-97-B, approx 26.2 acres), and an approximately 70.5 acre City-owned parcel deeded to PCMC by Florence Gillmor, for recreational uses (SS-91-B-X and SS-97-X). All of these areas are currently within Summit County's jurisdiction.

The 39.5 acre parcel included in the annexation petition (located behind the NAC to the west, adjacent to Fairway Hills Phase II) is a portion of a larger 119 acre parcel that the City purchased in 2003 from the Gillmor Family. Funds to purchase the lands were allocated from an open space bond, under the direction of COSAC II. This property is subject to an open space deed restriction maintaining it in perpetuity as open space. This parcel provides contiguity to existing City limits.

The only existing development located within the proposed annexation area is the National Ability Center (NAC) campus. This 26 acre parcel was deeded to the NAC by Florence Gillmor

and is restricted in its use to adapted recreational programs. The remaining parcel is a 70.5 acre parcel adjacent to SR 248, given to the City by Florence Gillmor. The City intends to develop a recreation complex on this site which will include sports fields and an ice facility. This parcel has a number of deed restrictions placed on it by the former owner limiting uses to recreational. The City has submitted a Master Planned Development (MPD) application to develop a recreation complex on this parcel. Design of the recreation complex is currently moving from the conceptual design stages and into schematic design and will be discussed in conjunction with the annexation as a work session item at tonight's meeting. A subdivision application will also be filed to create a developable lot to accommodate the recreation complex.

### **Annexation Procedural History**

Municipal annexation is a legislative act governed procedurally by Utah state law. On August 26, 2004, the Park City Council accepted the petition for annexation. The City reviewed the petition against the criteria stated in Sections 10-2-403 (2), (3), and (4) of the Utah Code of the Utah Code, Annotated, 1953, as amended, and made findings that the petition complies with all applicable requirements of the Utah Code. On September 2, 2004, letters were sent to the Affected Entities giving notice that the petition had been certified and the 30-day protest period had begun. October 3, 2004 was the deadline for Affected Entities to file a protest with the Summit County Boundary Commission. No protests were filed.

Procedurally, the Planning Commission forwards a recommendation on annexation petitions and zoning to the City Council for final action. The City Council will also hold a public hearing on the proposed annexation and zoning. Once the City Council enacts an ordinance annexing the unincorporated area all applicable zoning and Land Management Code sections shall apply to the annexed property. A City Council public hearing to discuss acceptance of this annexation petition was conducted by the on August 26, 2004. There was no public input in opposition to the annexation expressed at this public hearing.

### **Analysis**

The Annexation Policy Plan requires an annexation evaluation and staff report to be presented that contains certain items (see Section 15-8-5 (B)). The staff analysis is as follows:

#### **1. General Requirements of Section 15-8-2**

The annexation meets the general annexation requirements as stated in Section 15-8-2. See Section E of this staff report for a detailed analysis of the annexation as it relates to Section 15-8-2.

#### **2. Map and natural features**

The property consists of 136 acres, including 3 smaller metes and bounds parcels lying within the northeast ¼ of Section 3 & the northwest ¼ of section 2, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Summit County. The area proposed for annexation is within the City's Annexation Expansion Area, as described by the City's Annexation Policy Plan found in Section 15-8-7 of the Park City Land Management Code. The parcel is currently zoned SL (Sensitive lands) and DL (Development lands) in Summit County, subject to the Snyderville Basin General Plan. The applicants propose to zone the COSAC purchased 39.5 acre parcel POS, and the two recreation-deeded parcels with ROS-MPD zoning. Further analysis can be found under criteria #6. The applicants have submitted an accurate map of the area showing the boundaries, property ownership, topography, natural features, and environmentally sensitive areas.

### 3. Residential Density

No additional residential density beyond the existing NAC dormitories is proposed as a part of this application. No additional residential or commercial density is contemplated by the NAC at this time. If Zoned ROS, the NAC could apply for a Conditional Use Permit for additional dorms, however discussions with the NAC suggest this is not likely in the foreseeable future.

### 4. Land Uses-existing and proposed

NAC - The only existing development located within the proposed annexation area is the National Ability Center (NAC) campus. This 26 acre parcel was deeded to the NAC by Florence Gillmor and is restricted in its use to, year-round innovative therapeutic, and adapted recreational programs... including [horse] riding, fitness center, dormitory, central lodge, and "various related and complimentary recreational activity facilities." The type of development and uses are consistent with the deed restrictions and include: an administrative building (approx. 7,500 s.f.), a dormitory (approx. 12,200 s.f.), an indoor equestrian arena (approx. 17,000 s.f.), a few small outbuildings, as well as outdoor ropes course, playground area, and support parking (Exhibit C – NAC site plan).

These types of uses are consistent with the proposed ROS zoning and would be allowed Conditionally. Staff understands that the existing equestrian center and structures for the ropes course exceed the zone height limit (28'). The underlying ROS-MPD zoning designation has been requested to prevent the creation of any non-complying structures. At this time the NAC is not proposing additional development.

Recreation Complex – An introductory summary of this proposed facility will be presented during tonight's work session. A conceptual site plan is found as Exhibit D.

Wildlife Study - The City has recently conducted a study to measure potential effects on wildlife resources of the proposed Park City annexation and development, potential effects on wildlife resources on lands adjacent to the proposed development were also evaluated. The proposed development area was determined to contain wildlife species and wildlife habitat typical for the vegetative types and elevation zone. Of significance, one Utah sensitive species, the greater sage grouse, was found on the development and on adjacent areas. Seven prioritized recommendations were made to minimize and compensate for potential impacts of the proposed development. The intent of these recommendations is to increase the probability of the perpetual continuance of wildlife and wildlife resources currently available in the area (Exhibit E). The study does not preclude development on the parcel and recognizes the adjacent 1400 acres of city-owned open space as a major mitigation area.

Environmental Issues – City staff has documented related environmental issues for the proposed annexation (Exhibit F). The annexation is outside the City's Soils Ordinance District. Furthermore, the City does not have any environmental assessments or known previous history of the site being impacted with historic mining impacts or other industry. It should be noted that the site is situated within the Silver Creek Watershed drainage, due to this classification, any work resulting in a land disturbance equal to or >1 acre will need to strictly adhere to Park City's Storm Water Management Plan and implement storm water Best Management Practices.

Utility & Access - Access and traffic discussion points have been outlined by City Engineer Eric DeHaan. A more complete review of traffic and utility impacts can be found attached as Exhibit G – Existing and Proposed Roadway Systems and Easements). The following is a key excerpt:

Access to the proposed recreation complex would come from two separated two-lane road connections to the existing frontage road serving NAC. The existing frontage road is a vestige of an earlier highway prior to the construction of U.S. 40 in its current configuration, so the frontage road has considerable traffic capacity. The intersection with S.R. 248 is not ideal and would undoubtedly require relocation farther away from U.S. 40 if a signalized intersection at 248 were ever contemplated, namely for additional development. Adequate rights-of-way and easements in terms of width and alignment exist for the anticipated trip generation from the complex, as described below, but those easements and rights-of-way need to be researched as to title and encumbrances.

A recreational complex of the scale described above will exhibit periodic high levels of trip generation during times when multiple games or other recreation activities coincide as to loading or unloading. For "base-level" calculations it is assumed that each of the ten fields and the ice facility would generate up to 75 cars every two hours as participants and spectators arrived and departed. Any bus or transit traffic would be included within these estimates since such traffic would correspondingly reduce individual vehicle trips. This maximum trip loading would correspond to a maximum of about 413 vehicles per hour using the 248 access for normal summertime usage where field activities were properly coordinated by a professional recreation department such as Park City's.

Vehicular trips to the complex would be mitigated by the anticipated pedestrian and trail connections that will be included in the final design of the proposed complex. It is further anticipated that transit service will eventually be extended to the NAC and therefore the complex, although that transit service extension will be very expensive and would only be triggered by demonstrated numbers of visitors to the complex. For that reason, this memo assumes that private vehicles will be the main source of transportation

##### 5. Character and Development of adjacent property

Surrounding land uses include a single family subdivision to the west (Fairway Hills II), and undeveloped privately owned lands to the northeast and east. The other adjacent property to the south and northwest are City-purchased open space lands. These City-owned open space areas are currently used for passive open space uses such as hiking, biking, and wildlife observation. Much of these lands are designated as Sensitive Lands by both City and Summit County Zoning standards (view shed hillsides, steep slopes, and sensitive ridgeline areas). There is very limited development potential on these lands (trailheads, or similar development intended to preserve conservation value) because of deed restrictions placed on them at the time of purchase. The City and County are both currently under heavy development pressure from the adjacent private property owners.

In response to this pressure Park City and Summit County passed a resolution to conduct a joint study on Land Use for the entire Quinn's Junction area. It was intended that the study be a collaborative public planning process, gathering input from all stakeholders involved, ultimately creating a plan complete with implementation strategies for the area. The City and County staff has since synthesized the input and concepts that came out of the July 2003 community planning charette. The Quinn's Junction principles and map attached as Exhibit H represent an overview of the process, findings and land use principles.

##### 6. Zoning- existing and proposed

The parcel is currently zoned SL (Sensitive lands) and DL (Development lands) in Summit

County, subject to the Snyderville Basin General Plan. The requested zoning is ROS-MPD and POS. The ROS zone allows: Trails and Trailhead Improvement and Outdoor Recreation Equipment as Administrative Conditional Uses; and Recreational Outdoor and Trail Lighting and Recreation Facility, Public as Conditional Uses (Exhibit I – Land Management Code - ROS and POS Zoning Regulations). The POS district is very restrictive and in general allows trails and trailhead parking and small accessory support buildings to recreational amenities. The proposed zoning of POS and ROS-MPD is consistent with Park City's General Plan, with the surrounding zoning, land uses, as well as the Quinn's Junction Study and Joint Planning Commission Development Principles which contemplates the uses proposed.

#### 7. Goals and Policies of the Park City General Plan

This annexation is consistent with the goals and policies of the Park City General plan in that the annexation provides the ability to propose a development that 1) provides both community-based and tourism-based recreational opportunities 2) preserves and promotes existing trails and trail connections, 3) pursued and created consensus on appropriate development patterns in a joint-planned area consistent with findings adopted by the joint planning commissions, 4) is sensitive to wildlife resource impacts, 5) recognizes the importance of protecting and respecting the importance of entry corridors, and 6) promotes and protects open space. It is logical, reasonable, and consistent with the General Plan to provide municipal level services to this property and to combine it with surrounding vacant property already within the City limits, under common ownership, as part of a Master Planned Development to further the goals and policies of the Park City General Plan.

#### 8. Assessed valuation

Annexation of the proposed area will not have a negative impact on the property's assessed valuation. According to the Summit County assessor's office the current assessed valuation of the annexation parcel is \$0, because the NAC is a non-profit and the two City-owned parcels are tax-exempt.

#### 9. Demand for municipal services

All essential services will be provided by existing entities. Park City Fire District, Snyderville Basin Water Reclamation District (SBWRD - sewer), Park City School District, Questar gas, PacifiCorp - power, Comcast - cable, Qwest - gas, and BFI trash removal. For specific details, please see General Requirements (15-8-2-F) later in the analysis. There is no residential development allowed as part of this annexation. The NAC and City are exempt from paying property tax and therefore would provide no revenues to these taxing entities.

#### 10. Effect on City boundaries

As development pressure in this area has increased, it has become a priority to bring City-owned open space and recreation areas into City limits. Staff anticipates this annexation being the first step towards expanding City limits to include all of the City's almost 1,400 acres of open space. The City has entered into pre-annexation agreements with two adjacent private property owners (Burbidge and Quinn's Junction Partners(Ericksen)).

#### 11. Timetable for extending services

The City has hired a consultant to assist in the design of the recreation complex. At this time they are beginning to move from conceptual design stages into schematic design. Preliminary utility plans are currently being investigated. General City and County Services can be extended to the property upon approval of a Master Planned Development, subsequent platting of the property, and issuance of building permits for approved development.



The NAC is currently served with all necessary utilities. They pump sewer back into Fairway Hills. A line extension agreement with SBWRD down to either the Rail Trail or I40 will be required before additional services can be extended to serve the recreation complex. The NAC also currently has power coming down from Fairway Hills. It is anticipated that Utah Power will see this as an opportunity to connect their power loop between Park Meadows and State HWY 248. The City has currently investigated different possibilities to provide water to the location and feel confident in their ability to do so. There is existing infrastructure in Fairway Hills but it may be inadequate to cover all necessary fire protection systems. The City has also investigated bringing in water from an outside source – further detail can be found under 15-8-2(F)(6). A preliminary plan to provide natural gas is also being discussed at this time. A more complete review of utility impacts can be found attached as Exhibit G – Traffic and Utility Impacts).

#### 12. Revenue versus costs

The total budget for the recreation complex project is \$6.5 million. The City and County bonded for a total of \$4.5 million dollars to be allocated to this project. Additional funding will be a combination of Rap tax, impact fees, sale of assets, and RDA increment.

On August 26, 2004 Park City Municipal Corporation and the Snyderville Basin Special Recreation District approved a comprehensive Interlocal Agreement regarding the construction and operation of a regional ice facility. The basic terms of the Agreement call for the City to take the lead in planning, constructing, and operating the regional ice facility. Each Party agreed to provide \$2 million dollars towards initial construction and a minimum commitment of \$50,000/year towards operating subsidies / capital replacement schedules. The executed Agreement is for 50 years and has clauses to review financial terms every three years.

It is currently expected that the ice facility will be operated seasonally for the first two years until the programming warrants moving to year round operations. It is expected that the building would be used in support of both ice sheet operations as well as summer "fields" use for components of locker rooms, restrooms, and other support operations. City staff has prepared preliminary O&M budgets for the overall facility and will be reviewing Department operating budget needs during the upcoming 2-year budget review.

A fiscal analysis report has been prepared by the City's Budget, Debt, and Grants Department. The analysis summarizes that the potential of softball, soccer and a football/rugby field at the Recreation Complex will increase the availability of fields for use during tournaments that will have an increased impact on City tax revenues and contribute to the overall tourism economy (Exhibit J – Fiscal Analysis).

Staff believes there will be two additional transit-related budgetary impacts that arise as a result of this annexation. Those impacts are providing Fixed Route Service at a cost of \$160,000 - \$270,000 annually, and ADA Para-transit Service at a cost of \$130,000 annually. In addition to these costs, a one time cost for vehicle acquisition would be \$70,000-\$125,000 assuming federal grants were secured to cover 80% of vehicle cost. Further Detail is explained in Exhibit K1 –Cost to Provide Governmental Services – Transit Impacts.

#### 13. Tax consequences

A major portion of the proposed annexation area is owned by the City which does not pay property taxes. The remaining portion is owned by the National Ability Center (NAC), a non- for-

profit organization that does not pay property taxes, and are not expected to pay any property taxes in the future. Staff anticipates a small realization of sales tax based on anticipated sales of food concessions and a small pro shop at the ice rink.

#### 14. Impact on Summit County

Because no property tax is being generated, and only minimal sales tax is expected to be generated, impacts on Summit County will be minimal. This recreation complex represents the first development in an area under heavy development pressure by the private sector. Staff finds that open space and recreation – related improvements which are consistent with the City's General Plan and the Quinn's Junction Study will establish an appropriate land use precedent for the area.

#### 15. Historic and cultural resources

There are no identified historic or cultural resources in the annexation area. This project will not provide significant public benefit in the area of historic or cultural resources, nor will it diminish any existing historic or cultural resources.

### **Annexation Policy Plan**

#### **Purpose (Section 15-8-1)**

Chapter 8 of the Land Management Code is considered Park City's annexation policy plan and declaration. In Section 15-8-1 the Code states the following:

The annexation requirements specified in this Chapter are intended to protect the general interests and character of the community; assure orderly growth and development of the Park City community in terms of utilities and public services; preserve open space, enhance parks and trails; ensure environmental quality; protect entry corridors, view sheds and environmentally Sensitive Lands; preserve Historic and cultural resources; create buffer areas; protect public health, safety, and welfare; and ensure that annexations are approved consistent with the Park City General Plan and Utah State Law.

***Staff finds that the proposed annexation meets the above stated purposes in that this annexation contributes to the achievement of the goals and policies of the Park City General Plan and further protects the general interests and character of Park City by providing open space and recreation for both community-based and tourism-based recreational development, 2) preserves and promotes existing trails and trail connections, 3) developing consensus with Summit County on appropriate development patterns in a joint-planned area 4) sensitive to the importance of developing a project in the entry corridor.***

In addition the Annexation Policy Plan states:

If practical and feasible, boundaries of an Area proposed for annexation shall be drawn:

- (A) Along the boundaries of existing special districts for sewer, water, fire, and other services, along the boundaries of school districts whose boundaries follow City boundaries... and along the boundaries of other taxing entities;
- (B) To eliminate islands and peninsulas of territory that is not receiving municipal type services;
- (C) To facilitate the consolidation of overlapping functions of local government;
- (D) To promote the efficient delivery of services; and
- (E) To encourage the equitable distribution of community resources and obligations.

It is the intent of this Chapter to ensure that Property annexed to the City will contribute to the attractiveness of the community and will enhance the resort image which is critical for economic viability, and that the potential deficit of revenue against expense to the City is not unreasonable.

***Staff has reviewed this annexation proposal against these stated purposes and finds that the proposal is consistent with and furthers the interest of the Park City Annexation Policy Plan in that the creation of infrastructure to participate in City-purchased passive open space (trails) in addition to the promulgation of recreational opportunities is representative of our community and our resort image and tourism economy . Development within Park City of a community recreation complex, as well as a tournament and event facility, is consistent with the Community Character and Economic Development policies of the City Council and General Plan. The proposal also sets an appropriate land use precedent for the area which is consistent with the City's General Plan and Quinn's Junction Study.***

#### **General Requirements (Section 15-8-2)**

Staff has reviewed the proposed annexation and preliminary plat against the following general requirements (findings in *italics*). The following specific requirements are hereby established for annexation to Park City:

(A) Property under consideration of annexation must be considered a logical extension of the City boundaries.

***Complies. The property is contiguous to the Park City Municipal boundary at Fairway Hills Estates Phase II and within the boundary of the Park City Annexation Expansion Area. The proposed Master Planned Development is consistent with the adopted Joint Quinn's Junction Land Use Principles and will set the tone for future, adjacent development and surrounding land uses.***

(B) Annexation of Property to the City must be consistent with the intent and purposes of this Chapter and the Park City General Plan.

***Complies. This annexation proposal has been submitted and processed consistent with the intent and purposes of the Annexation Policy Plan. The annexation petition has been accepted by the City Council and the petition certified by the City Recorder. The applicant submitted all required documents and information, per LMC Section 15-8-3 (A)-(J)) and including all submittal requirements as stated on the application form. The property has been posted and affected property owners have been notified of the public hearing. Legal advertisement has been posted in the Park Record. The property falls within the Park City Annexation Expansion Area boundaries.***

(C) Every annexation shall include the greatest amount of Property possible that is a contiguous Area and that is contiguous to the City's municipal boundaries.

***Complies. Property is defined in the Land Management Code as Any Parcel, Lot, or tract of land, including improvements thereon, in the possession of or owned by, or recorded as the real Property of the same Person or Persons. The City owns a number of contiguous parcels but is unable to include them in this application without creating islands or peninsulas of adjacent private land which is inconsistent with State annexation statutes. To the end of annexing contiguous properties the city has contacted each of the adjacent private property owners in the Quinn's Junction area and have***

**entered into pre-annexation agreements with two of them.**

- (D) Piecemeal annexation of individual small Properties shall be discouraged if larger contiguous Parcels are available for annexation within a reasonable time frame in order to avoid repetitious annexations.

**Complies.**

***Timely annexation of this parcel will ensure development of an ice facility that has been a stated goal of both the Park City Council, the Snyderville Basin Recreation District, and the community at large. The annexation area represents the greatest area possible for consideration given other ownership and contiguity compliance issues.***

- (E) Islands of county jurisdiction shall not be left or created as a result of the annexation and peninsulas and irregular boundaries shall be avoided.

**Complies. *This annexation does not create an island, or an irregular boundary.***

- (F) In addition to services provided by existing districts, such as sewer, fire protection, and public schools, the following urban level services, consistent with those normally provided in the rest of the incorporated boundaries will be provided to annexed Areas: **Complies as outlined below.**

1. **Police protection - *City Police protection currently provided by special agreement with the County Sheriff for routine calls. Criminal investigation currently responsibility of the County Sheriff and would transfer to the City.***
2. **Snow removal on Public Streets *The City will provide snow removal as necessary on City property, namely the road system needed to serve winter time use of the recreation complex, but will not be responsible for providing snow removal on any adjacent private property. The City's Streets Department has estimated the annual cost to provide snow removal at \$5,576 (Exhibit K2 –Cost to Provide Governmental Services – Snow Removal).***
3. **Street maintenance *The City will provide street maintenance for the public road system, but will not be financially responsible for providing maintenance of private property. This line item will be incorporated into the City's long-term Capital Improvements Program budget.***
4. **Planning, zoning, and Code enforcement *Currently Summit County Planning and Building Department and would transfer to the City departments of planning and building.***
5. **Availability of municipal sponsored parks and recreational activities and cultural events and facilities *Parks are public and open to County and City residents. An interlocal agreement has been signed between the City and Basin Recreation that will regulate long-terms operations and maintenance for the ice rink.***
6. **Water services as the Area is developed. Existing water treatment and storage facilities may currently be inadequate to provide services to the annexed Area. Developers of the annexed Area are required to pay for the cost of improvements related to the extension of and connection with the City lines and systems as well as participate in additional improvements such as storage capacity and distribution as necessary for safe, reliable, and efficient water flows. City water will be provided available upon annexation, the details of which will be addressed during the building permit process. Staff has done their best to estimate the flow requirements of this service. However, the level of planning complete at this time does not provide the detail necessary to precisely forecast the**

**cost of necessary improvements to store and move water to the area. Staff estimates the financial investment required to provide the infrastructure to store pump and transport water to the recreation parcel at \$250,000 – \$750,000 (Exhibit K3 – Water Impacts). The property has no water rights associated with it.**

- (G) If feasible and practical, water and sewer lines shall be extended to the Area proposed for annexation. Expenses associated with such extension shall be the responsibility of the Applicant(s). The City shall determine timing and capacity of extending water to the proposed annexation area. The Water Reclamation district shall determine timing and capacity of extending sewer service to the proposed annexation area.

**Complies. Water is available (see above). Sewer service is available in the area, but will need to be extended. The City is working with the SBWRD on a line extension agreement that would be necessary prior to development. Extension of the sewer and water mains would be the responsibility of the City.**

- (H) Before considering requests for annexation the City shall carefully analyze the impacts of annexation of an Area, taking into consideration whether the Area will create negative impacts on the City and considering whether the City can economically provide services to the annexed Area. Community issues such as location and adequacy of schools and community facilities, traffic, fire protection, particularly in Wildfire/Wildland Interface Zones, useable open space and recreation Areas, protection of Sensitive Lands, conservation of natural resources, protection of view corridors, protection and preservation of Historic resources, affordable housing, balance of housing types and ownership, adequate water and sewer capacity to serve the future needs of the proposed annexation Areas shall also be considered.

**Complies. These impacts of annexation have been reviewed and analyzed (see Fiscal Analysis). There is a net benefit to the City as a result of this annexation, due to the community benefits of passive open space, recreational amenities, and potential tourism tax base dollars based on potential tournaments and other recreational opportunities.. The City will be financially responsible to provide all basic infrastructure and utilities including water, sewer, power, gas, cable, police, planning and building services, snow plowing, street maintenance, etc.**

- (I) Situations may exist where it is in the public interest to preserve certain lands from Development where there exist Geologic Hazards, excessive Slopes, flood plains or where the need for preservation of community open space and/or agricultural lands is consistent with the General Plan. In such circumstances, annexation may occur as a means of retaining those lands in a natural state.

**Complies. A primary goal of this annexation is to begin to bring into City jurisdiction the open space parcels purchased by the City. Annexation of this property will allow the city to establish a needed community open space/recreation area by master planning the site to address entry corridors, viewshed, and wildlife considerations.**

- (J) The City shall consider annexation of unincorporated Areas of Summit County that are within the annexation expansion Area as defined by Exhibit A.

**Complies. This property is within the Park City Annexation Expansion Area, adopted by the City Council in 2003.**

- (K) In general, the City does not favor annexation of territory, which should be located within another municipality, nor does it favor the annexation of unincorporated territory solely for

the purpose of acquiring municipal revenues, or for retarding the capacity of another municipality to annex.

***Complies. The purpose of this annexation is not to acquire municipal revenues or to retard the capacity of another municipality to annex this property. Provision of municipal services for this property is more efficiently provided by Park City than by Summit County. The City Council has directed Staff to process this recreation complex through City development codes and policies***

(L) Annexations that expand the resort and/or tourist economy provide second home or rental residential Properties, preserve environmentally Sensitive Lands, and provide significant public open space and/or community facilities are preferred.

***Complies. This annexation is beneficial in that the proposed development is resort oriented, furthers off-season economic development, provides open space and preserves existing trails. It is logical and reasonable to provide municipal level services to this property and to combine it with surrounding vacant property, under common ownership, as part of a Master Planned Development.***

Staff finds that the proposed annexation, as outlined in the draft annexation agreement, complies with the requirements and criteria of the Park City Annexation Policy Plan, as outlined above.

#### **F. Annexation Agreement**

An annexation agreement is not required as part of this application.

#### **G. Departmental Review**

Several meetings between the applicant, staff, and various City Departments have also been held to better understand the issues. As required by the Annexation Policy Plan input regarding this annexation has been received from the Planning Director, City Engineer, Director of Public Works, Fire Marshall, Police Chief, representatives from applicable utility providers, and Park City School District Superintendent.

#### **Recommendation:**

Staff recommends the Planning Commission hold a public hearing and consider any public input on the annexation petition and proposed zoning. Staff recommends the Commission forwards a positive recommendation to the City Council.

#### **Exhibits**

Exhibit A – Location Map

Exhibit B – Annexation Map

Exhibit C – NAC site plan

Exhibit D - Rec. Complex conceptual site plan

Exhibit E – Wildlife Study

Exhibit F – Environmental Impact

Exhibit G – Existing and Proposed Roadway Systems

Exhibit H - Quinn's Junction Study Map & Land Use Principles

Exhibit I – LMC Zoning Regulations for ROS and POS

Exhibit J – Fiscal Impacts

Exhibit K1 – Cost to Provide Governmental Services – Transit

Exhibit K2 – Cost to Provide Governmental Services – Snow Removal

Exhibit K3 – Cost to Provide Governmental Services – Water  
Exhibit L – Existing Conditions

I hereby certify that this is a true and correct copy of Ordinance No. 04-50, adopted by the Park City Council on October 21, 2004.

*Janet M. Scott*  
Janet M. Scott, City Recorder



**Ordinance No. 04-50**

**AN ORDINANCE APPROVING AN AMENDMENT TO THE PARK CITY ZONING MAP FOR NATIONAL ABILITY CENTER AND PARK CITY MUNICIPAL RECREATION COMPLEX ANNEXATION PARCEL, PARK CITY, UTAH**

WHEREAS, owners of land located east of Fairway Hills Phase Two, and west of SR 248, approx 1/8 mile south of the SR 248 & I40 interchanges, including the Executive Director of the National Ability, and Park City Municipal Corporation have petitioned the City Council for approval of an annexation and zoning, known as the National Ability Center and Municipal Recreation Complex Annexation; and

WHEREAS, the National Ability Center and Municipal Recreation Complex parcels will be zoned ROS-MPD (Recreation Open Space – with underlying Master Planned Development); and the COSAC purchased 39.5 acres will be zoned POS, Protected Open Space; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on October 13, 2004, to receive input on the proposed annexation and zoning; and

WHEREAS, the Planning Commission, on October 13, 2004, forwarded a positive recommendation on the proposed annexation and zoning to the City Council; and

WHEREAS, on October 21, 2004, the City Council held public hearings to receive input on the proposed annexation and zoning; and

WHEREAS, it is in the best interest of Park City, Utah to approve this amendment to the official Park City Zoning Map.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

**SECTION 1. APPROVAL.** The National Ability Center and Park City Municipal zoning and amendment to the official Park City Zoning Map are hereby approved as shown in the attached exhibits, subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

00715425 Br01656 Pg01081-01085

ALAN SPRIGGS, SUMMIT CO RECORDER  
2004 OCT 29 14:43 PM FEE \$.00 BY GGB  
REQUEST: PARK CITY MUNICIPAL CORP

BK1656 PG1081



PASSED AND ADOPTED this 21st day of October 2004.

PARK CITY MUNICIPAL CORPORATION

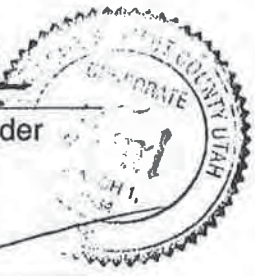
Dana Williams  
Mayor Dana Williams

Attest:

Janet M. Scott  
Janet M. Scott, City Recorder

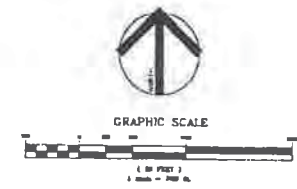
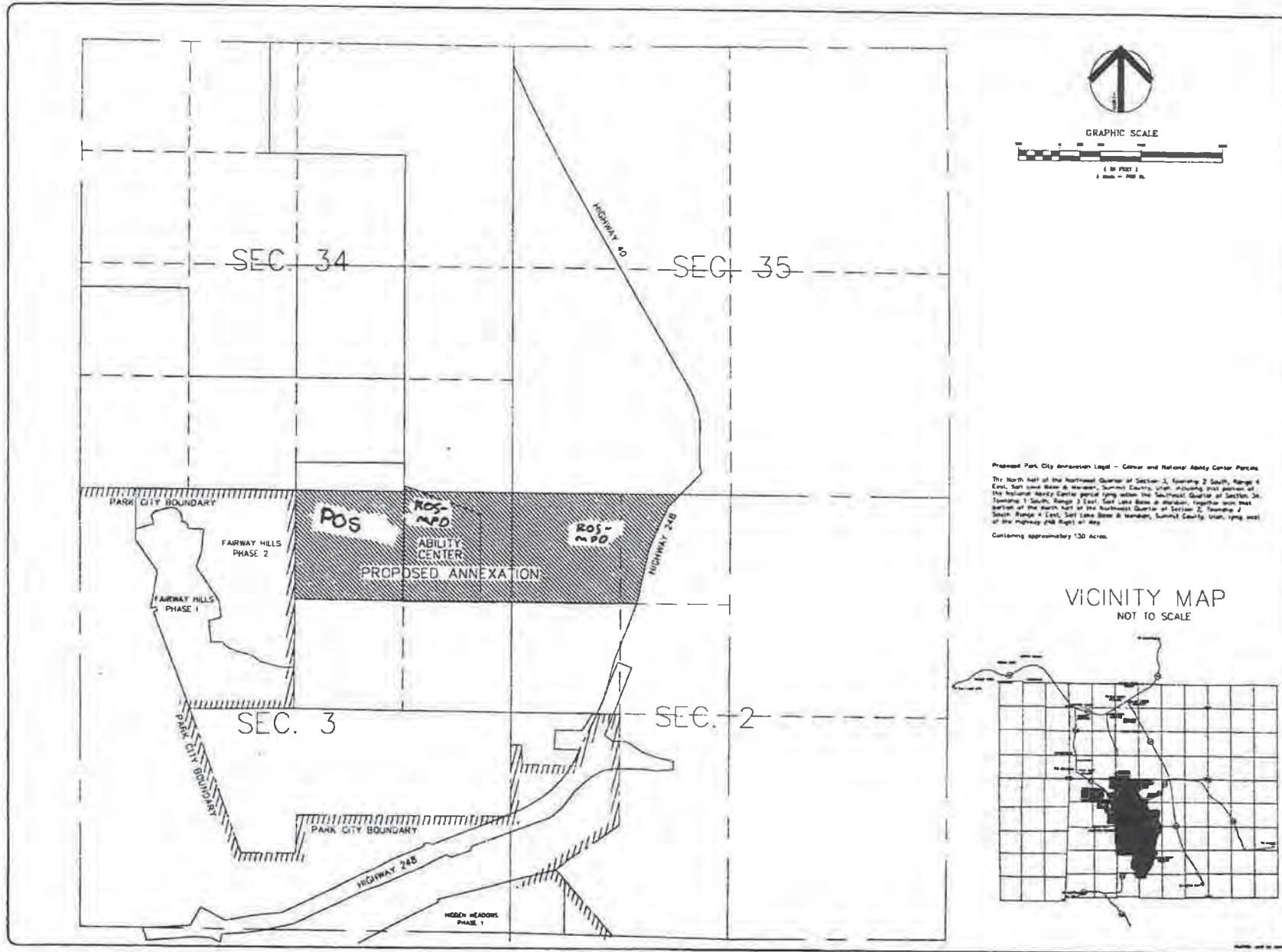
Approved as to form:

Mark D. Harrington  
Mark D. Harrington, City Attorney



BK1656 PG1083

BK1656 PG1085.

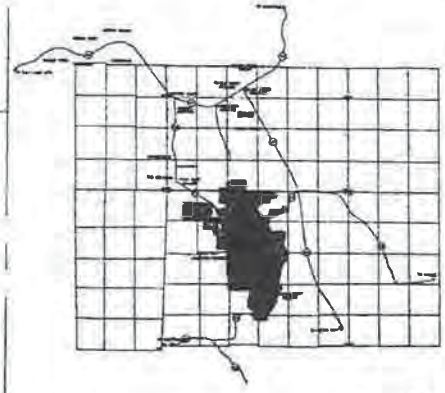


Proposed Park City Annexation Legal - Color and National Ability Center Parcels

The North half of the Northeast Quarter of Section 3, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah, including that portion of the National Ability Center parcel lying within the Northeast Quarter of Section 34, Township 1 South, Range 3 East, Salt Lake Base & Meridian, together with that portion of the north half of the Northeast Quarter of Section 2, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah, lying west of the Highway 40 Right of Way.

Containing approximately 130 Acres.

VICINITY MAP  
NOT TO SCALE



**Evergreen Engineering, Inc.**  
 2001 Upper Expressway, #2  
 Layton, UT 84040  
 (435) 788-0881 Fax: (435) 788-0877  
 www.evergreen-engineering.com

DESIGNED BY	CRB
DRAWN BY	CRB
CHECKED BY	CRB/PJM

**PROPOSED PARK CITY ANNEXATION  
GILLMOR & NATIONAL ABILITY PARCELS**

PARK CITY MUNICIPAL CORPORATION

REVISED: 12/10/14

DATE: 12/10/14

SHEET 1 OF 1

# EXHIBIT G

## FINAL SITE PLAN INDEX NATIONAL ABILITY CENTER S.P.A.

- EXHIBIT "A" MASTER PLAN
- EXHIBIT "B" CONSERVATION / GRADING PLAN
- EXHIBIT "C" PRELIMINARY UTILITIES PLAN
- EXHIBIT "D" DEVELOPMENT / OPEN SPACE ZONES
- EXHIBIT "E" LANDSCAPE PLAN
- EXHIBIT "F" IRRIGATION PLAN
- EXHIBIT "G" LIGHTING PLAN

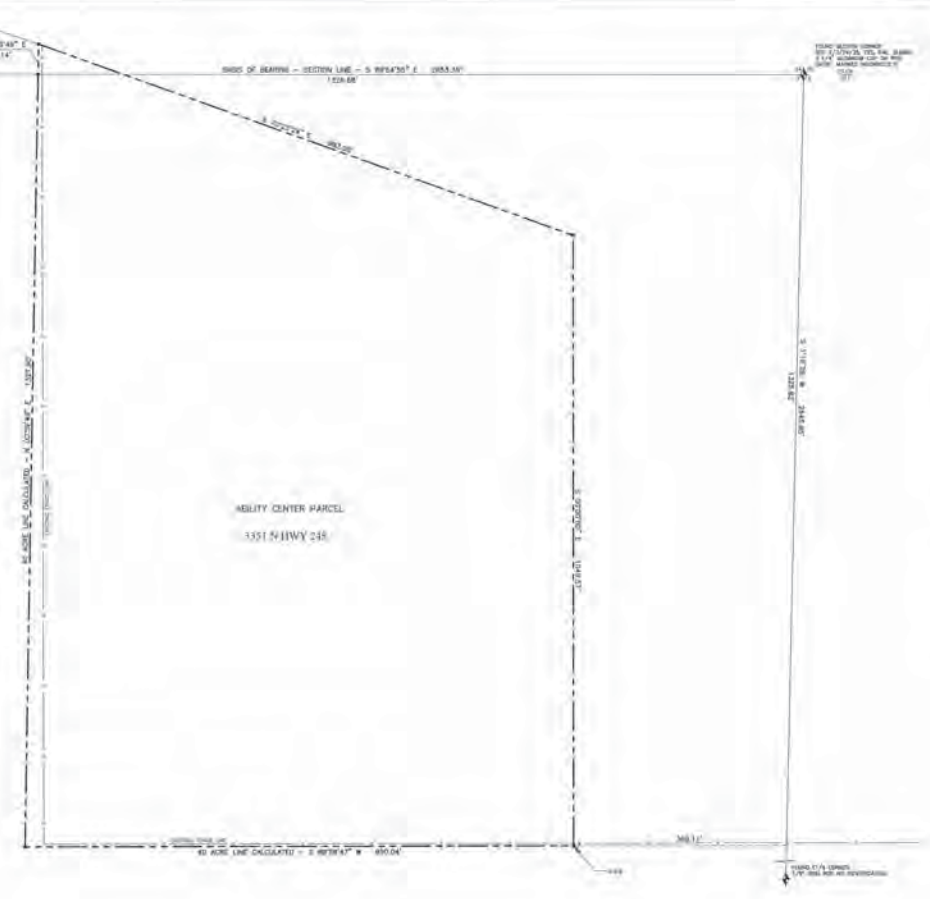
### FIRE DEPARTMENT ACCESS ROADS:

An all-weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all-weather fire department access road is to be maintained at all times during construction. In the event that the all-weather access road is not maintained, the Fire District reserves the right to stop work until required roads are placed back in service [Uniform Fire Code 901.3]

### WATER SUPPLIES FOR FIRE PROTECTION:

Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, the Fire District reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions. [Uniform Fire Code 901.3 and 901.4.3.]

This Specially Planned Area is subject to conditions outlined in the Development Agreement between National Ability Center and Summit County



**SURVEYOR'S CERTIFICATE**  
I, John D. Owsen, certify that I am a Registered Land Surveyor and that I hold Certificate No. 19091, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

*John D. Owsen*  
John D. Owsen  
Date: 7/15/09

**LEGAL DESCRIPTION**  
SECTION 3 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 2 South, Range 4 East, Salt Lake Base & Meridian 1004 Survey Section 9, BESEATY T. 1022.24 feet along the AC north line (thence North 108A.07 feet, thence N 07°12'47\"/>

**OWNER'S DECLARATION AND CONSENT TO RECORD**  
I, the undersigned owner of the herein described parcel of land, heretofore to be known as NATIONAL ABILITY CENTER, do hereby declare to Utah Power and Light, Park City Municipal Corporation, and the Park City Fire Protection District, my irrevocable agreement with the herein described parcel of land for the purposes of providing utility installation, maintenance, gas, and electric replacement as shown herein. I have heretofore on my land the 15<sup>th</sup> day of July 1999.

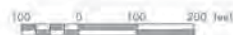
*Deanne M. Water*  
Deanne M. Water  
NATIONAL ABILITY CENTER

**ACKNOWLEDGEMENT**  
STATE OF UTAH  
COUNTY OF SUMMIT

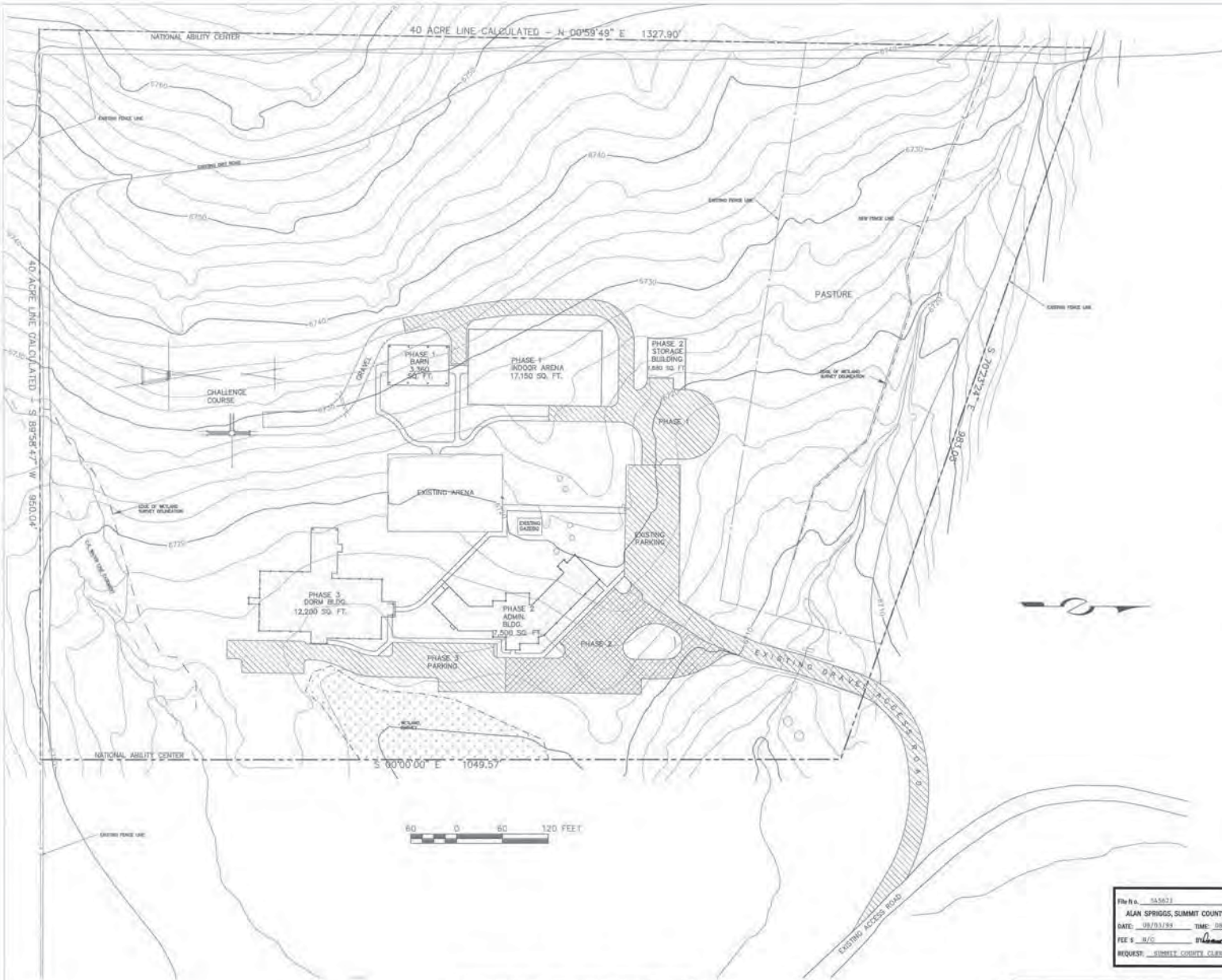
On this 15<sup>th</sup> day of July, 1999, Deanne M. Water personally appeared before me, the undersigned Notary Public, in and to the said State and County, who then duly acknowledged to me that she is the Executive Director of National Ability Center, Inc. and she read and understood the contents of the Certificate of Consent to record herein and voluntarily for the purposes herein mentioned.

*Marie J. Preece*  
Marie J. Preece  
Notary Public  
My Commission Expires 2-21-2002

## SUMMIT COUNTY PERMIT APPLICATION NATIONAL ABILITY CENTER S.P.A. SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH



<b>SUMMIT COUNTY ASSESSOR</b> ALL TAXES, INTEREST AND PENALTIES DUE TO THIS LAND HAVE BEEN PAID AS OF THIS 15 <sup>th</sup> DAY OF JULY 1999 A.D. BY <i>Deanne M. Water</i> SUMMIT COUNTY ASSESSOR	<b>PUBLIC WORKS DIRECTOR</b> THIS PLAN HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED THIS 15 <sup>th</sup> DAY OF JULY 1999 A.D. BY <i>John D. Owsen</i> PUBLIC WORKS DIRECTOR	<b>UTAH POWER CO.</b> THE UTILITY EXPOSURES SHOWN HEREON ARE APPROVED THIS 15 <sup>th</sup> DAY OF JULY 1999 A.D. BY <i>P. R. Moore</i> UTAH POWER CO.	<b>CERTIFICATE OF ATTEST</b> I CERTIFY THIS SPECIALLY PLANNED AREA MAP WAS APPROVED BY PARK CITY WATER SERVICE DISTRICT ON THIS 15 <sup>th</sup> DAY OF JULY 1999 A.D. BY <i>John D. Owsen</i> PARK CITY RECORDER	<b>PARK CITY WATER SERVICE DISTRICT</b> APPROVAL AND ACCEPTANCE BY THE PARK CITY WATER SERVICE DISTRICT THIS 15 <sup>th</sup> DAY OF JULY 1999 A.D. BY <i>Paul H. Owsen</i> CHAIRMAN OF THE BOARD	<b>FIRE MARSHAL APPROVAL</b> APPROVED THIS 15 <sup>th</sup> DAY OF JULY 1999 A.D. BY THE PARK CITY FIRE DISTRICT BY <i>Scott M. Adams</i> PARK CITY FIRE MARSHAL	<b>SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT</b> REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS 15 <sup>th</sup> DAY OF JULY 1999 A.D. BY <i>John D. Owsen</i> S.B.S.A.D.	PAGE 1 OF 8
<b>DRAWING INFORMATION</b> DATE: 7-9-99 DWG. NO. S-322007 JOB NO. 11-10-98	<b>SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT</b> APPROVED THIS 21 <sup>st</sup> DAY OF JULY 1999 A.D. BY <i>Deanne M. Water</i> CHAIRMAN	<b>PLANNING COMMISSION</b> APPROVED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS 19 <sup>th</sup> DAY OF JULY 1999 A.D. BY <i>Deanne M. Water</i> SUMMIT COUNTY PLANNING COMMISSION CHAIRMAN	<b>ENGINEERS CERTIFICATE</b> I FIND THIS PLAN TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 26 <sup>th</sup> DAY OF JULY 1999 A.D. BY <i>Deanne M. Water</i> SUMMIT COUNTY ENGINEER	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS 26 <sup>th</sup> DAY OF JULY 1999 A.D. BY <i>Deanne M. Water</i> SUMMIT COUNTY ATTORNEY	<b>CERTIFICATE OF ATTEST</b> I CERTIFY THIS SPECIALLY PLANNED AREA MAP WAS APPROVED BY THE SUMMIT COUNTY COMMISSION ON THIS 26 <sup>th</sup> DAY OF JULY 1999 A.D. BY <i>Deanne M. Water</i> SUMMIT COUNTY CLERK	<b>COUNTY COMMISSION APPROVAL</b> PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS THIS 26 <sup>th</sup> DAY OF JULY 1999 A.D. AND IS HEREBY APPROVED. BY <i>Deanne M. Water</i> SUMMIT COUNTY COMMISSION CHAIRMAN	<b>RECORDED</b> STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF <i>Summit County Clerk</i> DATE 8-3-99 TIME 2:01 PM BOOK 11-10-98 PAGE 1 BY <i>Deanne M. Water</i> RECORDER



VICINITY MAP  
SCALE: 1" = 800'

# EXHIBIT "A"



**COUNTY COMMISSION APPROVAL**  
 PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1998 A.D.  
 AND IS HEREBY APPROVED  
*Richard R. Fisher*  
 SUMMIT COUNTY  
 COMMISSION CHAIRMAN

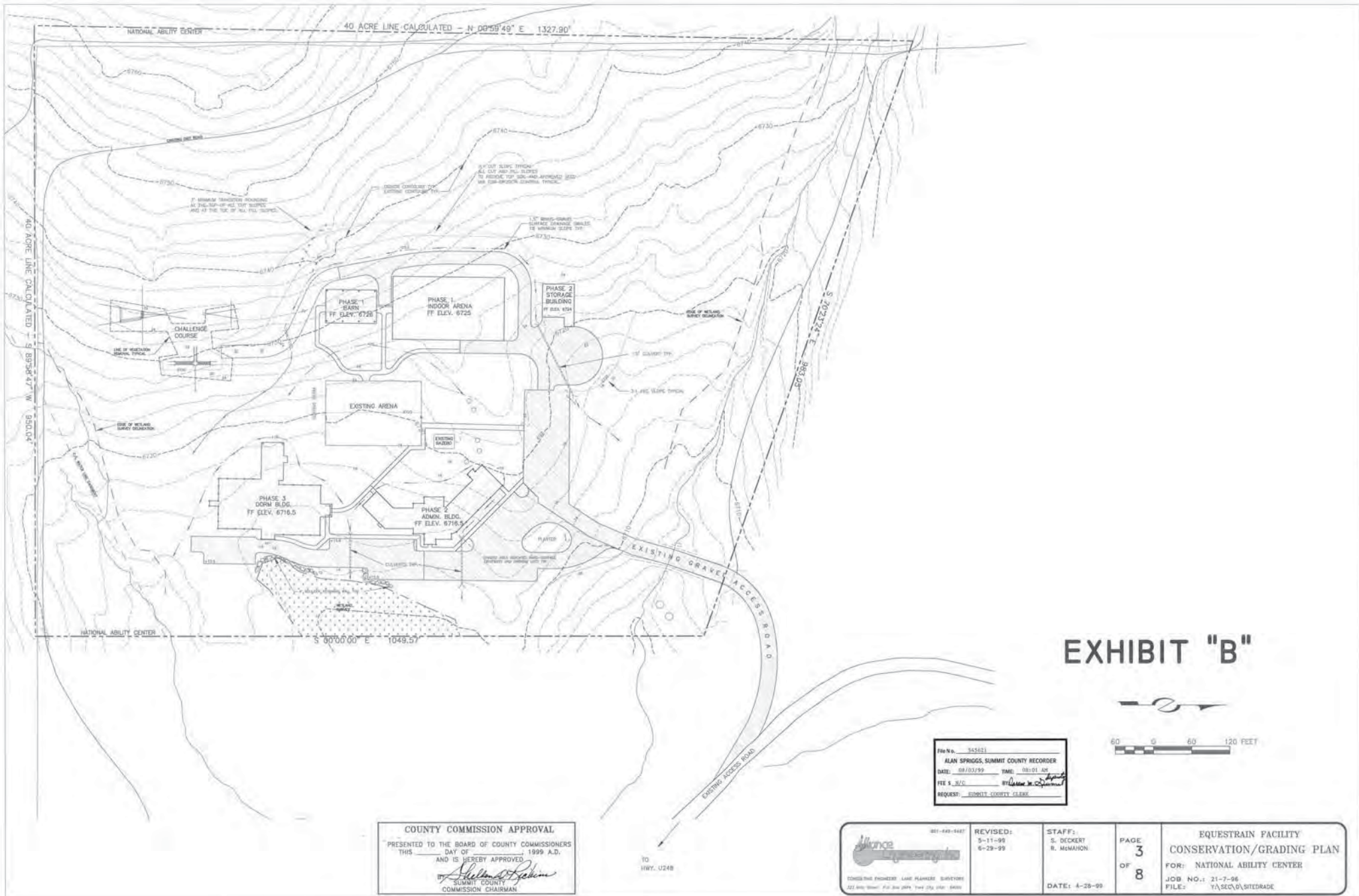
File No. 151621  
 ALAN SPRINGS, SUMMIT COUNTY RECORDER  
 DATE: 08/23/94 TIME: 08:01 AM  
 FEE \$ \_\_\_\_\_  
 REQUEST: SUMMIT COUNTY CLERK

**Wince Engineering**  
 CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS  
 221 West Street, P.O. Box 2084, Fort Collins, CO 80501  
 (970) 485-9487

STAFF:  
 S. SECKERT  
 R. McMAHON  
 DATE: 7-16-98

PAGE  
 2  
 OF  
 8

**EQUESTRAIN FACILITY  
 APPROVED MASTER PLAN**  
 FOR: NATIONAL ABILITY CENTER  
 JOB NO.: 21-7-98  
 FILE: Y:\SEC\O\ALTSITE



# EXHIBIT "B"



File No. 345021  
 ALAN SPRIGGS, SUMMIT COUNTY RECORDER  
 DATE: 08/03/99 TIME: 08:01 AM  
 FEE \$ 30.00 BY: *Alan Spriggs*  
 REQUEST: SUMMIT COUNTY CLERK

**COUNTY COMMISSION APPROVAL**  
 PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999 A.D.  
 AND IS HEREBY APPROVED  
*Sheldon S. Peterson*  
 SUMMIT COUNTY  
 COMMISSION CHAIRMAN

801-629-9427  
  
 CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS  
 222 4th Street, Fort Collins, CO 80501

REVISED:  
 5-11-99  
 6-29-99

STAFF:  
 S. BECKETT  
 R. McMAHON  
 DATE: 4-28-99

PAGE  
**3**  
 OF  
**8**

EQUESTRIAN FACILITY  
 CONSERVATION/GRADING PLAN  
 FOR: NATIONAL ABILITY CENTER  
 JOB NO.: 21-7-96  
 FILE: Y:\SEC\O\SIDGRADE





**Development Zone Legal Description**

BEGINNING at a point that is North 89°54'35" West 474.91 feet along the section line, and South 249.75 feet from the Northwest corner of said Section 3, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running thence South 14°50'25" West 172.39 feet; thence South 23°16'56" East 132.04 feet; thence South 00°30'51" West 292.82 feet; thence South 08°50'21" West 256.46 feet; thence South 70°09'53" West 62.86 feet; thence North 36°02'23" West 35.72 feet; thence North 81°52'25" West 74.31 feet; thence North 33°42'07" West 94.43 feet; thence North 02°47'38" East 33.90 feet; thence North 44°13'02" East 133.76 feet; thence North 46°05'38" West 49.25 feet; thence North 33°42'07" West 61.55 feet; thence North 00°00'55" East 20.55 feet; thence South 89°54'35" West 44.60 feet; thence North 07°01'35" West 101.08 feet; thence North 62°09'28" West 89.34 feet; thence South 00°55'55" West 161.52 feet; thence South 33°19'21" East 55.00 feet; thence South 00°47'07" West 95.88 feet; thence South 29°03'56" West 54.08 feet; thence South 26°03'22" East 155.09 feet; thence South 90°23'24" West 177.05 feet; thence East 178.65 feet; thence North 07°36'12" East 257.01 feet; thence East 59.11 feet; thence North 26°34'31" West 48.98 feet; thence North 67°31'47" West 82.45 feet; thence North 27°42'36" West 59.33 feet; thence North 05°37'12" West 180.96 feet; thence North 00°57'19" East 157.59 feet; thence North 28°41'02" East 95.79 feet; thence North 75°09'59" East 112.79 feet; thence South 89°04'25" East 814.6 feet; thence South 24°34'31" East 50.53 feet; thence South 95°26'58" East 136.62 feet; thence North 23°12'31" East 102.29 feet; thence North 17°40'14" East 152.59 feet; thence South 70°25'24" East 42.00 feet to the point of beginning.

THE ABOVE DESCRIPTION CONTAINS 8.77 ACRES MORE OR LESS.

**EXHIBIT "D"**

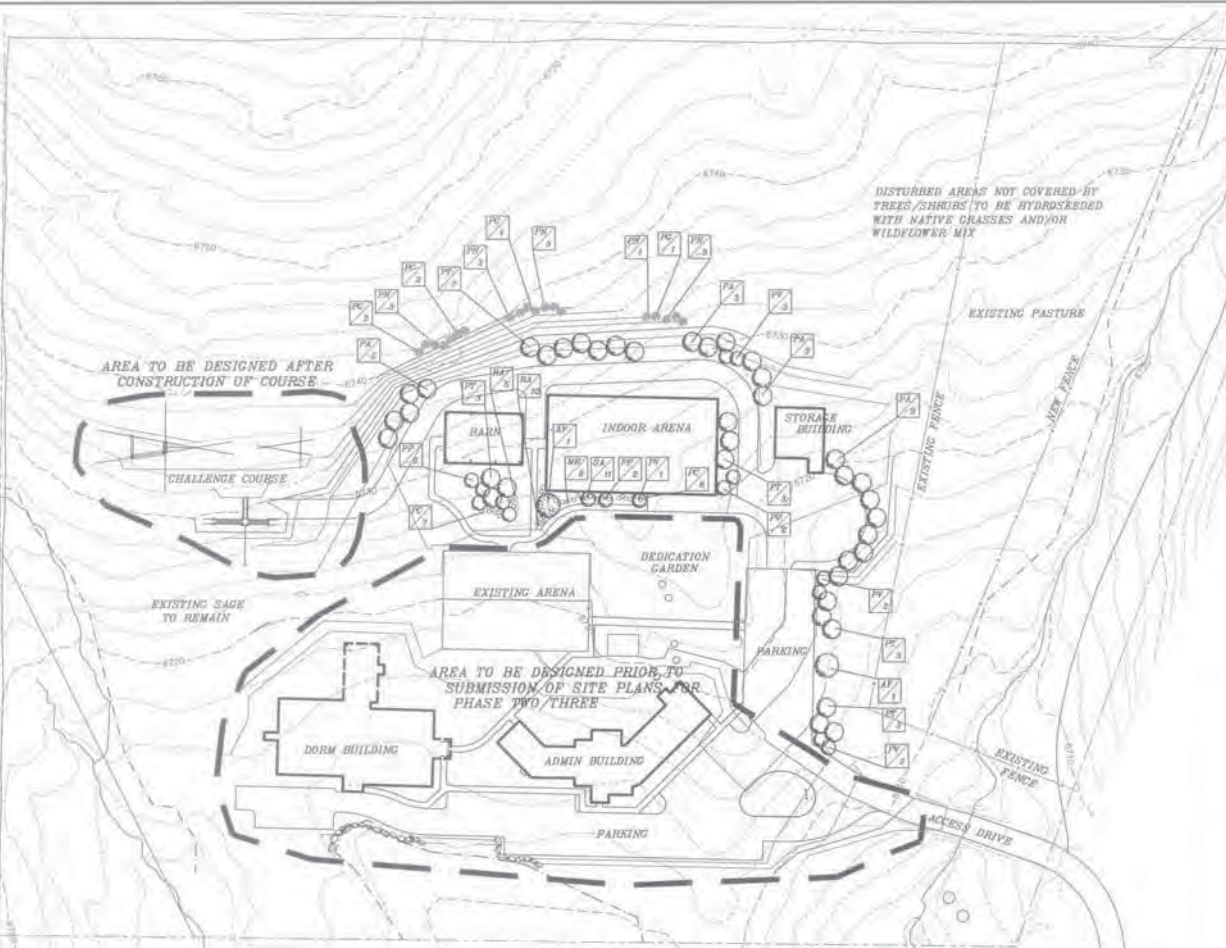


LINE	BEARING	DISTANCE
1/2	N 89°54'35" W	474.91
2/2	N 00°59'49" E	1327.90

Map No. 133822  
 ALAN SPRIGGS, SUMMIT COUNTY RECORDER  
 DATE: 08/03/99 TIME: 08:01:05  
 FEE \$ 2.00  
 REQUEST: SUMMIT COUNTY CLERK

**COUNTY COMMISSION APPROVAL**  
 PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1999 A.D.  
 AND IS HEREBY APPROVED  
*[Signature]*  
 SUMMIT COUNTY  
 COMMISSION CHAIRMAN

 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS <small>222 West Street, P.O. Box 2004, Park City, Utah 84060</small>	(432) 849-1942 REVISED: 5-11-99 5-25-99 6-21-99 6-29-99	STAFF: S. DECKERT DATE: 4-28-99	PAGE <b>5</b> OF <b>8</b>	EQUESTRIAN FACILITY DEVELOPMENT/OPEN SPACE ZONES FOR: NATIONAL ABILITY CENTER JOB NO.: 21-7-96 FILE: Z:\SEC\DEVLPZONE
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**PLANTING NOTES**

- The contractor shall locate and verify the existence of all utilities prior to starting work.
- The contractor shall supply all plant materials in quantities sufficient to complete the drawings shown on this drawing.
- All plant materials shall conform to the guidelines established by the current American Standard for Nursery Stock published by the American Association of Nurserymen or equivalent.
- No plant shall be put into the ground before rough grading has been completed and approved by the landscape architect or equal.
- All plants shall bear the same relationship to finished grade as the plant's original grade, be from the container, etc., or if transplanted.
- All plants shall be balled and wrapped or container grown as specified. No container grown stock will be accepted if it is root balled. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
- With container grown stock, the container shall be removed and the container ball shall be cut through the surface in two vertical locations.
- The day prior to planting, the location of all trees and shrubs shall be staked for approval by the landscape architect or equal.
- At planting time, all plants shall be thinned by removing a balanced number of the signature material. DO NOT CUT LEAVES.
- All plants shall be sprayed with an antifeedant within 24 hours after planting. All plants shall be sprayed with an anti-insectant at the beginning of their first winter.
- All plants shall be installed as per planting details and specifications.
- All plants and stakes shall be set, placed unless otherwise specified.
- The contractor shall provide loam fill as per the planting details and/or material specifications.
- All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as needed and suggested by local conditions during the first growing season.
- The contractor shall refer to the contract specifications for any additional requirements.
- All soil, if present, shall be obtained from areas being growing conditions similar to area to be covered. Areas to be covered shall be raised if stone and debris, rocks and stones over 1" in diameter shall be removed from the site. All damaged soil will be replaced. All soil must be stored with slags, rocks, tightly filled, with no landscape in grade. Place all soil in rows at right angles to slope (where applicable).
- Maintenance shall begin after each plant has been installed and shall continue until final acceptance by the landscape architect or owner representative. Maintenance includes watering, pruning, weeding, mulching, replacement of soil or soil plant material and any other care necessary for the proper growth of the plant material.
- The contractor shall review architectural/engineering plans to become familiar with grading and surface utilities.
- The contractor shall ensure that his work does not interfere established or proposed drainage patterns.
- The contractor shall coordinate with lighting and irrigation contractors regarding timing of installation of plant material.
- Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. The contractor shall be responsible for any damage caused by instability of any plant materials. Staking of trees or shrubs, if desired or requested by the landscape architect, shall be done utilizing a method agreed upon by the landscape architect, as indicated on the drawings.
- Upon completion of all landscaping, an inspection for acceptance of the work shall be held. The contractor shall notify the landscape architect or owner for scheduling the inspection at least seven (7) days prior to the anticipated inspection.
- All trees, shrubs, and groundcovers shall be guaranteed for 12 months from the date of planting. Replacement plants need shall be guaranteed for an additional 60 days.
- Earth berms shall be constructed in the location and configuration indicated on the plans. Fill material shall be natural, fertile, friable soil, possessing characteristics of representative soils at the site and shall be obtained from naturally well-drained areas. Soil shall be free of compressive extraneous materials (sticks, stones, etc.). Earth berms shall be compacted to such a degree that they support a stable standing rim capable of supporting trees, shrubs and lawn. All rough and finish grading of earth berms shall be the responsibility of the contractor. Final grade of each earth berm shall be approved by the contractor as necessary to insure each berm into existing grade. Final grade for earth berms shall be approved by the landscape architect or owner representative prior to making or planting operations. Final grade before planting shall be 1/2" below finish surface of adjacent porch or top of adjacent curb.
- In the event of variation between quantities shown on the plant schedule and what plants, the plant schedule shall prevail. Final cost shall be made by the contractor shall be an excuse for additional cost to the owner. Bid quantity take-offs are the responsibility of the contractor. All discrepancies shall be reported to the landscape architect for clarification prior to bidding.

**PLANT SCHEDULE**

QTY	SYMBOL	SYMBOL NAME	SPECIES NAME	SIZE	UNITS	THICKNESS
10	PL 1	JOHN BIRCH BANYAN	JOHN BIRCH	2" CAL	10	2" X 2"
10	PL 2	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 3	REDWOOD	REDWOOD	2" CAL	10	2" X 2"
10	PL 4	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 5	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 6	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 7	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 8	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 9	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 10	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 11	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 12	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 13	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 14	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 15	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 16	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 17	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 18	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 19	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 20	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 21	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 22	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 23	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 24	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 25	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 26	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 27	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 28	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
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10	PL 30	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
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10	PL 32	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
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10	PL 35	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
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10	PL 45	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 46	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 47	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 48	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 49	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"
10	PL 50	AMERICAN REDWOOD	AMERICAN REDWOOD	2" CAL	10	2" X 2"



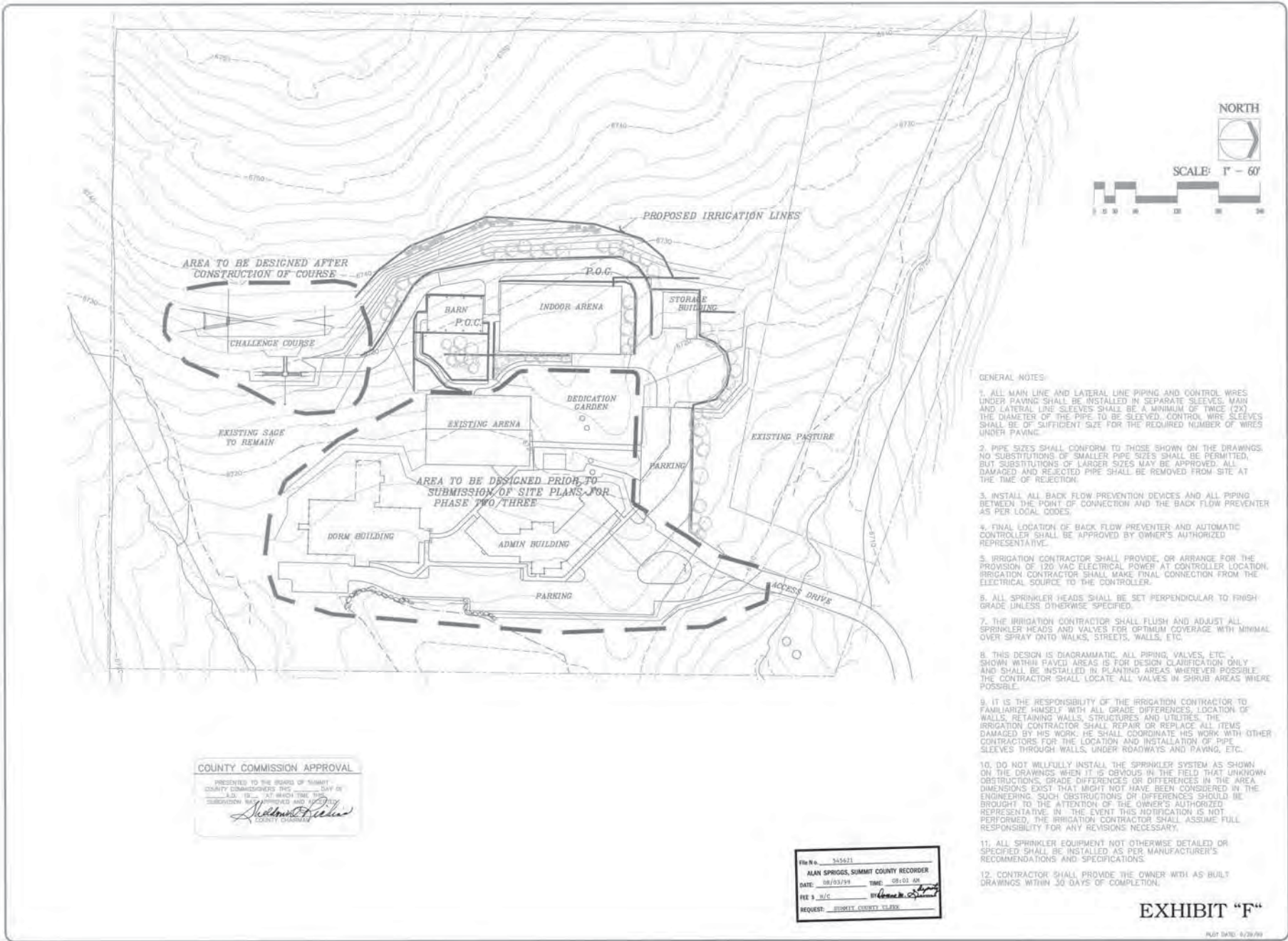
**COUNTY COMMISSION APPROVAL**  
 PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS DAY OF \_\_\_\_\_ A.D. 12\_\_\_\_ AT WHICH TIME THE SUBSCRIBER WAS APPROVED AND ACCEPTED.  
*Signature*  
 COUNTY CLERK

File No. 345621  
 ALAN SPRIGGS, SUMMIT COUNTY RECORDER  
 DATE: 08/27/14 TIME: 08:01 AM  
 FEE \$ 0.00 BY: *Alan L. Spriggs*  
 REQUEST - SUMMIT COUNTY CLERK

**EXHIBIT "E"**

NATIONAL ABILITY CENTER  
 CONCEPT LANDSCAPE PLAN  
 SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SCALE: 1" = 60'  
 NORTH  
 FIG. 6 OF 8





- GENERAL NOTES:**
1. ALL MAIN LINE AND LATERAL LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN AND LATERAL LINE SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEAVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
  2. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM SITE AT THE TIME OF REJECTION.
  3. INSTALL ALL BACK FLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACK FLOW PREVENTER AS PER LOCAL CODES.
  4. FINAL LOCATION OF BACK FLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE.
  5. IRRIGATION CONTRACTOR SHALL PROVIDE, OR ARRANGE FOR THE PROVISION OF, 120 VAC ELECTRICAL POWER AT CONTROLLER LOCATION. IRRIGATION CONTRACTOR SHALL MAKE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
  6. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
  7. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC.
  8. THIS DESIGN IS DIACRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS WHERE POSSIBLE.
  9. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
  10. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
  11. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
  12. CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT DRAWINGS WITHIN 30 DAYS OF COMPLETION.

COUNTY COMMISSION APPROVAL  
 PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2014 AT WHICH TIME THE SUBMISSION WAS APPROVED AND ACCEPTED.  
*Sheldon A. Nielsen*  
 COUNTY CHAIRMAN

File No. 245611  
 ALAN SPRINGS, SUMMIT COUNTY RECORDER  
 DATE: 08/03/14 TIME: 08:01 AM  
 FEE: \$ 30.00  
 REQUEST: SUBMIT COUNTY SLABS

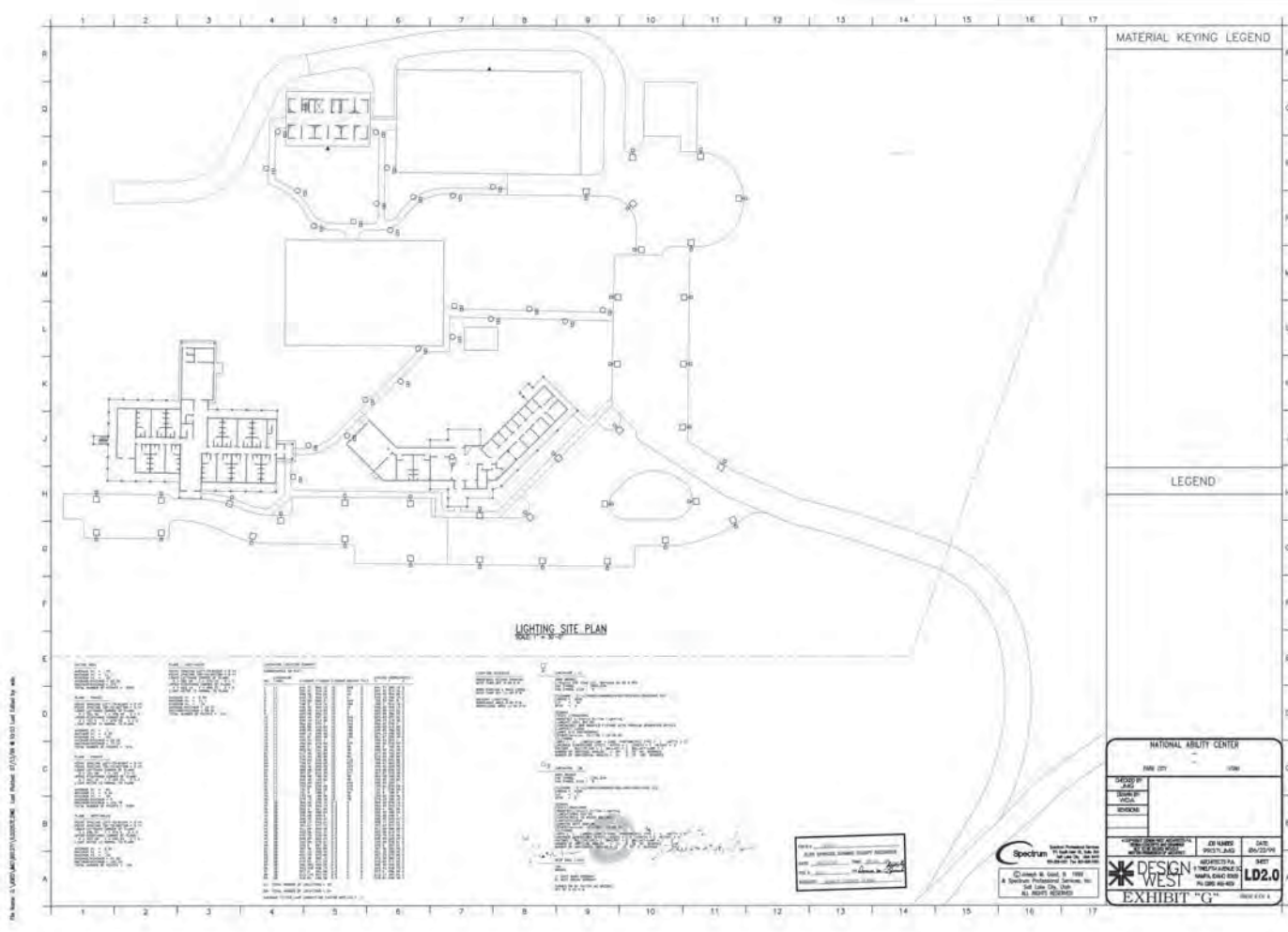
**EXHIBIT "F"**

NATIONAL ABILITY CENTER  
 IRRIGATION PLAN

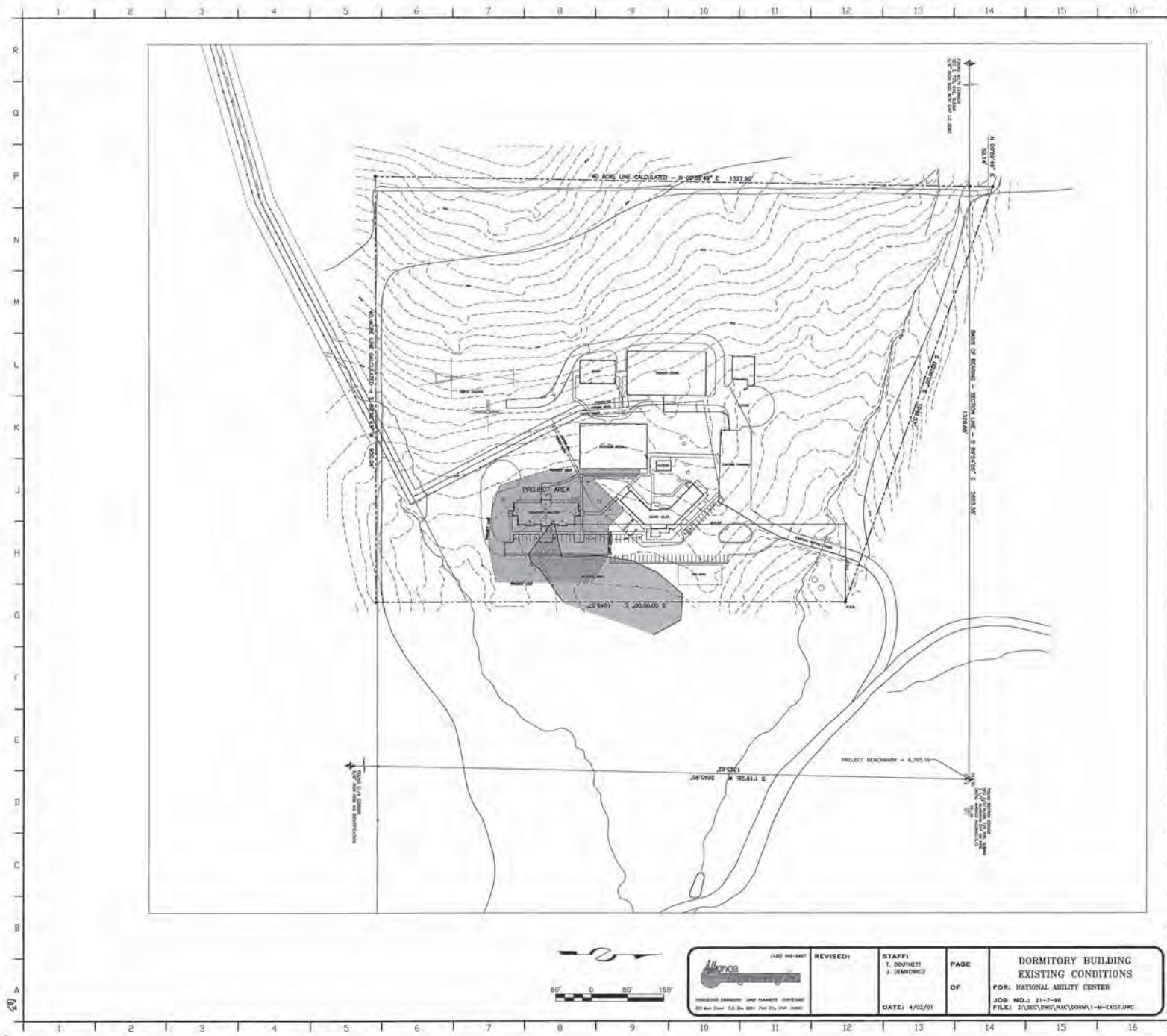
DESIGNED BY: PDC  
 DRAWN BY: PDC  
 CHECKED BY: PDC

N/A/C  
 N/A/C  
 N/A/C  
 N/A/C

PAGE 7 OF 8



# EXHIBIT H



**NOTES**

1. See legal description of this property as surveyed and marked, recording #1-2525, Summit County Recorder's Office.

DATE April 2, 2008
DRAWN BY JES
REVISIONS

DORMITORY BUILDING  
 NATIONAL ABILITY CENTER  
 PARK CITY, UTAH

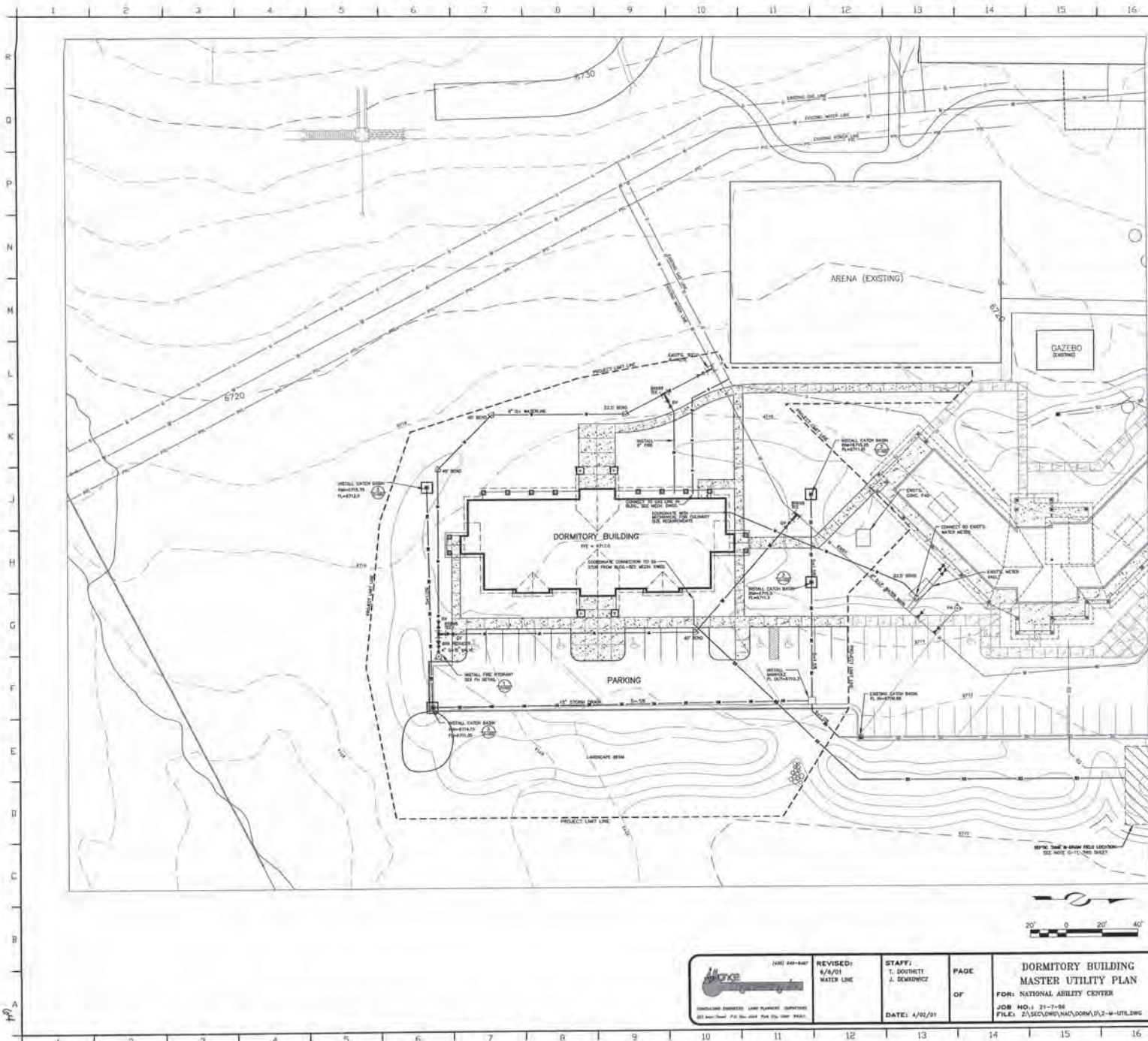


C-100



	(435) 640-8447 323 Main Street, 3rd Floor, Park City, Utah 84301	REVISED:	STAFF: T. DOUHNETT J. DEMONICHE	PAGE OF	DORMITORY BUILDING EXISTING CONDITIONS FOR: NATIONAL ABILITY CENTER JOB NO.: 21-7-08 FILE: 2\3\2008\NAC\DOMA\1-4-EXIST.DWG
			DATE: 4/02/08		





**NOTES:**

- ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
(APPROX TO SHEETS C-101 THRU C-103)
1. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  2. All existing utility lines and structures shall remain in place unless otherwise noted.
  3. All new utility lines shall be installed in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  4. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  5. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  6. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  7. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  8. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  9. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  10. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
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  12. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  13. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  14. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  15. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  16. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  17. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  18. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  19. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)
  20. All work shall be done in accordance with the following specifications: (APPROX TO SHEETS C-101 THRU C-103)

**LEGEND:**

- QUANTITY SCHEDULE LINE
- WATER LINE
- STORM SEWER LINE
- GAS LINE

DATE	APR 2, 2001
JOB NUMBER	08000101
REVISION	

DORMITORY BUILDING  
 NATIONAL ABILITY CENTER  
 PARK CITY, UTAH



	(435) 669-8447 CONSULTING ENGINEERS LAND PLANNING SURVEYORS 222 West 200th P.O. Box 2000 Park City, Utah 84302	REVISED: 6/8/01 WATER LINE	STAFF: T. DOWNETT J. DEMKOWICZ	PAGE OF	DORMITORY BUILDING MASTER UTILITY PLAN OF NATIONAL ABILITY CENTER
		DATE: 4/02/01	JOB NO.: 21-7-98 FILE: 25\SEC\DWG\NAC\DOMA\PL3-M-UTL.DWG		



C-101

**PARK CITY MUNICIPAL CODE  
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**TITLE 15 - LAND MANAGEMENT CODE**

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**TITLE 15 - LAND MANAGEMENT CODE (LMC)**  
**CHAPTER 2.7 - RECREATION AND OPEN SPACE (ROS) DISTRICT**

*Chapter adopted by Ordinance No. 00-15*

**15-2.7-1. PURPOSE.**

The purpose of the Recreation and Open Space (ROS) District is to:

- (A) establish and preserve districts for land uses requiring substantial Areas of open land covered with vegetation and substantially free from Structures, Streets and Parking Lots,
- (B) permit recreational Uses and preserve recreational Open Space land,
- (C) encourage parks, golf courses, trails and other Compatible public or private recreational Uses, and
- (D) preserve and enhance environmentally sensitive lands, such as wetlands, Steep Slopes, ridge lines, meadows, stream corridors, and forests.
- (E) encourage sustainability, conservation, and renewable energy.

*(Amended by Ord. No. 09-10)*

**15-2.7-2. USES.**

Uses in the ROS District are limited to the following:

- (A) **ALLOWED USES.**
  - (1) Conservation Activity
- (B) **ADMINISTRATIVE CONDITIONAL USES.**<sup>1</sup>
  - (1) Trail and Trailhead Improvement
  - (2) Outdoor Recreation Equipment
  - (3) Essential Municipal Public Utility Use, Service, or Structure, less than 600 sq. ft.
  - (4) Accessory Building, less than 600 sq. ft.
  - (5) Ski-related Accessory Building, less than 600 sq. ft.

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<sup>1</sup>Subject to an Administrative Conditional Use permit and/or Master Festival license review process. Master Festivals are temporary in nature. All related temporary Structures are restricted to specific time frames and shall be removed at the expiration of the Master Festival permit.

- (6) Parking Area or Structure with four (4) or fewer spaces
- (8) Temporary Construction Improvement
- (9) Raising, grazing of horses
- (10) Raising, grazing of livestock
- (11) Anemometer and Anemometer Towers

(C) **CONDITIONAL USES.**

- (1) Agriculture
- (2) Recreational Outdoor and Trail Lighting
- (3) Recreation Facility, Private
- (4) Recreation Facility, Public
- (5) Recreation Facility, Commercial
- (6) Golf Course
- (7) Passenger Tramway Station and Ski Base Facility
- (8) Ski Tow Rope, Ski Lift, Ski Run and Ski Bridge
- (9) Recreational Sports Field
- (10) Skating Rink
- (11) Skateboard Park
- (12) Public and Quasi-Public Institution, Church, and School, Park, Plaza, Structure for Public Assembly, greater than 600 sq. ft.
- (13) Essential Municipal Public Utility Use, Facility, Service, and Structure, greater than 600 sq. ft.
- (14) Accessory Building, greater than 600 sq. ft.
- (15) Ski-Related Accessory Building, greater than 600 sq. ft.
- (16) Child Care Center

- (7) Outdoor Event, Outdoor Music
- (17) Commercial Stable, Riding Academy
- (18) Vehicle Control Gates<sup>2</sup>
- (19) Resort Support, Commercial
- (20) Cemetery
- (21) Parking Area or Structure with five (5) or more spaces
- (22) Telecommunications Antenna<sup>3</sup>
- (23) Mines and Mine Exploration
- (24) Plant and Nursery stock products and sales
- (25) Fences greater than six feet (6') in height from Final Grade.
- (26) Small Wind Energy Systems

(D) **PROHIBITED USES.** Any use not listed above as an Allowed or Conditional Use is a prohibited Use.

*(Amended by Ord. Nos. 04-08; 09-10)*

**15-2.7-3. LOT AND SITE REQUIREMENTS.**

All Structures must be no less than twenty-five feet (25') from the boundary line of the Lot, district or public Right-of-Way.

(A) **FRONT, SIDE, AND REAR YARD EXCEPTIONS.** Fences, walls, stairs, paths, trails, sidewalks, patios, driveways, Ancillary Structures, approved

<sup>2</sup>See Section 15-4-19 for specific review criteria for gates

<sup>3</sup>Subject to LMC Chapter 15-4-14, Telecommunications

Parking Areas, and Screened mechanical and utility equipment are allowed as exceptions in the Front, Side and Rear Yards.

*(Amended by Ord. No. 09-10)*

**15-2.7-4. BUILDING HEIGHT.**

No Structure may be erected to a height greater than twenty-eight feet (28') from Existing Grade. This is the Zone Height.

**(A) BUILDING HEIGHT**

**EXCEPTIONS.** To allow for a pitched roof and to provide usable space within the Structure, the following height exceptions apply:

- (1) A gable, hip, or similar pitched roof may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
- (2) An antenna, chimney, flue, vent or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.
- (4) Ski lift or tramway towers may extend above the maximum Zone Height subject to a visual analysis and administrative approval by the Planning Director.

(5) Anemometers and Anemometer Towers used to measure wind energy potential for future Wind Energy Systems may extend above the maximum Zone Height subject to a visual analysis and Administrative Conditional Use approval, see Section 15-2.7-8.

(6) Wind turbines may extend above the maximum Zone Height subject to a visual analysis and Conditional Use approval by the Planning Commission of a Small Wind Energy System. Height is measured from Natural Grade to the tip of the rotor blade at its highest point, see Section 15-2.7-9.

*(Amended by Ord. Nos. 07-25; 09-10)*

**15-2.7-5. ARCHITECTURAL REVIEW.**

Prior to the issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department must review the proposed plans for compliance with the Architectural Design Guidelines, LMC Chapter 15-5.

Appeals of Departmental actions on architectural compliance are heard by the Planning Commission.

*(Amended by Ord. No. 09-10)*

**15-2.7-6. VEGETATION PROTECTION.**



The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4 ½ ') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in LMC Chapter 15-3-3 and Title 14.

*(Amended by Ord. Nos. 04-08; 09-10)*

**15-2.7-7. CRITERIA FOR RAISING AND GRAZING OF HORSES.**

The raising and grazing of horses may be approved as a Conditional Use by the Planning Department. In making a determination whether raising and grazing of horses is appropriate, the Planning Commission shall consider the following criteria:

- (A) Any barn must be located a minimum of seventy-five feet (75') from the nearest Dwelling Unit.
- (B) There shall be a maximum of two (2) horses per acre.

(C) Terrain and Slope of the Property must be suitable for horses.

(D) The Applicant must submit an Animal Management Plan outlining the following:

- (1) waste removal/odors;
- (2) drainage and runoff;
- (3) bedding materials;
- (4) flies; and
- (5) feed/hay

*(Amended by Ord. No. 09-10)*

**15-2.7-8. ANEMOMETERS AND ANEMOMETER TOWERS.**

Anemometers and Anemometer Towers require an Administrative Conditional Use permit for temporary installation, for up to three (3) years, to measure wind energy potential for a Site. The Use must comply with Section 15-1-10, Conditional Use Review. The Applicant must submit a Site plan, Limits of Disturbance plan for all construction, including Access roads, a description and photos of the tower, manufacturers cut sheet and certification information for the Anemometer, an Application for and all other submittal requirements for Administrative Conditional Use permits and a narrative addressing the following:

- (A) No violation of the City noise ordinance.
- (B) Notification of adjacent Property Owners.
- (C) Compliance with Setbacks and height requirements, see height exceptions. Setbacks may be decreased if a signed encroachment agreement with the affected Property Owner is provided and the public Rights-of-Way and power lines are not impacted by the location.
- (D) Compliance with FAA regulations.
- (E) Compliance with the International Building Code.
- (F) At the time of Application for an Administrative Conditional Use permit, standard engineering drawings for the tower, base, and footings shall be submitted.
- (G) **BUILDING PERMIT.** Prior to issuance of a Building Permit, the plans shall comply with all applicable sections of the International Building Code, including electrical codes and all requirements and criteria of this section.
- (H) Requests for temporary Anemometer Towers that exceed the Zone Height by more than five feet (5') shall provide a visual analysis from all applicable LMC Vantage Points described in Section 15-15.1 to determine visual impacts on Ridge Line Areas and entry corridors.
- (I) **REMOVAL AND DECOMMISSIONING.** Anemometers

and Anemometer Towers shall be removed after the temporary period has expired or if the Use is abandoned. A Use shall be considered abandoned when it fails to operate for a period of twelve (12) months or more.

In no case shall the temporary Use continue beyond the permitted time frame to be identified during review of the Administrative CUP, unless an extension is requested. Upon a notice of abandonment from the Building Department, the systems Owner shall have sixty (60) days to provide sufficient evidence that the system has not been abandoned, or the City shall have the authority to enter the Property and remove the system at the Owner's expense.

The Owner is responsible for reclaiming the land using natural vegetation. To the greatest extent possible, the land shall be fully returned to its natural state within three (3) years of the removal of the installation.

*(Created by Ord. No. 09-10)*

**15-2.7-9. SMALL WIND ENERGY SYSTEMS.**

Small Wind Energy Systems (system) require a Conditional Use permit. The Use must comply with Section 15-1-10, Conditional Use Review and the following review criteria. The Applicant must submit a Site plan; Limits of Disturbance plan for all construction, including all Access roads and installation details, such as Grading and erosion control; a description and photos of the tower and turbine; manufacturers cut sheets and certification information for the

tower and turbines; Property survey showing size of Property and location of Structures, utilities, easements, Streets and Rights-of-Way on the Property and on adjacent Properties within a horizontal distance equivalent to 110% of the proposed height; an Application for and all other submittal requirements for Conditional Use permits; and a narrative addressing the following review criteria:

(A) **LOCATION**. Location on the Property and associated wind data shall indicate the optimum citing location for highest wind energy potential and lowest air turbulence from the ground and surrounding objects; measured distances to adjacent habitable Structures, Property lines, power lines, and public and private Streets and Right-of-Ways; and trails. Systems shall not be installed in known migratory bird flyways, unless a wildlife study indicates that the proposed system, due to the configuration, location, height, and other characteristics, will not negatively impact the flyway.

(B) **SETBACKS AND HEIGHT**. See Section 15-2.7-4(A) Height Exceptions. Small Wind Energy Systems shall not exceed the Setback requirements of the zone and shall be set back a minimum distance equal to 110% of the total height of the system. EXCEPTION: Setbacks may be decreased if a signed encroachment agreement with the affected Property Owner is provided, and the public Rights-of-Way and power lines are not impacted by the location.

(C) **LOT SIZE**. Small Wind Energy Systems that are greater than eighty feet (80') in height shall be located on a Lot size of one (1) acre or more.

(D) **DESIGN**. Wind Energy Systems shall be a neutral color that blends with the environment. Gray, beige, and white are recommended and all paint and finishes shall be non-reflective.

(E) **LIGHTING**. Small Wind Energy Systems shall be lighted only if required by the FAA and shall comply with all applicable FAA regulations.

(F) **NOISE**. No violation of the City noise ordinance.

(G) **SIGNS**. Signs shall be restricted to reasonable identification of the manufacturer, operator of the system, utility, and safety signs. All signs comply with the Park City Sign Code.

(H) **BUILDING PERMIT**. Prior to issuance of a Building Permit, the system shall comply with all applicable sections of the International Building Code, including electrical codes and all requirements and criteria of this section.

(I) **VISUAL ANALYSIS**. A visual analysis from all applicable LMC Vantage Points as described in Section 15-15.1 for all Small Wind Energy Systems is required to determine visual impacts on Ridge Line Areas and entry corridors.

(J) **SYSTEM CONDITIONS**. The Applicant/system Owner shall maintain the

system in good condition. Maintenance shall include, but not be limited to, painting, mechanical and electrical repairs, structural repairs, and security measures.

(K) **REMOVAL AND DECOMMISSIONING.** Any Small Wind Energy System, that has reached the end of its useful life or has been abandoned, shall be removed. A system shall be considered abandoned when it fails to operate for a period of one (1) year or more.

Upon a notice of abandonment from the Building Department, the system Owner shall have sixty (60) days to provide sufficient evidence that the system has not been abandoned and request an extension, or the City shall have the authority to enter the Property and remove the system at the Owner's expense.

The Owner is responsible for reclaiming the land using natural vegetation and to the greatest extent possible the land shall be fully returned to its natural state within five (5) years of the removal and decommissioning of the System.

(L) **REPLACEMENT.** Replacement of an already permitted turbine with a similar size and height will not require a permit modification.

*(Created by Ord. No. 09-10)*

**15-2.7-10. SIGNS.**

Signs are allowed within the ROS District as provided in the Park City Sign Code, Title 12.

*(Renumbered by Ord. No. 09-10)*

**15-2.7-11. RELATED PROVISIONS.**

- Fences and Walls. LMC Chapter 15-4-2.
- Accessory Apartment. LMC Chapter 15-4-7.
- Satellite Receiving Antenna. LMC Chapter 15-4-13.
- Telecommunication Facility. LMC Chapter 15-4-14.
- Parking. LMC Chapter 15-3.
- Landscaping. Title 14; LMC Chapter 15-3-3(D).
- Lighting. LMC Chapters 15-3 -3(C), 15-5-5(I).
- Historic Preservation. LMC Chapter 15-11.
- Park City Sign Code. Title 12.
- Architectural Design. LMC Chapter 15-5.
- Snow Storage. LMC Chapter 15-3-3(E)
- Parking Ratio Requirements. LMC Chapter 15-3-6.

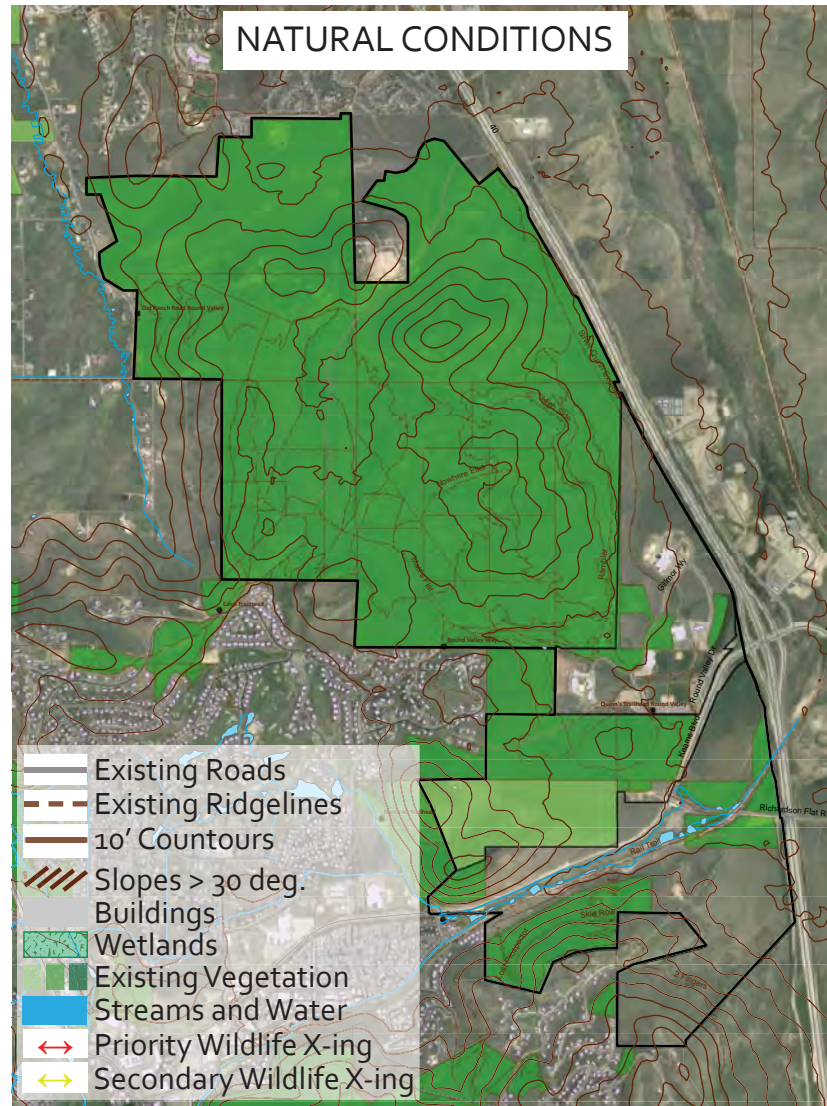
*(Amended by Ord. No. 09-10)*



# NEIGHBORHOOD 9: QUINN'S JUNCTION



# QUINN'S JUNCTION

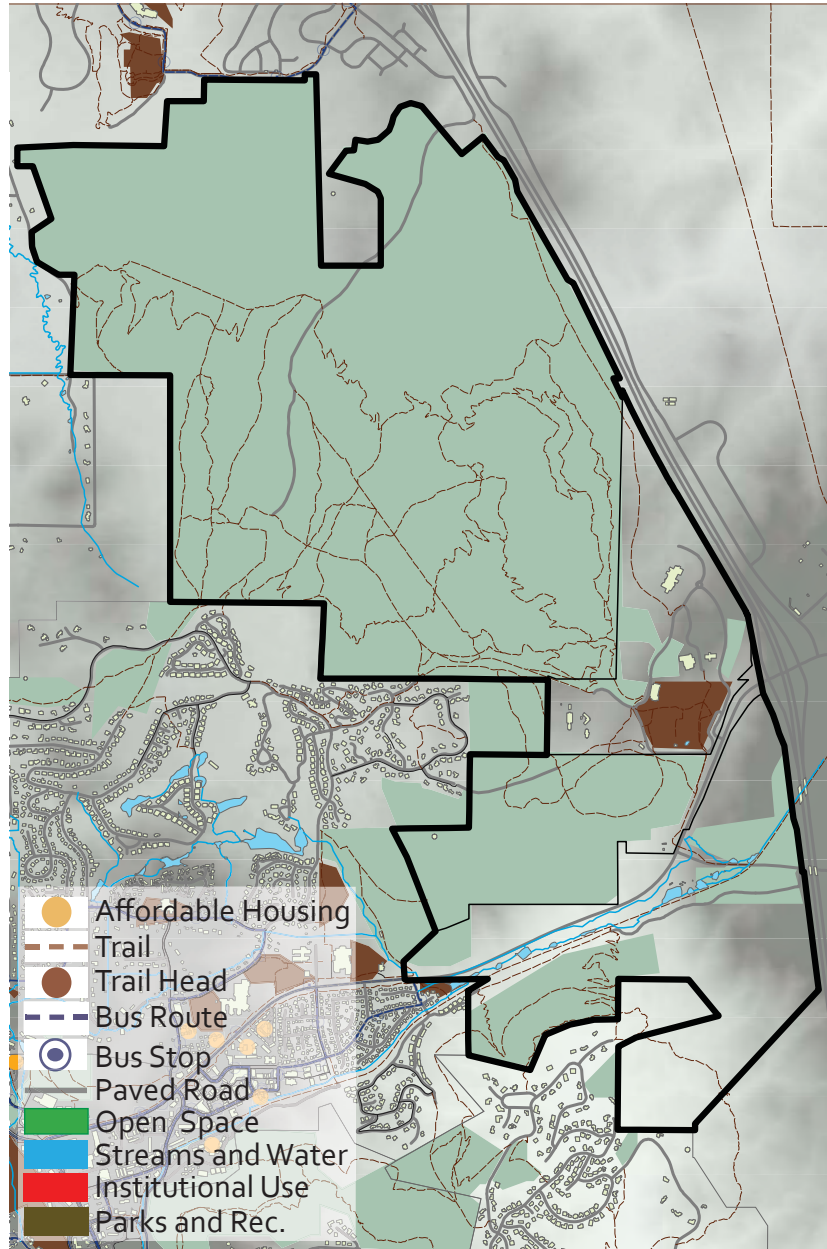


Total Area (sq. miles)	1.20 square miles
Total Area (acres)	1,009.61 acres
Total Built Residential Units	0
Unbuilt Units	239 Residential
% of Total built PC Units	0%
Average Density	3.22 units per acre
Range of Density	0.18 - 33.3 units per acre
Population	3
Number of Businesses	5
Housing Type	Single Family and Multifamily
Historic Sites	None
Affordable Housing	

Occupancy	None
Neighborhood Icons	National Abilities Center US Ski Association Training Center People's Health Clinic PC Ice Arena and Sports Center IHC Hospital Summit County Health
Parks	Sports Center
Open Space	Round Valley
Trails	
Walkability	Extremely Low. Regional destination with no built housing.









Quinn's Junction is dominated by open space with Round Valley as the vast backyard to the existing development. On the north-west corner, regional institutional uses are located on large lots with on-grade parking. Future clustered residential development will occur on the south-west corner within Park City heights.



### 9.1. Quinn's Junction Neighborhood: Regional Planning to guide future development along a City boundary.

Between July 2002 and October of 2004, Park City and Summit County worked together to create a shared land use plan for future development of the area between SR-248 and Highway 40 to the Silver Summit intersection. During the collaborative public planning process, input from stake holders was collected. Also, the planning staff of both entities reviewed the two general plans to identify commonalities. The result of the combined efforts is the Quinn's Junction Joint Planning Commission Principles. On October 11, 2004, the Planning Commission adopted the planning principles with the understanding that the shared principles were not intended to be a formal land

use plan and the adoption of the principle did not modify the general plans or development codes. The stated purpose for the draft principles was to provide a higher level of detail or a greater resolution between the two existing general plans and provide guidance during future amendments to the general plan.

The Quinn's Junction Joint Planning Principles are separated into two categories: Development Densities and Land Use and Development Patterns. The principles are on the following page. A map representing the different areas discusses in principles follows.

The area has evolved since the creation of the 2004 Quinn's Joint Planning Commission Principles. Development over the past decade within Park City includes many institutional

uses including IHC Hospital, PC Ice Arena and Sports Center, the People's Health Clinic, Summit County Health Center, and the United States Ski Association Training Center. The City reviewed two master planned development projects on the south side of SR 248 during this time frame as well. The approved Park City Heights residential Master Planned Development includes 239 new residential units and the Quinn's Junction Partnership Annexation consists of 1 movie studio complex, a hotel with up to 100 rooms, and a retail area. Concurrently, approximately 1365 acres within Round Valley were purchased as open space, preserving the view corridors on the west side of Highway 40 between Silver Summit and Quinn's Junction in perpetuity.

The following Joint Planning Principles recommend development patterns of

clustered development balanced with preservation of open space:

1. Cluster in identified areas and around exiting development maintaining consistency among uses.
2. Public preserved open space and recreation is the predominant existing land use in the study area. Clustered development should be designed to: enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas.
5. Preserve a substantial open space corridor through the study area.

The West side of Highway 40 has built out following the Quinn's Junction Joint

Planning Commission Principles with clustered development at the interchanges and protected open space between the two development nodes. The East side of the highway has followed the same development pattern on the with clustered development at the Silver Summit and the Quinn's Junction interchange, with the exception of protecting the undeveloped land in-between. The City should continue to work with the County to maintain the view corridors along the East side to mirror the preserved open space to the West. The open space of Round Valley protects a wider expanse of land than originally identified within the Quinn's Junction Joint Planning Commission map. The Quinn's Junction Joint Planning Commission Principles map should be amended to reflect the protect lands and to create protected east-west wildlife corridors. Protected wildlife

corridors not only prevents fragmentation of ecosystems but also benefits the community with protected view corridors and sensitive lands and increased low-impact recreational activities. Soil contamination in this area is also of concern and under the jurisdiction of the federal government.

In a agreement called Administrative Settlement Agreement and Order on Consent for EE/CA (Engineering Evaluation/Cost Analysis) Investigation and Removal Action, the Environmental Protection Agency, Region 8 (EPA) published its revised cleanup area for the Richardson Flat Tailings Superfund Site in Park City and Summit County. It is anticipated that

EPA will oversee the development of a cleanup plan to address historic mine tailings in the Silver Creek floodplain, which is on Utah's list of impaired waters due to contamination from cadmium, zinc and arsenic. An EPA cleanup plan would involve design and cost analysis, public comment, implementation and long-term maintenance. Federal law provides that such an EPA cleanup plan would not require state and local permitting.



## Quinn's Junction Joint Planning Commission Principles (2004)

### Development Densities and Land Uses

1. Initial project analysis should commence with a review of property's base density (subtracting wetlands, slopes, wildlife areas, flood plain, etc.)
2. Consider density bonuses for preservation of key open spaces identified in the study area.
3. Density should result in significant public benefits that promote Park City's resort, recreation, tourism and resort-based, second home economy.
4. Highway service commercial / convenience retail and regional/big-box retail commercial will not be considered in/along the Highway 40/SR 248 corridor.
5. A site for institutional development will be considered in the study area with the potential institutional uses limited to: a hospital, educational facility, recreation / sports training facility, or an arts / cultural heritage / history based institution.
6. A limited expansion of the existing light industrial/incubator service commercial uses along the east side of Highway 40 should be considered. Said expansion should be clustered to the greatest degree possible to minimize sprawl and should include re-development / clean-up of existing businesses, land use patterns, circulation, etc., that have been detrimental to the environment, aesthetics, or function of the area. Density incentives would be considered for preservation of key open space areas within the boundaries of the study, particularly those advancing the goals of the study for preservation of the 248 entry corridor. It should be noted that many of the above principles will be further specified by forthcoming amendments to the Snyderville Basin Development Code, which will more serve as the actual governing document for proposals including these types of uses in the study area.
7. Neighborhood Commercial uses will be considered in the Silver Summit area east of Highway 40 and a more limited (in use and overall density) neighborhood commercial node could be considered on the west side of Highway 40. Potential for expansion of these uses may be through density receiving mechanisms to be identified in forthcoming Development Code changes.
8. Recreation and Open Space will be the encouraged use in the Richardson's Flat area. The majority of this area is governed by

and must be reviewed for consistency with the 1999 Flagstaff Mountain Development Agreement, which stipulates golf course, active recreation, equestrian and preserved open space as allowed uses.

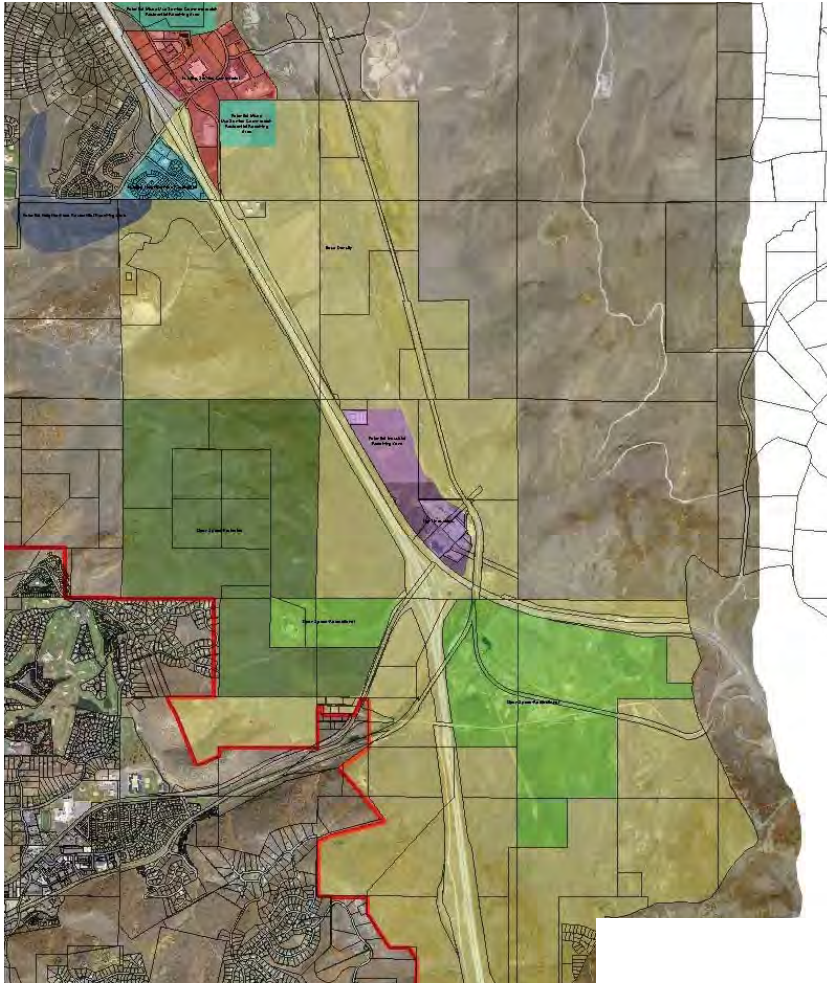
9. Clustered residential development may be considered in areas indicated on the accompanying map of the study area and specified for base density. Initial evaluation of density for projects in the study area shall be based on Summit County Base Density allowances as specified in the Code in effect at the time of application. The maximum density that will be considered in Base Density areas for projects complying with all preferred development patterns and principles will be limited to the densities specified for rural areas in the Summit County Development Code or where applicable the Estate Zoning provisions of the Park City Land Management Code. Code provisions in effect at the time of application will apply. Only potential receiving areas or the parcel identified for potential employee housing in the existing Flagstaff Mountain Development Agreement will be considered at higher densities.

## Development Patterns

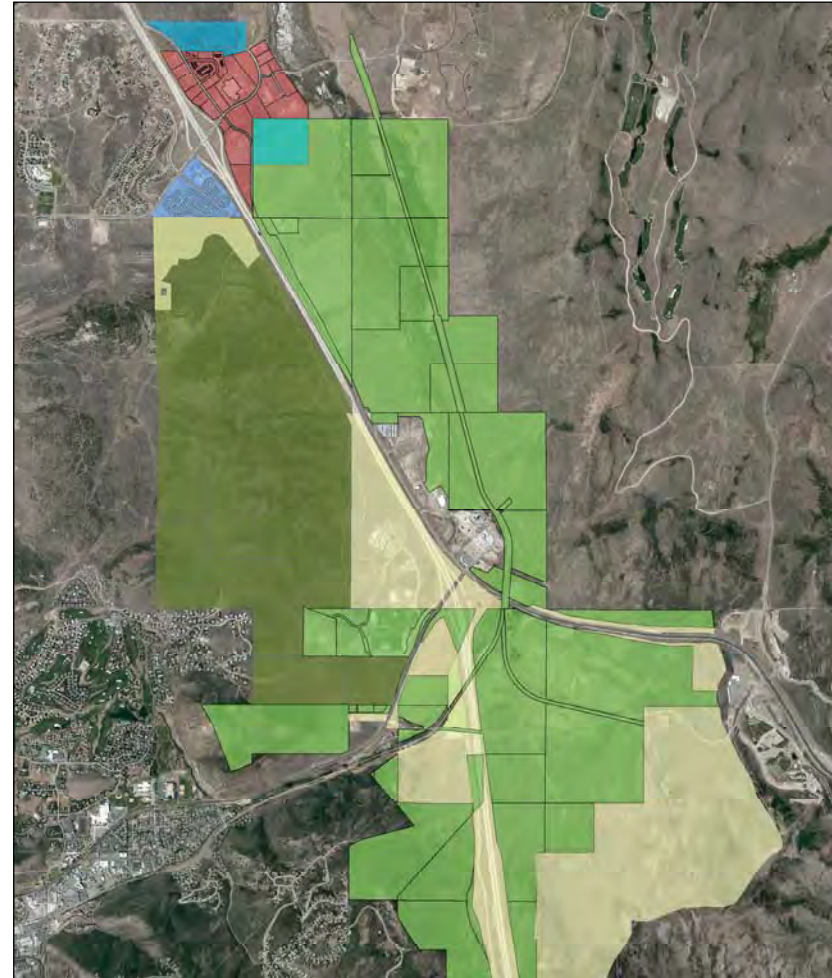
1. Cluster in identified receiving areas and around existing development maintaining consistency among uses.
2. Public preserved open space and recreation is the predominant existing land use in the study area. Clustered development should be designed to: enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas.
3. Apply Sensitive Land standards from City and County ordinances for all development design. This includes recreational and institutional development, which should incorporate and preserve important topographical features, natural areas and view sheds, and be of a scale and scope consistent with the primary goal of preserving the function and aesthetics of an important resort entry corridor. Planning efforts for projects in this corridor should continue to involve both City and County staff for input.
4. Large expanses of surface parking areas with high visibility from the entry corridor will not be allowed. Surface parking shall be buffered from the entry corridor and utilize existing topography for screening purposes whenever possible. Sub-surface and well designed structured parking will be encouraged whenever possible.
5. Preserve a substantial open space corridor through the study area.
6. New Development (including institutional and recreational) should be transit-oriented and linked to broader community open space and trail networks.












2004 QUINNS JUNCTION JOINT  
PLANNING COMMISSION MAP

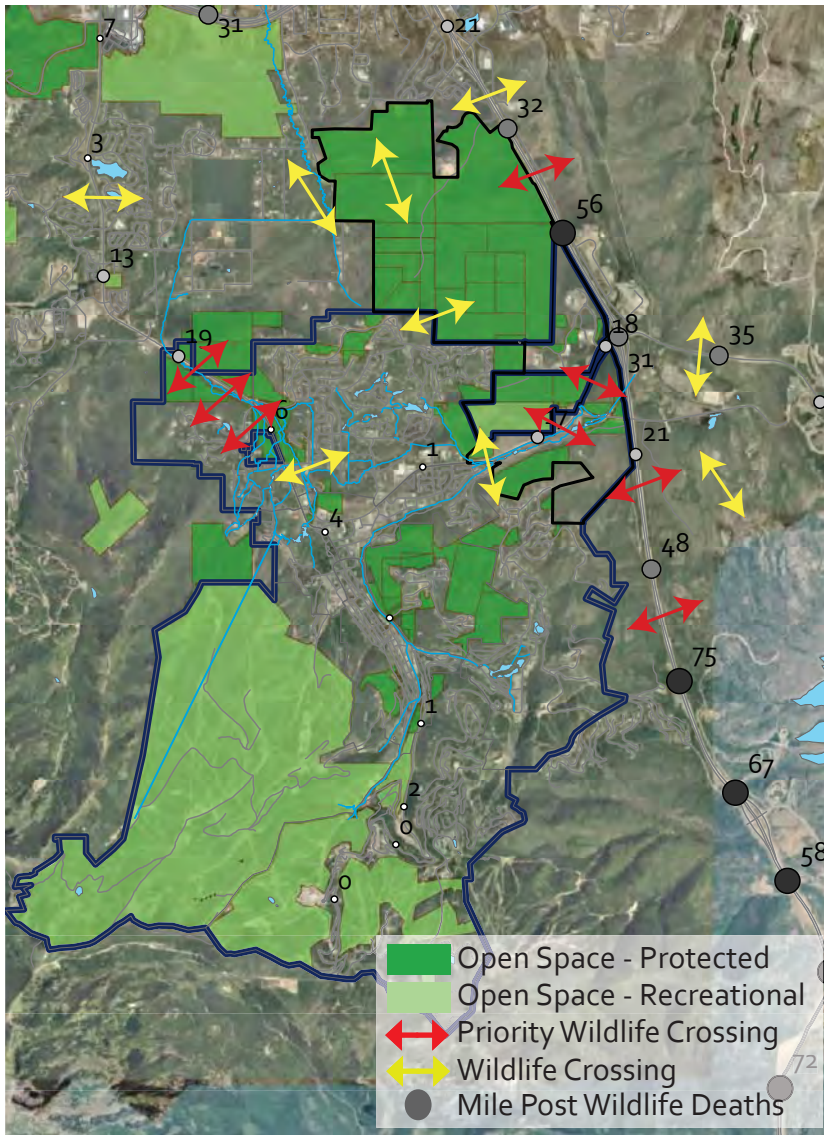


UPDATED QUINN'S JUNCTION  
AREA MAP

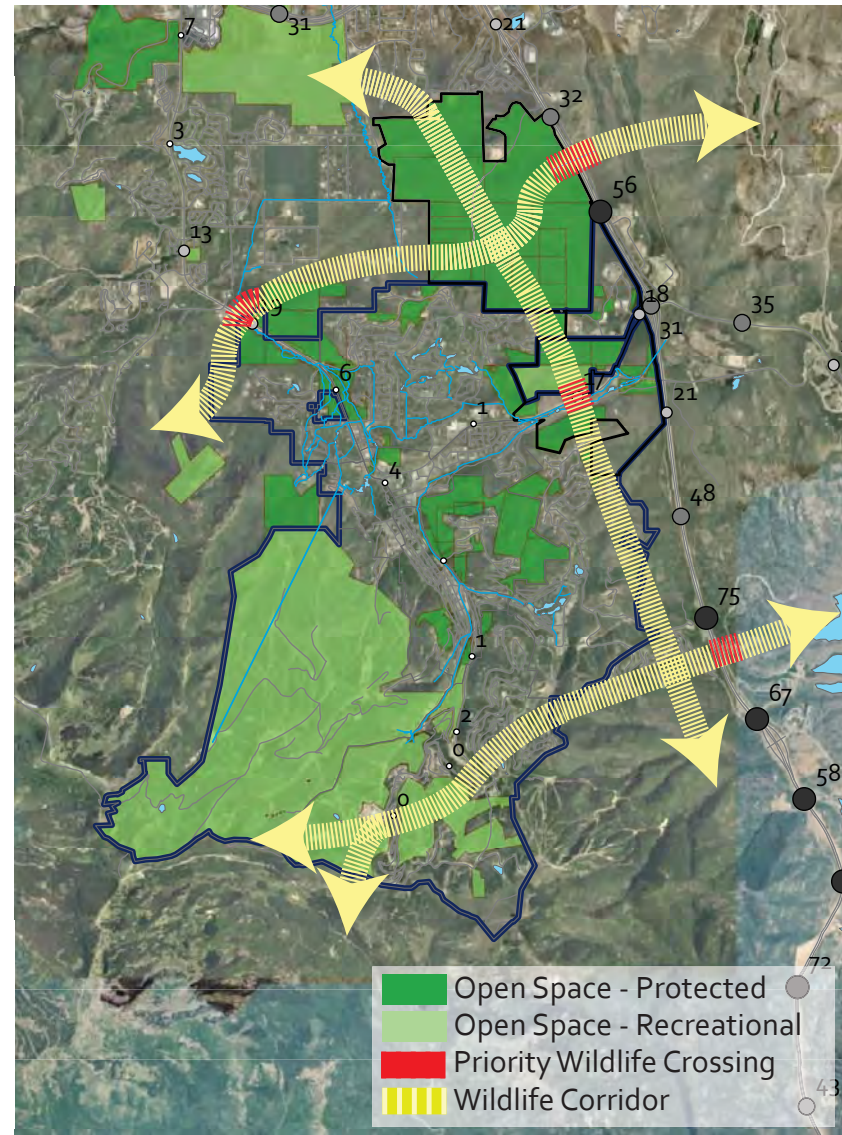


 Base Density	 Open Space - Protected	 Potential Neighborhood Residential Receiving Area
 Existing Neighborhood Residential	 Open Space - Recreational	 Potential Mixed Use Service - Residential Receiving Area
 Existing Service Commercial	 Potential Industrial Receiving Zone	
 Light Industrial		

## 2012 PC NATURAL RESOURCE INVENTORY WILDLIFE CROSSINGS



## WILDLIFE CORRIDORS





## 9.2. Quinn's Junction Neighborhood: An area for Regional Institutional Uses.

New development within the Park City limit in Quinn's Junction has occurred primarily along Round Valley Drive and Gillmore Way within the north-west corner of the Quinn's Junction interchange. The area was identified within the Quinn's Junction Joint Planning Commission Land Use Principle #5 as "appropriate for institutional development with the potential institutional uses limited to: a hospital, educational facility, recreation / sports training facility, or an arts / cultural heritage / history based institution." The north-west corner should continue to build-out as a regional node for institutional development due to the location on the edge of the Park City. Institutional development in this location can serve the population of the Wasatch



Back and are designed to accommodate populations greater than Park City. An additional 250,000 sf of development is planned around the hospital.

This area is not suitable for everyday needs of Parkites, such as a grocery store or post office due to increased

dependency on personal vehicles. Big box commercial is not appropriate either as it will conflict with the purpose of the area, create increased vehicle trips, and compete with the existing commercial nodes within the City and County. The new development in the north-west corridor is linked

to the broader community through trails and the existing road network. To complement the City's goals of decreasing dependence on the automobile, the area should be considered as a destination within the public transportation network.

### 9.3. Quinn's Junction Neighborhood: An neighborhood for locals.

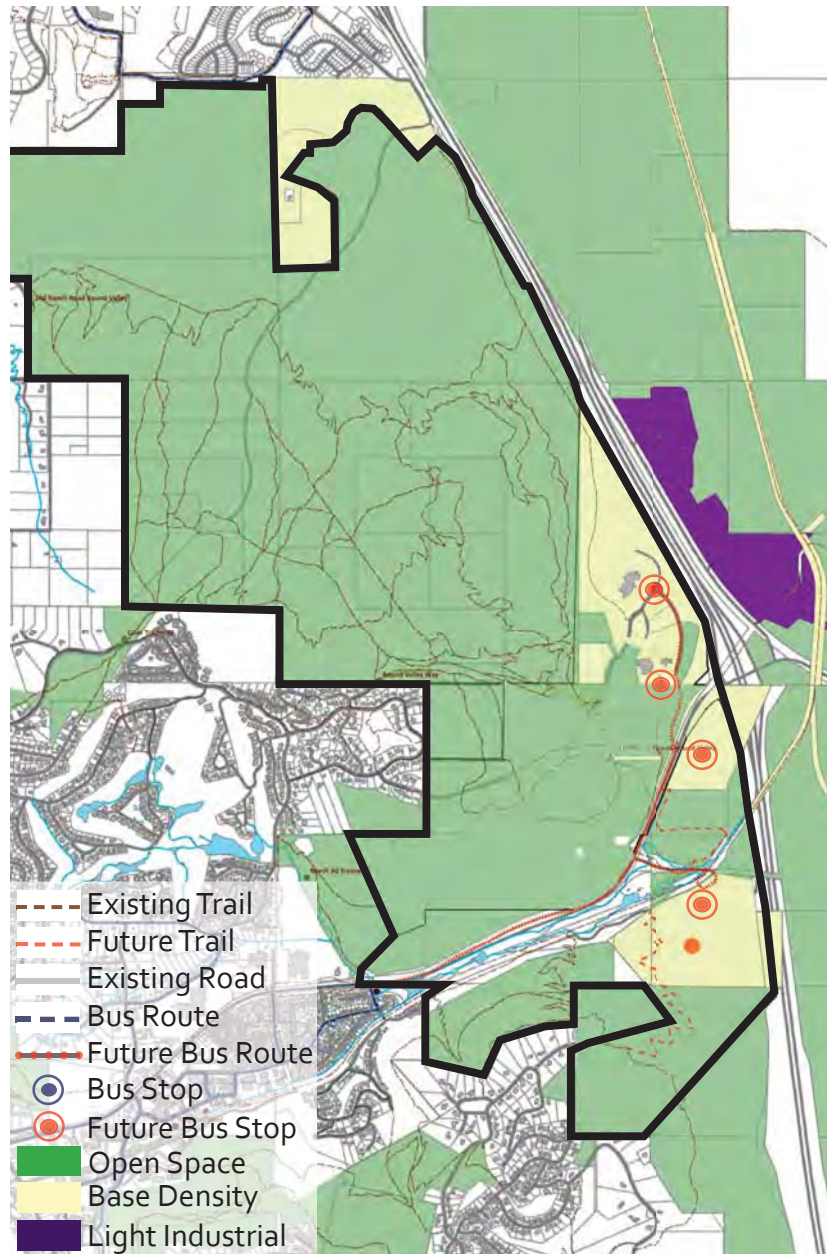
Two master planned development projects on the south-west corner of the Highway 40 interchange at Quinn's Junction were approved in 2011/2012 by the City Council. The approved Park City Heights residential Master Planned Development includes 239 new residential units upon 239 acres of land. 167 acres (70%) was protected during the MPD process as open space within the subdivision. The Quinn's Junction Partnership Annexation and MPD consists of 1 movie studio complex, a new hotel with up to 100 rooms, and a retail area. The PC Heights MPD clustered development close to the existing streets while preserving the surrounding open space and upper elevations.

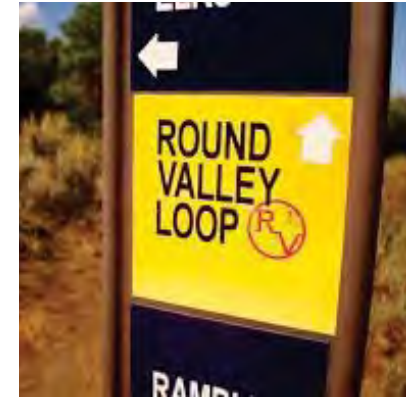
The future Park City Heights



neighborhood is linked to the broader community through trails and the existing road network. As the area is built out the City should connect these developments to the public transportation system providing additional multi-modal transportation options.







**9.4: The aesthetic of the Quinns Junction shall preserve the natural setting.**

As Quinn’s Junction introduces 239 new residential units within the Park City Heights subdivision, an evolution

will take place in the built environment. Most commonly, the aesthetic of arriving at Quinn’s junction is experienced through the car to either visit a large institution or to recreate. In the future, the neighborhood should evolve to accommodate increased

multi-modal transportation options. Sidewalks, trails, bus shelters, and benches will become common place.

The most character defining feature of the Quinn’s neighborhood is the plentiful natural setting. View corridors welcome

residents and guest, and must be preserved. New development should be set back in compliance with the Entry Corridor Protection Overlay. Open space requirements within developable lots should preserve the natural setting through limits of disturbance.

# SMALL TOWN

During the 2009 Community Visioning process, residents identified *Small Town* as one of the four core values of Park City that must be preserved to protect the Park City experience. Residents described *Small Town* using words such as: “quaint, charming, old mining town, historic, beautiful, lovely, does not sprawl, not overbuilt, not much traffic, lifestyle, less driving, does not change much, historic identity, traditional, has a sense of place, character, and rich history”. It is important to note that the term *Small Town* is not solely associated with a population statistic or a specific amount of land. To Parkites, “*Small Town*” reflects an experience of place through the natural and built environment.

When asked, “What would make you leave Park City?” the most common answer by residents was “Too much change or growth” followed by “Loss of natural beauty/environmental decline” also associated with growth. During the community interviews, Parkites stated what they hoped Park City would be like in 20 years, again echoing the desire to remain a *Small Town*, more specifically “stay the same, *Small Town* feel, sense of community, uniqueness” followed by “less development, smarter growth, green and open.”

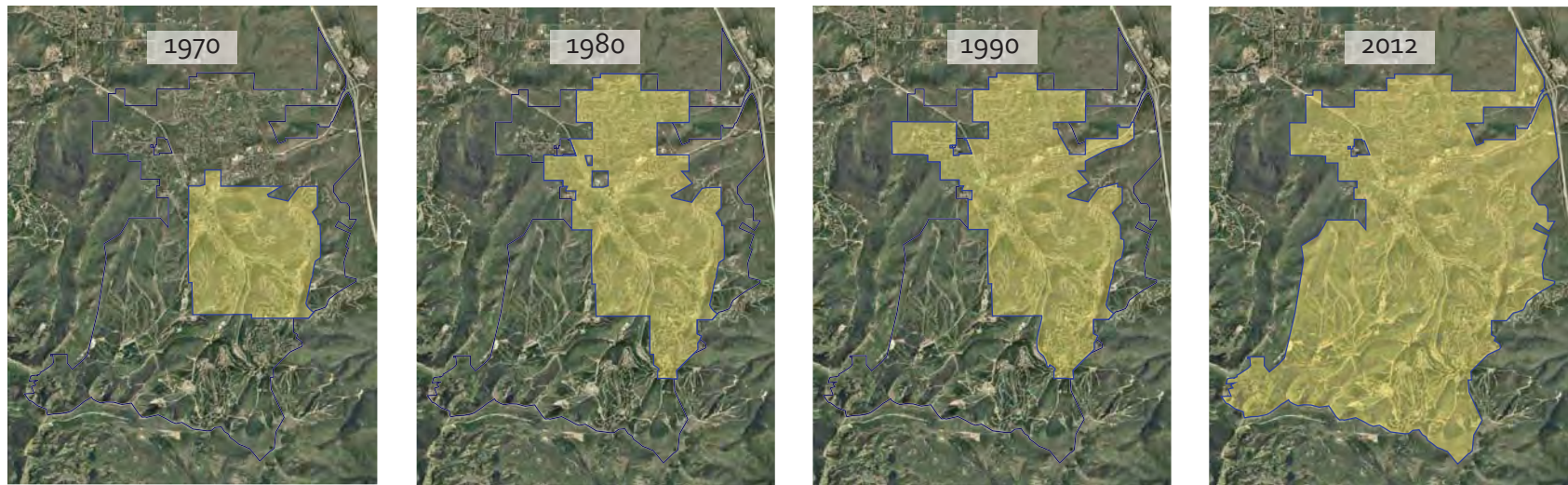


Since Park City was incorporated in 1884, the City has experienced cycles of growth and decline. First with the mining boom and its subsequent contraction. Its transition to skiing and tourism beginning in the 1960s established a second growth cycle in Park City. The original city boundaries comprised of Bonanza Park, Old Town, and Lower Deer Valley were extended through annexations to accommodate a growing permanent population, as well as an increasing tourism base. The second growth cycle had a different impact on land use due to the influence of the car.

To secure Park City for future generations to experience as we do today, an approach to balance growth must be implemented. Park City is a small town within a larger growing region. It is essential also that our planning be cognizant of our neighboring communities as each community has

influences beyond City borders.

The first step to direct and shape future growth within the City is identifying those areas in town, if any, that should not grow or should not be developed. Next, it is essential to re-look inward at the existing neighborhoods and identify areas in which some additional development could be realized in order to protect the areas that should be conserved. The government and residents of Park City have done a tremendous job of protecting lands through open space acquisitions; however to simply believe that all the areas which should be protected could be purchased as open space would be extremely expensive and unrealistic due to exponential cost burden placed on property owners. Of course, Park City should continue to create funding for open space acquisition at a rate acceptable to residents to preserve land from development.



How Park City has grown. The yellow area is incorporated Park City relative to the year - from 1970 to 2012.

The next step is essential that Park City identify the type of development that would be compatible within the existing neighborhood, ranging from an accessory dwelling on a large single family lot, to a multi-family residential building in a mixed use area, to affordable housing, or nightly rental options. A key tool to achieving this is implementing a context-sensitive, local Transfer of Development Rights (TDR) system, whereby development potential from areas we wish to preserve is transferred to areas identified as appropriate for additional development. This TDR system can help sustain Park City's *Small Town* charm while creating more diverse options for locals, the workforce, and visitors.

In 2012, Park City funded a study to identify balanced growth strategies that protect Park City's four core values. The 2012 Park City Balanced Growth Strategy Outline recommended strengthening the existing TDR ordinance through introducing multipliers to create market driven development credits. The findings emphasize that growth pressures for Park City do not end at the City boundary, as demand has placed enormous pressure on Summit and Wasatch Counties, threatening the core values of Park City and the experience of the Wasatch Back. Implementing a regional strategy to shape and channel growth to outcomes mutually desirable to the neighboring communities. Planning regionally begins with a shared vision; followed by the creation of regional

land use and transportation strategies.

The following goals focus on land use and transportation. Land use and transportation planning are key tools to direct and shape future growth thus preserving the experience of place. Directing growth and redevelopment that creates housing opportunities near commercial centers, supports public transportation, alleviates pressure on undeveloped land, and results in less pressure to widen existing roads all preserve the Small Town experience. As land use and transportation decisions are made, the decision makers must consider how land used influences transportation and vice versa; and the resulting impacts on the core value of Small Town.

## GOAL 1 Park City will grow inward, strengthening existing neighborhoods while protecting undeveloped land representative of the community's core values from future development.

Our community is faced with the decision of *how* the City should grow in the face of development pressures. Simply saying NO to development and redevelopment is not an option in light of existing development agreements, MPDs and development rights allowed by current zoning that permit at least 1,965 residential unit equivalents (UEs) and 736 commercial UEs. While Park City could chose to encourage growth to occur outward, into the undeveloped lands surrounding the City, we recommend encouraging higher densities in town, so that we can preserve open space and the natural setting in and around Park City. The undeveloped land representative of the communities core values includes the expansive vistas, open space, sensitive lands, and wildlife corridors which are irreplaceable. For our guests and residents alike, it the areas that have not been built upon, the *natural setting*, that best define *Park City*.

This recommended approach protects two of Park City's core values: *Small*



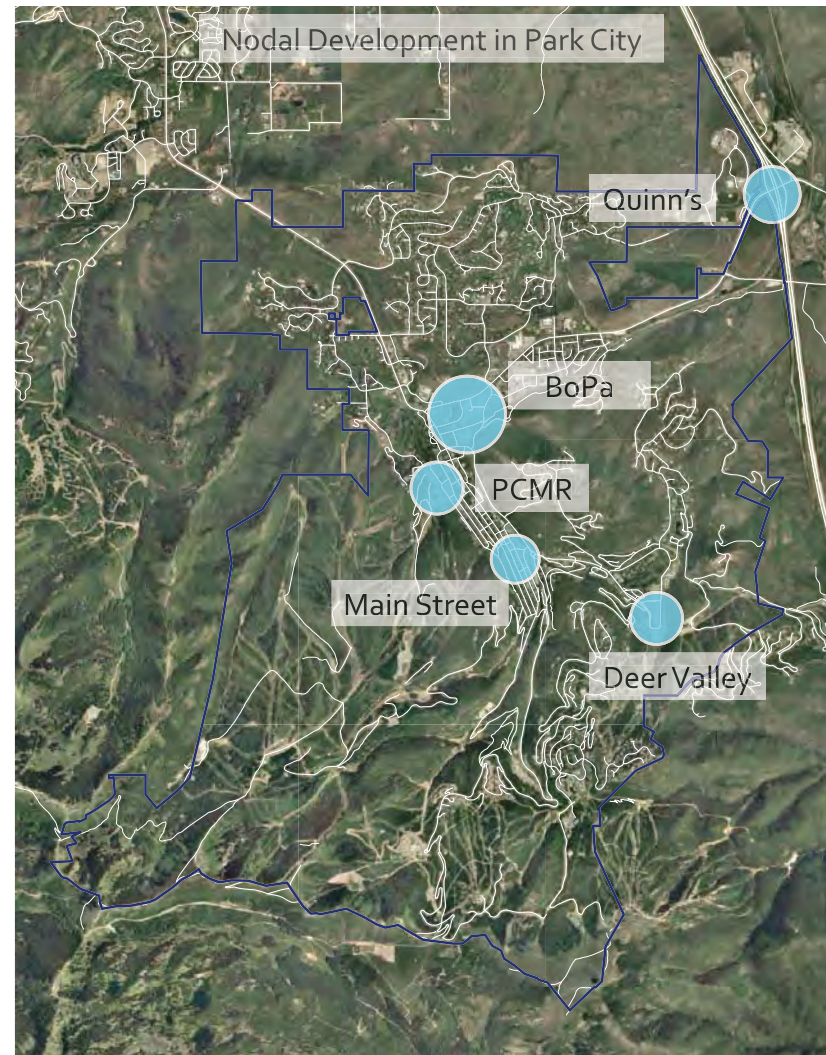
The protected open space of round valley defines the Park Meadows neighborhood boundary while providing recreation opportunities for Parkites and habitat for wildlife.

*Town and Natural Setting.* The Transfer of Development Rights (TDR) ordinance adopted in 2011 allows development rights to be transferred from an area that is best left undeveloped to an area appropriate for development.

This planning tool can help Park City “grow inward” and relieve pressures on undeveloped lands.

## Principles

- 1A** Direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity. Increased infill development should only be considered if it offsets development pressures elsewhere and/or creates affordable housing opportunities.
- 1B** Each neighborhood should have a well-defined edge, such as open space or a naturally landscaped buffer zone, permanently protected from development, with the exception of the transition areas where two adjacent neighborhoods merge along an established transportation path.
- 1C** Primary residential neighborhoods should have opportunities to enhance livability with access to daily needs, including at a minimum: a mini market, a neighborhood park, trails, community gardens, walkability, bus access, home occupation, minor office space, and other uses that are programmed to meet the needs of residents within the neighborhood and complement the existing context of the built environment.
- 1D** Increase opportunities for local food production within City limits.



Directing growth patterns away from large areas of undeveloped land and toward existing compact, mixed-use centers along priority transit corridors, prevents sprawl, protects quality of life through decreased VMT and air quality, and increases utilization of public transportation.



## Planning Strategies

**1.1** Amend the Land Management Code to allow TDR credits to be utilized within primary residential neighborhoods for additional density that compliments the existing built environment (as identified in the neighborhood section of the General Plan). This requires adoption of new context sensitive criteria within the LMC. Increased density should only be achieved through purchase of TDR credits. TDR credits may be received within existing neighborhoods under specific conditions, including:

- 1.1.1** Subdivision of existing lots of record into additional lots of record that complement the existing pattern of lots within the subdivision.
- 1.1.2** Within transition zones where two adjacent neighborhoods meet and one neighborhood has a higher density. Transition zones allow increased density within the less dense neighborhood along the connection into the more dense neighborhood. Specific review criteria shall be created for increased density in a transition zone to ensure an appropriate medium between the two existing neighborhoods.
- 1.1.3** Amend Master Planned Development (MPD) language in the Land Management Code to allow amendments to MPDs to receive TDR development credits.



Tony Paulson ©

- 1.2** Continue to provide necessary commercial and light industrial services within the City limits by allowing a range of commercial uses within town, including industrial uses in appropriate areas.
- 1.3** Require a range of lot sizes and housing density within new subdivisions in primary residential neighborhoods.
- 1.4** Revise minimum lot size within primary residential neighborhoods to create opportunities for smaller, more compact development and redevelopment. Create specific context sensitive requirements, such as minimum road frontages and minimum lot width.
- 1.5** Implement conservation subdivision design principles in LMC subdivision requirements. Subdivision design should conserve the natural setting and natural resources, take advantage of passive solar, and minimize waste.

## City Implementation Strategies

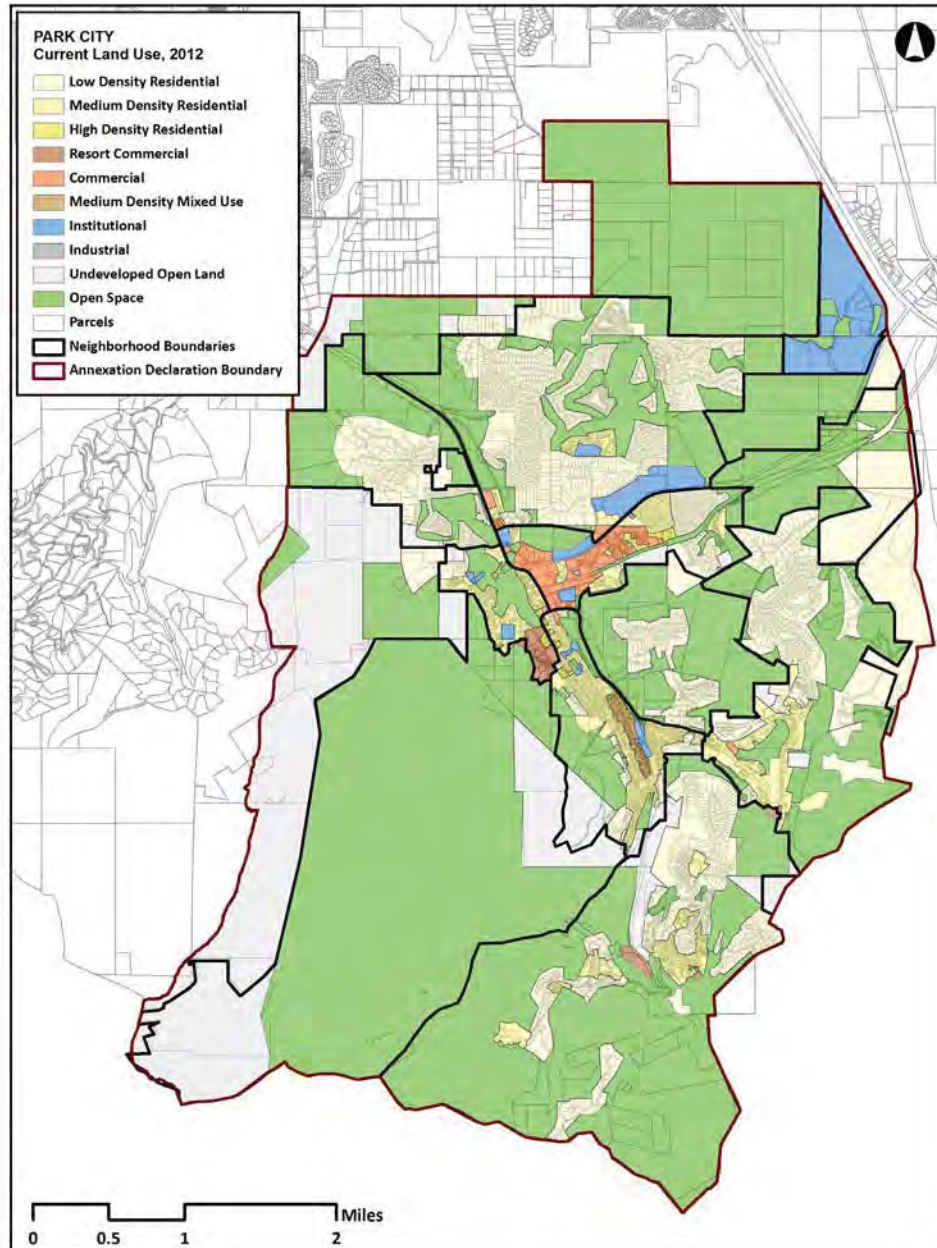
- 1.6** Require developer to pay their proportionate share for the increased burden on existing service levels and infrastructure expansions outside of current service areas. Update the capital facilities plan and LMC dedication requirements regularly to be consistent with the state impact fee legislation.
- 1.7** Redevelopment areas should be identified by the City. Once the redevelopment area is established, an Area Plan should be prepared by the City to outline principles which guide a design within the redevelopment area to reflect the Community Vision and the General Plan.
- 1.8** Identify and prioritize parcels for open space acquisition and include as TDR sending zones.
- 1.9** Update the Transfer of Development Rights (TDR) system every two years to reflect market rate valuations of included properties with incentivized multipliers.
- 1.10** Annex additional land to shape growth reflective of the City's goals for land use surrounding Park City.

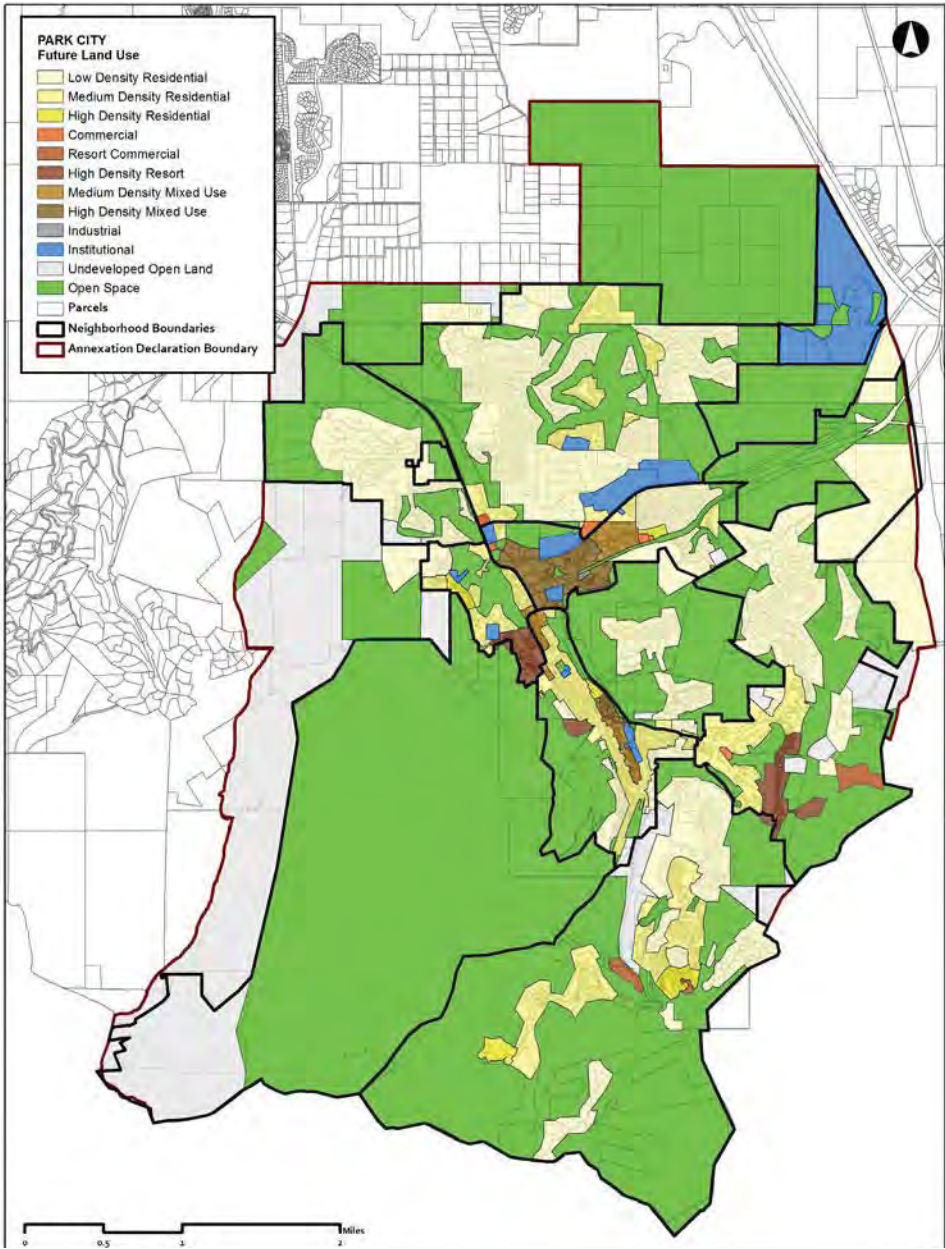


View from St. Albans Clock Tower, UK. The Town and Country Planning Act of 1947 designated green-belt land around towns and villages and has prevented urban sprawl, protect the countryside and historic towns, and promote urban regeneration.



View of St. Albans, UK from Google Earth. Development continues to evolve within the urban center promoting urban reinvestment while protecting local agriculture and open space.

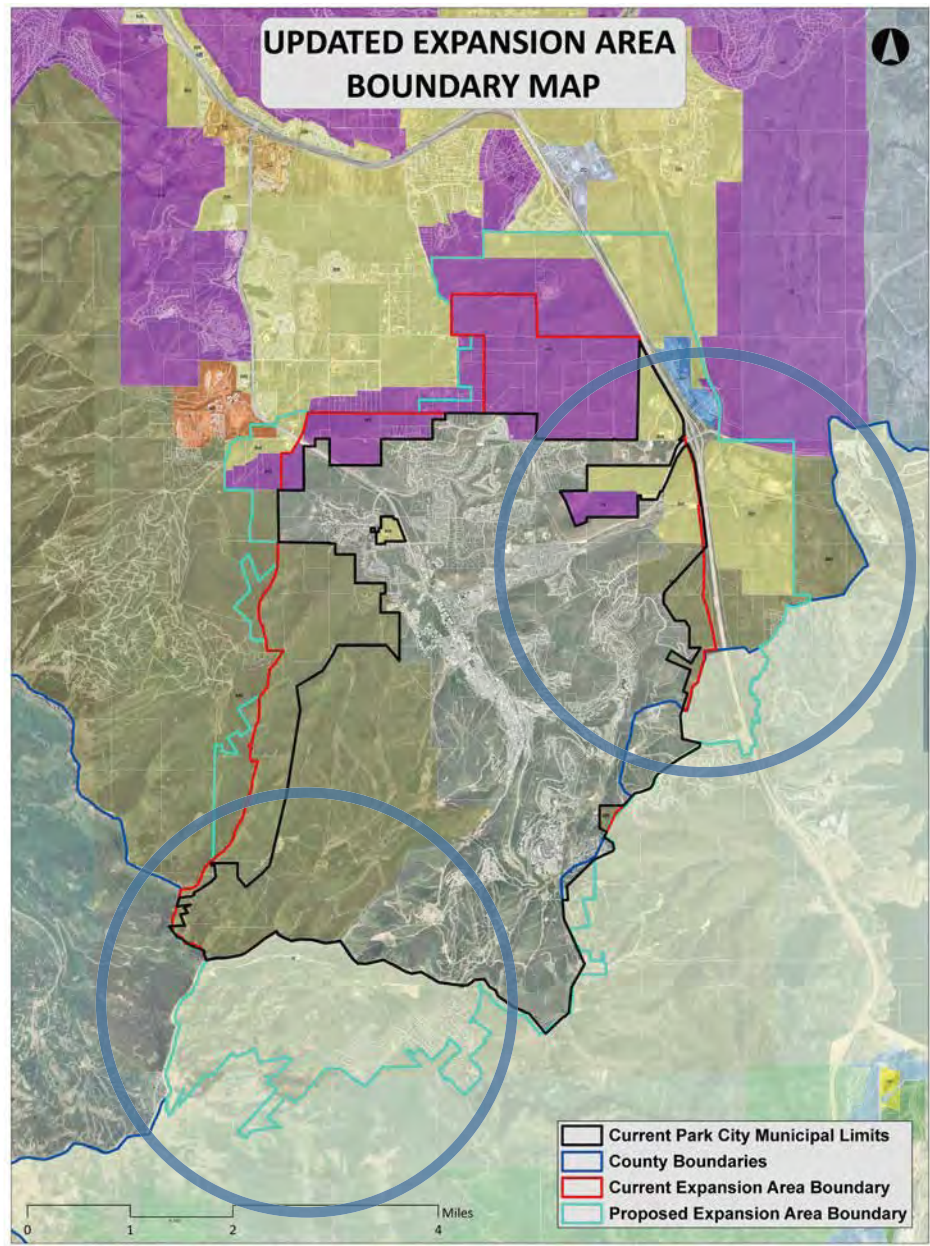




<p><b>1.</b> The regional land-use planning structure should be integrated within a larger transportation network built around transit rather than freeways.</p>	<p><b>2.</b> Regions should be bounded by and provide a continuous system of greenbelt/wildlife corridors to be determined by natural conditions.</p>
<p><b>3.</b> Regional institutions and services (government, stadiums, museums, etc.) should be located in the urban core.</p>	<p><b>4.</b> Materials and methods of construction should be specific to the region, exhibiting a continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.</p>

Modifications to the expansion area require full analysis of the annexations within the state and local code. This map represents the need to discuss expansion with our regional partners and the Park City Planning Commission and City Council. This map is a draft to be utilized within discussions toward a adoption of an expansion area that is consistent with regional planning and the state code.

Area for future discussions with our regional partners in Wasatch County.



Area for future discussions with our regional partners in Summit County.



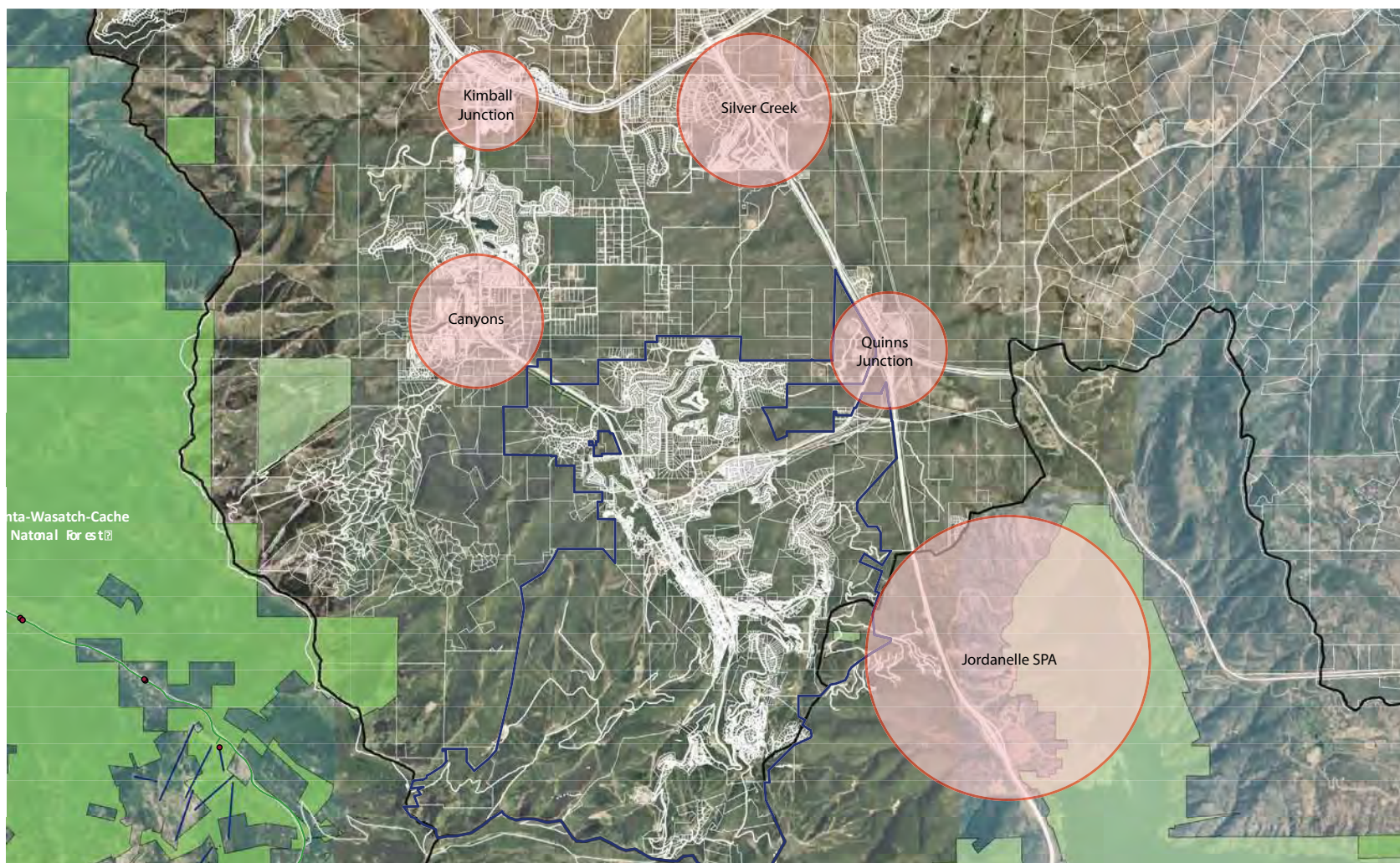
## GOAL 2 Park City will collaborate with the Wasatch Back region and Salt Lake County toward the preservation of place through regional land use and transportation planning.

Park City is part of the greater Wasatch Back region, spanning from Snyderville Basin to Eastern Summit County to Wasatch County and all the small cities and towns in-between. The decisions that we collectively make have wide-reaching consequences throughout the region. In order to maintain the collective experience of the Wasatch Back, Park City must collaborate with our neighboring communities to secure a regional vision. In many instances, our communities' goals and interests will align. When they do not, we need to engage with each other to ensure the best possible outcomes for everyone. Our ability to preserve the unique setting of the Wasatch Back region rests on the ability of all of our communities to work together. Park City must be involved in the regional planning effort, respecting the different values of neighboring communities while working to protect those values we all share.

### Principles

- 2A** The regional land-use planning structure should be integrated within a larger transportation network built around transit.
- 2B** Regions should be bounded by and provide a continuous system of greenbelt/wildlife corridors to be determined by natural conditions.
- 2C** Regional institutions and services (government, stadiums, museums, etc.) should be located within existing development nodes.
- 2D** Materials and methods of construction should be specific to the region, exhibiting a continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.



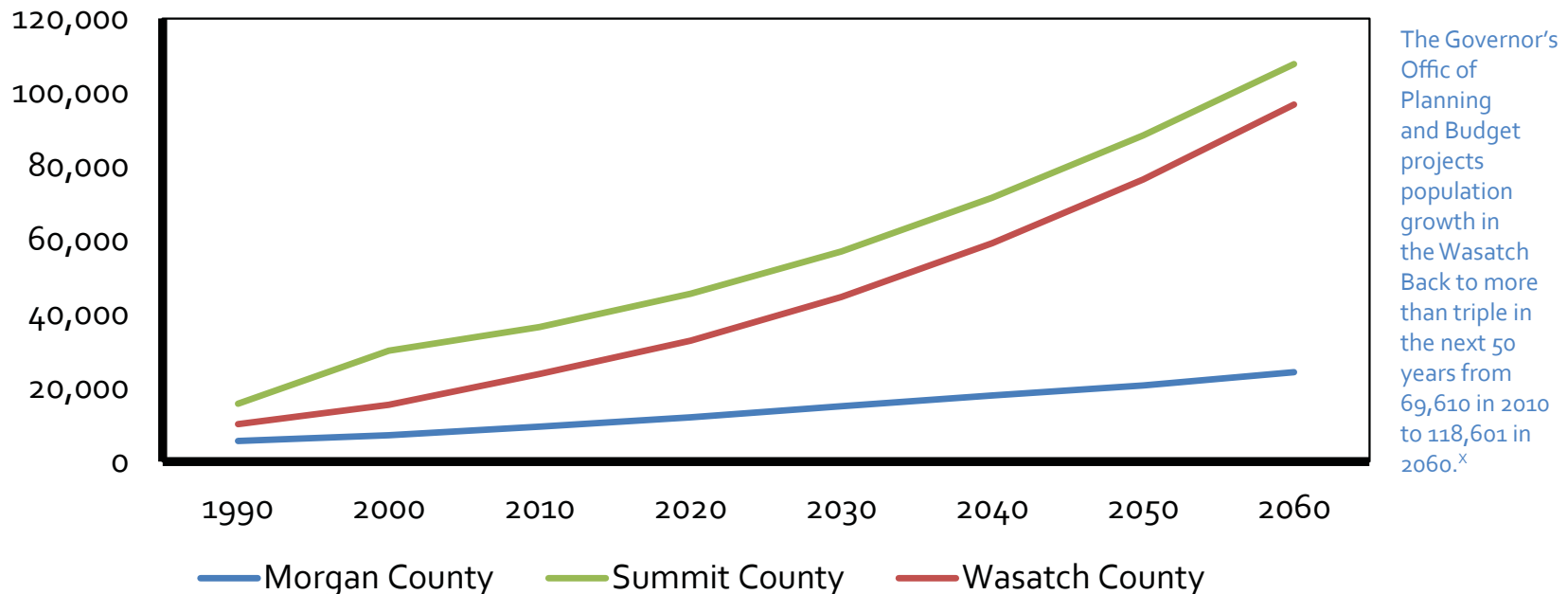


Future development within the Wasatch Back is expected to more than double with 8,720 entitled vacant units in Western Summit County and 12,175 entitled un-built units in Northern Wasatch County. The largest areas of growth will be around the Jordanelle (+/- 8000 units), Silver Creek (+/- 1100 units) and the Canyons (+/- 5,500,000 SF to build-out). An opportunity and responsibility exist to direct growth patterns away from areas between the development nodes through regional development agreements and other mechanisms, creating livable neighborhoods within the development nodes and protecting the rural experience of the Wasatch Back within the spans of undeveloped lands in between.



## Planning Strategies

- 2.1** Collaborate with Summit County, Wasatch County, and Morgan County to create a shared vision for the future of the Wasatch Back.
- 2.2** Collaborate with Summit County, Wasatch County and Morgan County to create regional strategies for land use, transportation planning, and conservation which support the shared regional vision.
- 2.3** Collect and share data for the systems that have influences beyond municipal borders, including: ecosystems, waterways, wildlife corridors, air quality, shared view corridors, open space, scenic roadways, and transportation. Incorporate findings into regional planning strategies.
- 2.4** Together with Summit County and Wasatch County identify regional nodal development and regional strategies to alleviate pressures on the natural setting and decreasing vehicle miles travelled.



## City Implementation Strategies

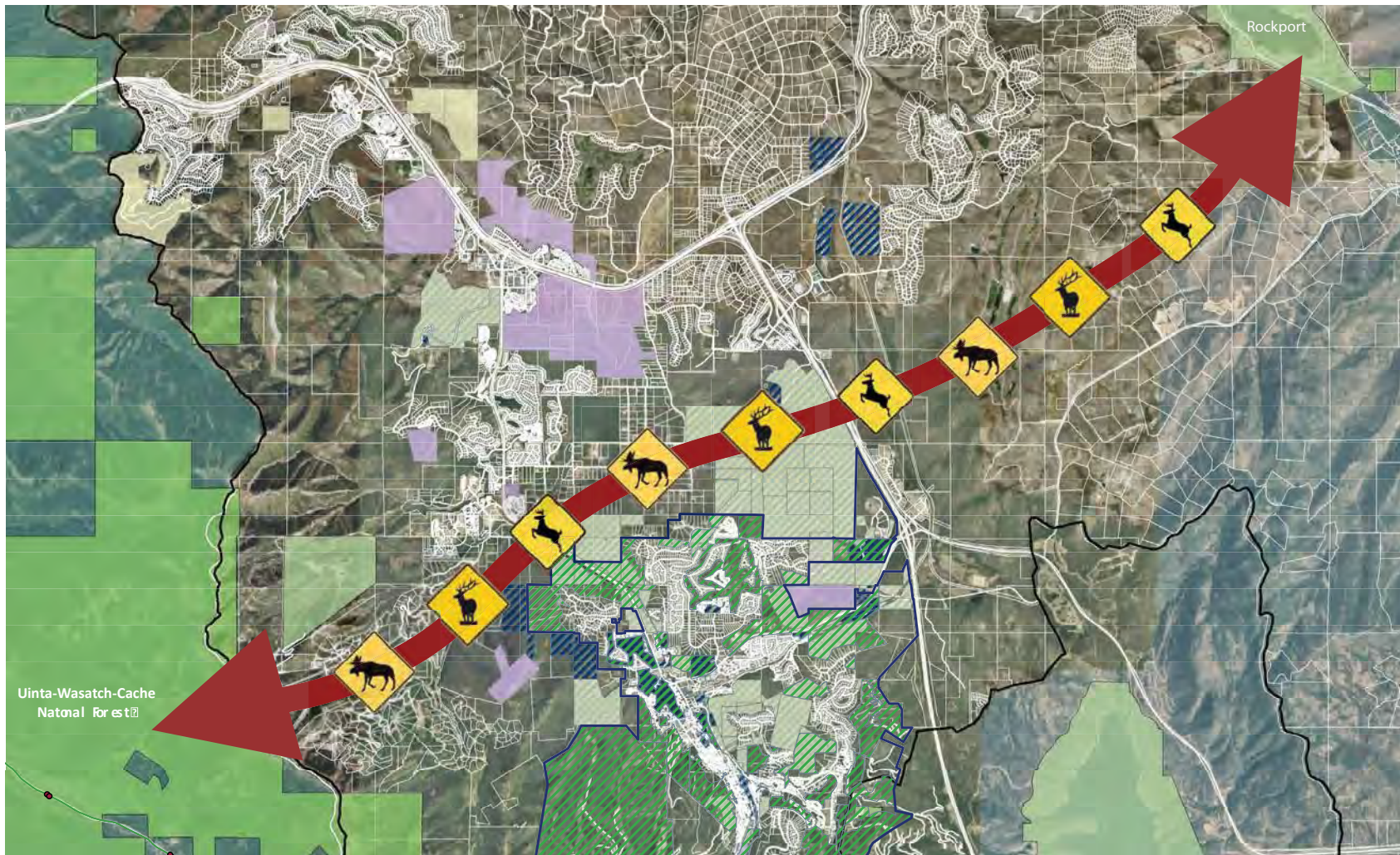
- 2.5 Research the pros and cons of a regional Transfer of Development Rights (TDR) program in the Wasatch Back. If feasible under state code, consider adoption if state legislation; otherwise identify necessary legislative steps for such a program.
- 2.6 Continue to work with regional neighbors to keep informed on adopted plans and long range planning efforts throughout the Wasatch Back.
- 2.7 Increase interregional interactions among regional officials and regional government staff.
- 2.8 Diversify review teams for City Projects to include representatives of the region.
- 2.9 Continue collaboration of transportation planning efforts with Summit County, Wasatch County, and Salt Lake County.

“I fear that we will be some huge urban sprawl from the top of Parleys out to Kamas, Coalville and Heber.”

Comment from resident during 2009 Community Visioning



The 2040 Growth Concept for the greater Portland, OR region focuses on the land use and transportation connection in an effort to promote development in urban and town centers connected through efficient, multi modal transportation routes. The desired end result is balanced growth management that allows communities to evolve while creating livable communities with short commutes to jobs, enhances and supports mass transit options, protects open space and regional characteristics, and decreases vehicle miles traveled.



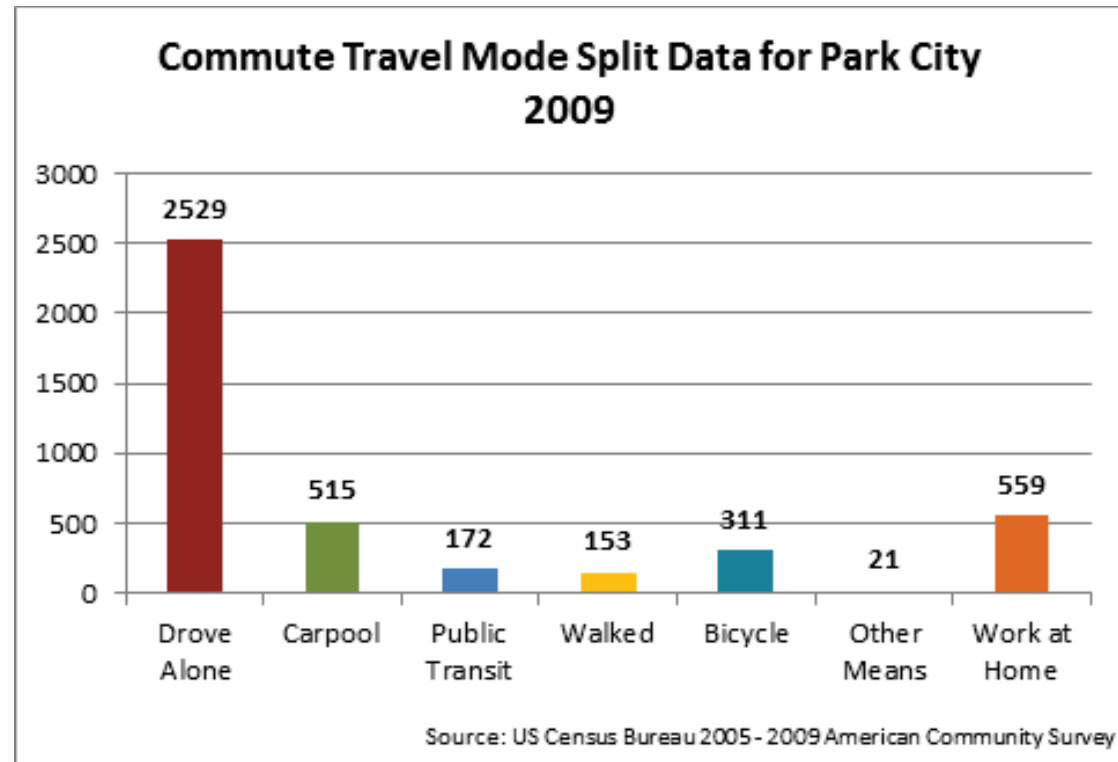
As Park City and Summit County become more developed, wildlife corridors and habitat are lost. Future regional planning should consider the remaining wildlife corridors and prevent further loss.



## GOAL 3 Public transit, biking, and walking will be a larger percentage of residents' and visitors' utilized mode of transportation.

Park City's multi-modal transportation system includes diverse routes and means to where our guests stay, shop, and recreate and our residents live, work, and spend their leisure time. The system plays an integral role in shaping the overall structure, form, and function of the City. As Park City and the surrounding areas continue to evolve, the transportation system must be able to move people and goods throughout Park City and the region efficiently.

While the single-occupancy-vehicle is the most prevalent form of transportation in and around Park City, it is the least efficient in terms of carbon output per passenger. This mode of transportation has many negative consequences, including traffic congestion, air pollution, and the significant influence on climate change. Land use and transportation decisions should be made with the understanding of how a decision will impact the common goal of a more sustainable form of transportation while protecting the *Small Town* aesthetic of narrow



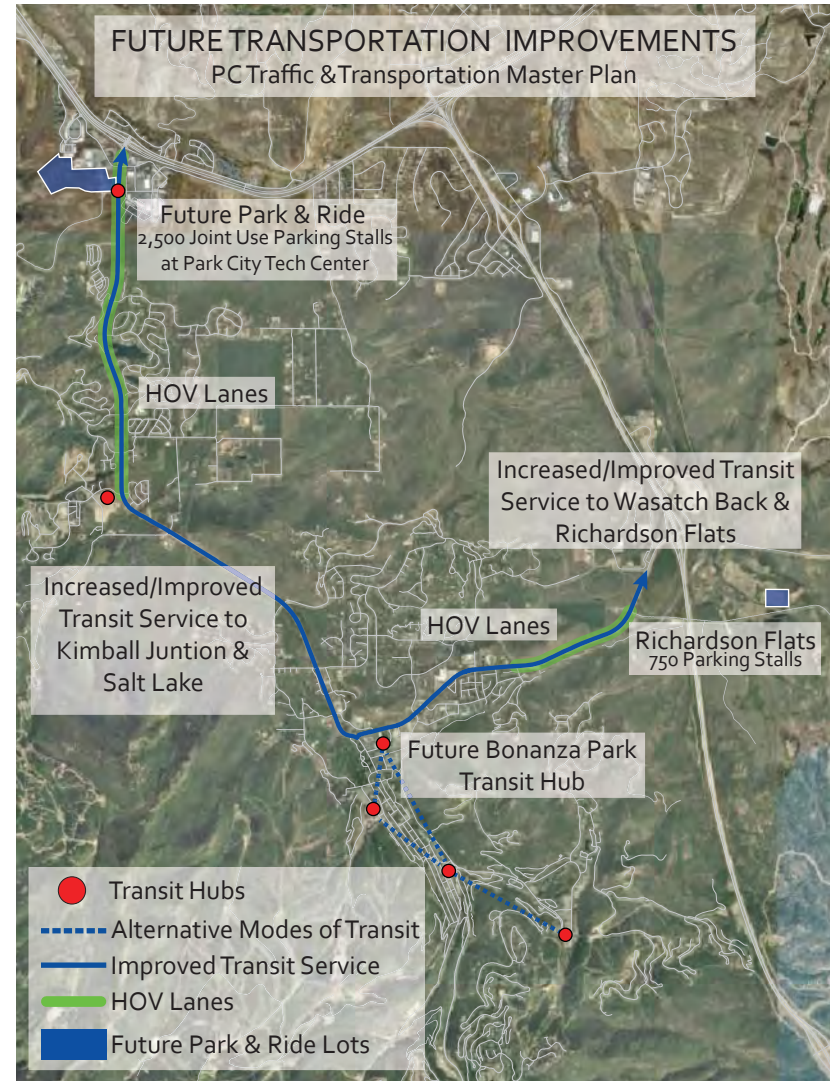
roads.

A major focus of transportation decisions is the end user. There are competing end-user interests in Park City between visitors and local residents. In order to effectuate a paradigm shift in

preference of public transportation over the single-occupancy-vehicle, the public transportation system must function to attract both the visitor and the local alike.

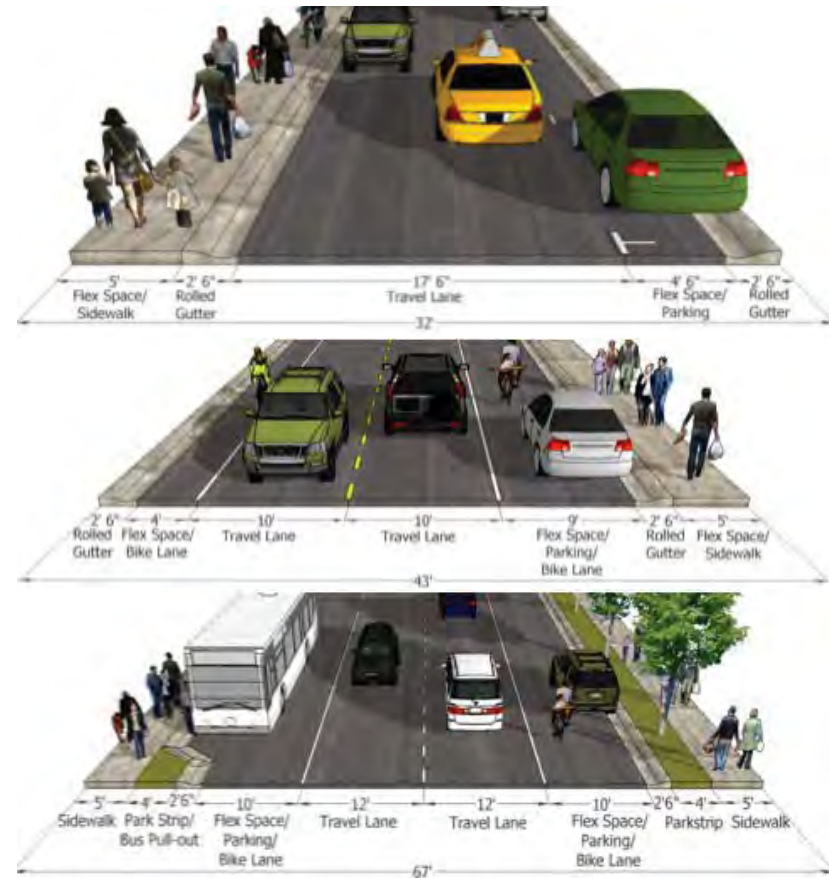
# Principles

- 3A Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees and lighting; and by discouraging high-speed traffic.
- 3B Prioritize efficient public transportation over widening of roads to maintain the *Small Town* experience of narrow roads and modest traffic.
- 3C Public transportation routes should be designed to increase efficiency of passenger trips and capture increased ridership of visitors and locals.



## Planning Strategies

- 3.1** Require development and redevelopment to increase the potential for multi-modal transportation options including: public transit, biking, and walking. Require developers to document how a development proposal is encouraging public transportation over the single-occupancy-vehicle.
- 3.2** Revise parking requirements to incentivize multi-modal transportation, high efficiency vehicles, and shared parking areas. Require secure bicycle parking options.
- 3.3** Create a minimum requirement for connectivity and linkage within the City road and trail networks consistent with Utah impact fee statutes.
- 3.4** Create safe bike/pedestrian pathways between all public commons within the City limits.



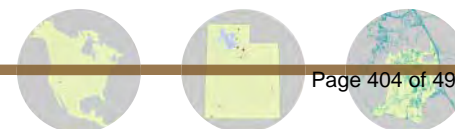
Above: To accommodate multi-modal transportation alternatives within right-of-ways and decrease pressures to widen roads, the 2011 Park City Traffic and Transportation Master Plan adopted complete street strategies for future redevelopment of roads. Complete streets plans for safety and efficiency of pedestrians, bikes, cars, and mass transit circulation.

## City Implementation Strategies

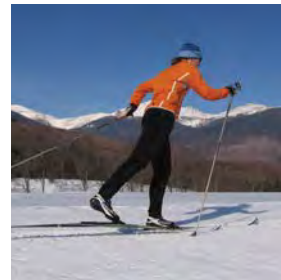
- 3.5 Placeholder. Identify needed connectivity of roads, sidewalks, and trail systems to decrease vehicle miles traveled and increase direct pedestrian/bicycle routes to neighborhood amenities, as identified in individual neighborhood plans.
- 3.6 Prioritize walkability improvement in identified “hot spots” (areas with existing trip demands located close to one another) in the walkability index.
- 3.7 Design redevelopment and transportation infrastructure to allow for future upgrades to mass transportation systems, including light rail, bus rapid transit, and gondolas.
- 3.8 Increase regional mass transit ridership through shared use of transit centers with private transportation carriers, where appropriate.
- 3.9 Locate Park-and-Rides, transfer stations, and transit centers in areas that will increase public transit ridership and carpooling.
- 3.10 Improve access to, efficiency, and experience of public transit. Experience includes shelter from the elements and feeling safe while waiting, free access to internet while traveling, and comfortable seating.
- 3.11 Implement the “complete streets” strategy of the Traffic & Transportation Master Plan and walkability study.
- 3.12 Seek alternatives to widening of existing streets and highways.
- 3.13 Adopt travel demand management (TDM) programs to encourage commuter trip reduction programs, including: prioritized employment hub routes, commuter incentives, and recognition of local businesses that incentivized employee use of alternative modes of transportation.
- 3.14 Implement neighborhood traffic calming measures.
- 3.15 Create a multi-modal access guide, which includes maps, schedules, contact numbers, and other information noting how to reach a particular destination by public transit.

“Traffic is an issue today that we need to figure out how to deal with for the future or else we’ll lost our appeal as a resort community.”

Comment from resident during 2009 Community Visioning







Alternative modes of transportation will allow Park City to become more sustainable in terms of resource expenditures while maintaining the convenient movement of tourists throughout the community - an essential element to ensure our success as a community that hosts more than 600,000 visitors a year. Both visitors and residents alike have noted in recent surveys that increased traffic would be the #1 reason that people would stop visiting or move away from Park City.

This map shows a truly connected transportation system that represents a possible solution to vehicular traffic as we look 20 years into the future. The vision illustrated here includes a streetcar (red line) from Kimball Junction to Bonanza Park, and ultimately the Main Street transit center. Phase II of such plan might include a connection out to the City's park-n-ride facility to address significant increases in traffic that will result from the build-out of the Jordanelle development area. The Plan includes possible gondola connections ((blue line) from Bonanza Park to PCMR and/or Main Street to Deer Valley resort. Finally, the proposed Interconnect is illustrated in green and simply represents a conceptual connection to Salt Lake City via rail in the future.



# NATURAL SETTING

*Natural Setting* is one of four Park City core values identified during the 2009 Community Visioning process. Park City's natural environment is directly, or indirectly, identified as one of the main reasons most residents originally moved to town. It is at the core of who we are. The community's desire to maintain Park City's *Natural Setting* was expressed throughout the visioning through community conversations, photographs, and interviews.

One of the six key themes of community visioning is "Respect and conserve the natural environment." The core value of *Natural Setting* reflects not only the beauty of our natural environment, but also the important role of nature in Parkites' commitment to the environment. Residents voiced a need for firmer commitment to sustainability, green building practices, balanced growth, open space, and wildlife. Preserving the natural context of place within meaningful sequences of regionally distinctive landscapes reinforces the community's connection to the

*Natural Setting* while supporting natural ecosystem function and health. Planning for air quality, water quality, and wildlife is imperative to provide the quality of life for future generations that we Parkites experience today.

Residents also treasure the *Natural Setting* for its diverse recreational opportunities. Access to nature improves residents' connection to the *Natural Setting*, promotes health and well-being, and creates an abundance of recreational opportunities. The continued expansion of trails for downhill skiing, cross country skiing, hiking, and mountain biking has elevated Parkites' standards of living. Park City has become a lifestyle community in which residents make a choice to live here for the high quality of life, especially outdoor recreation. Within all the residential neighborhoods, Parkites have direct access to nature for recreation and viewing.

*Natural Setting* plays a key role in economic development. Park City's

visitors come here to experience the natural beauty and the many recreational amenities that our *Natural Setting* offers. From taking in the vast views of the Wasatch Mountains, to experiencing the epic dry powder on the local slopes, it is an essential part of what attracts visitors to Park City and what keeps Parkites here.

Over the past 20 years, the community has made a significant financial commitment through open space bonding to preserve the *Natural Setting*. Three separate open space bonds totaling \$40 million dollars were approved by an overwhelming majority of residents on each ballot. Acquiring open space is critical; managing this community asset is essential. Open space, without proper management, can lead to degradation of the natural system. As the City continues to preserve more open space it is essential that a natural resource management plan be adopted to balance human use of open space with ecosystem health.

Park City's legacy as a robust silver mining town at the turn of the 20th century came with a long-term cost of environmental degradation within certain areas of the City. The mine

related waste continues to be a focus of Park City's environmental efforts due to the high levels of metals in the soils. The mine related waste is managed through Park City's Soil Ordinance and Environmental Management System (EMS), created in cooperation with the United States Environmental Protection Agency. Implementing best practices and clean-up efforts to reduce environmental impacts related to Park City's mining past is a focus of City Hall in the efforts to ensure the health and safety of Park City's residents.

Climate change has become a great concern for our ski town. Average temperatures in the intermountain west have risen approximately 2°F over the past 100 years<sup>1</sup> and are projected to rise an additional 1.9°F to 3°F by 2020 and up to 8°F by 2100. The snowpack, a major contributor to the Park City economy, is projected to decrease, resulting in a shorter ski season.<sup>2</sup> Future decisions made on the neighborhood, city, and regional level must consider how they will influence climate change and resiliency. Fortunately, mitigation strategies for climate change are in line with the vision Park City residents have for our future. For instance, complete

streets with pedestrian and bicycle prioritization make the community more walkable while providing a viable alternatives to the car, therefore decreasing the community carbon footprint; a win-win for walkability, recreation, and climate change mitigation.

Park City is committed to climate change mitigation and has taken certain steps to reduce greenhouse gas emissions. The City adopted an Environmental Strategic Plan in 2009 that outlined a vision for promoting environmental sustainability within internal operations and for the community as a whole. The goals and objectives outlined in the strategic plan have been included within this section of the General Plan. The City also previously developed a Community Carbon Footprint and Roadmap for Reduction that was complemented by a "Save Our Snow" public awareness campaign. The community footprint identified, in detail, sources of local greenhouse emissions and created a high-level roadmap for the community to decrease emissions by 15% by 2020. Strategies that have been implemented include: green building upgrades and construction of City

facilities, installation of solar panels on City buildings, launching a local car-share program, expansion of public transportation options, fee waivers for renewable energy permits, behavior change programs and the ParkCityGreen.org website, water efficiency programs, and ongoing support of greenhouse gas reductions through other policy and programmatic means.

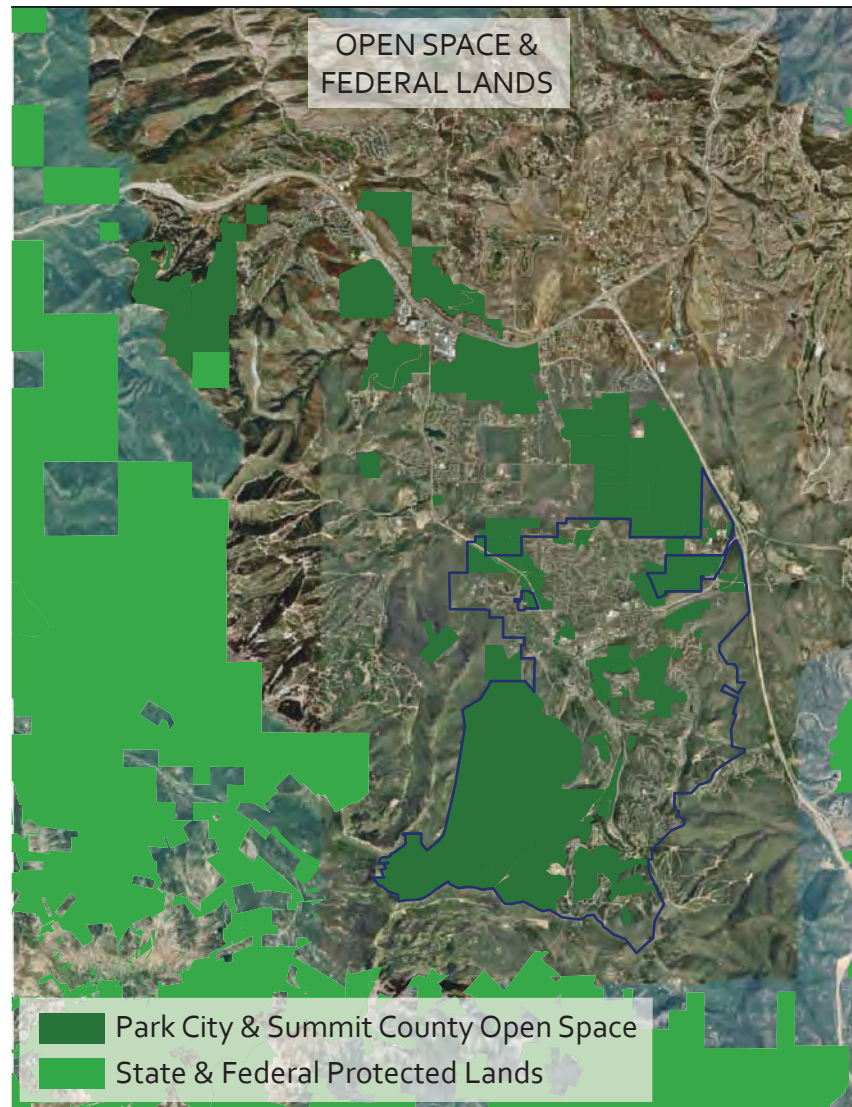
To take climate change mitigation to the next level and reverse the detrimental trends, the City and residents must work collaboratively toward a paradigm shift to create profound changes in energy generation, consumption of natural resources and fossil fuels, and waste generation. Park City has the opportunity to become the greenest ski town in the United States if the citizens and its leaders so decide. The community vision certainly set the tone toward greater environmental stewardship locally.



**GOAL 4** Conserve a connected, healthy network of open space for continued access to and respect for the *Natural Setting*.

The panoramic *Natural Setting* in which Park City rests sets the City apart. Our natural setting in Park City is as important as the built environment, if not more so due to the finite opportunities for additional open space. Preserving connected open space is essential to maintaining *the Park City experience* for locals, tourist, and the diversity of species which exist along the Wasatch Back.

Ecosystem health depends on the natural system working cooperatively and in balance, including healthy soils, microbes, water, flora and fauna, wildlife, and air (temperature and quality). In order to maintain healthy ecosystems and wildlife populations, the natural setting must remain connected. The City must take steps to prevent fragmentation, for once a portion of natural system is fragmented the negative impacts are difficult and costly to reverse. Along with ecosystem health, conserving a meaningful network of open space also supports the active lifestyle of Parkites. A win-win for all.



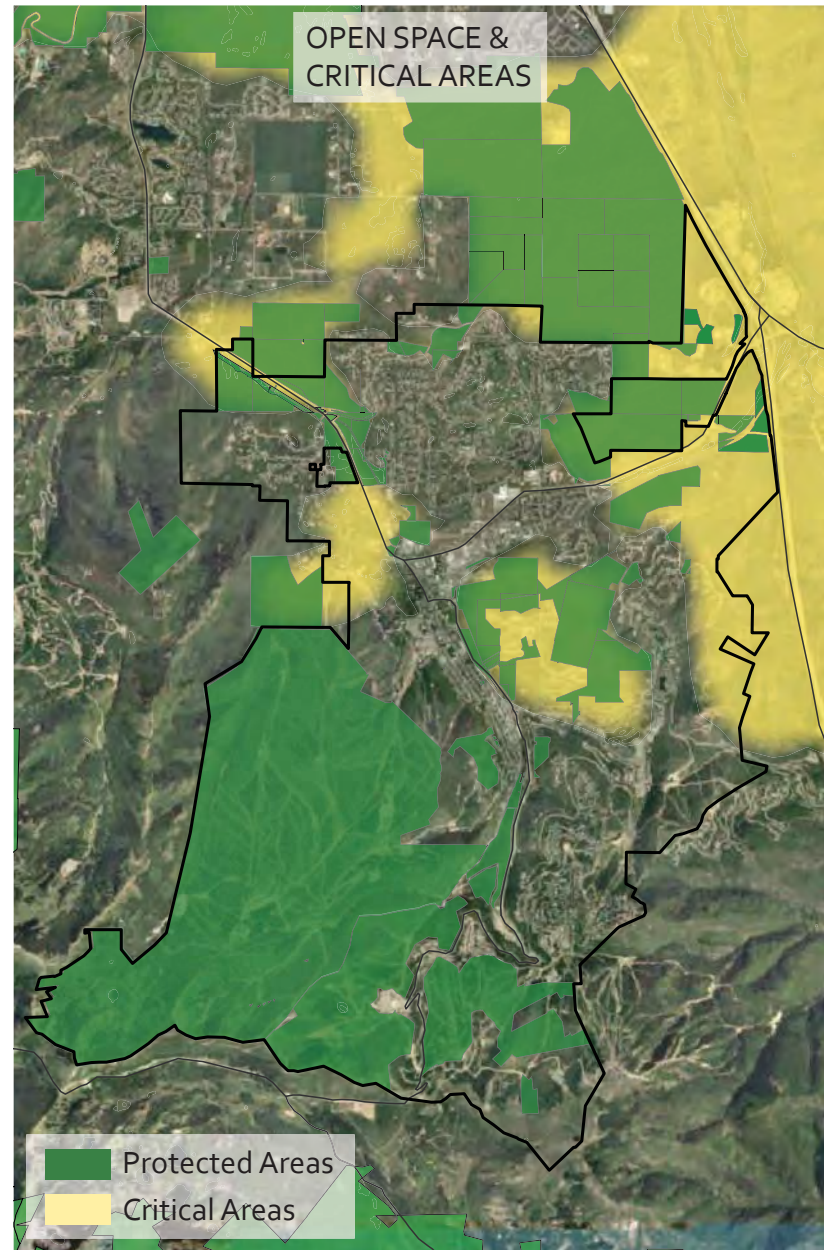
The map to the left shows all protected open space within Park City and the Snyderville Basin in 2012. Park City has done an exemplary job in preserving open space. Opportunities exist to ensure that the protected open space remains connected, avoiding fragmentation and maintaining safe wildlife corridors. Ecosystem health depends on the system remaining connected. This results in a win-win for recreation enthusiasts, nature lovers, and the wildlife.

# Principles

- 4A** Protect natural areas critical to biodiversity and healthy ecological function.
- 4B** Buffer entry corridors from development and protect mountain vistas to enhance the natural setting, quality of life, and visitor experience.
- 4C** Prevent fragmentation of open space to support ecosystem health, wildlife corridors, and recreation opportunities.
- 4D** Minimize further land disturbance and conversion of remaining undisturbed land areas to development. Development means construction of a building, structures, or roads.



Tammy Paulson ©



## Community Planning Strategies

- 4.1** Identify local and regional wildlife corridors. Protect wildlife corridors through designation of open space and/or an overlay zone to ensure safe connections between natural areas for wildlife movement. Include overland wildlife corridors for SR 224, SR 248 and Route 40 to accommodate wildlife movement.
- 4.2** Create increased opportunities for preservation of open space through designation of TDR sending zones and identify areas appropriate for increased density within existing neighborhoods within TDR receiving zones.
- 4.3** Update the Transfer of Development Rights (TDR) system every two years to reflect market rate valuations of included properties with multipliers, to incentivize the conservation of open space.
- 4.4** Utilize findings of the Park City Natural Resource Inventory study to identify sensitive lands to be protected within the Sensitive Lands Overlay of the Land Management Code.
- 4.5** Revise Annexation Policy and ADA boundary to establish strategies to grow inward through infill development and conserving networks of open space.



- 4.6** Identify important view corridors and natural buffers that are a high priority for protection and enhancement, including the community's entryways and highway corridor. Ensure protection of the identified community assets.
- 4.7** Utilize restrictive covenants such as deed restrictions and conservation easements to aid in the establishment of open space values ensuring future conservation.

## City Implementation Strategies

- 4.8** Continue to allocate annual dedicated public funds to ongoing open space acquisitions.
- 4.9** Create and adopt a natural resource management plan for public open space to balance human use of public land with ecosystem health and protection of biodiversity. Natural resource plan should address best practices for wildlife management and hunting.
- 4.10** Enhance the citywide parks and recreation system with safe pedestrian and bicycle connections between public parks, recreation amenities, and neighborhoods.
- 4.11** Create a matrix to prioritize open space acquisitions based on community values, including ecosystem health, sensitive lands, wildlife corridors, view corridors, and recreation.
- 4.12** Establish land stewardship education and incentive programs for private land owners with property dedicated as open space.
- 4.13** Provide both passive and active opportunities within the Natural Setting.
- 4.14** Collaborate with Summit County, Salt Lake County, and Wasatch County to identify and protect regional wildlife corridors and sensitive lands.
- 4.15** Manage public lands for ecosystem health. In

instances where open space has be fragmented, manage wildlife and recreation in an effort to restore the ecosystem to a healthy, natural state.

- 4.16** As set forth in the Park City's Soil Ordinance and Environmental Management System, continue to maintain environmental programs that embrace the City's responsibilities to protect public health and environment.
- 4.17** Continue to comply with all environmental laws and regulations applicable to our utilities, property and public services.
- 4.18** Require City employees to keep current on training and best practices related to their functions within the City's environmental responsibilities.
- 4.19** Improve and foster communication with residents, tenants, realtors, contractors, property owners, service providers, government agencies and other participants in the City's work to promote sound environmental management practices and compliance requirements.
- 4.20** Encourage public involvement to increase the effectiveness of City's practices supporting its mission of environmental stewardship.

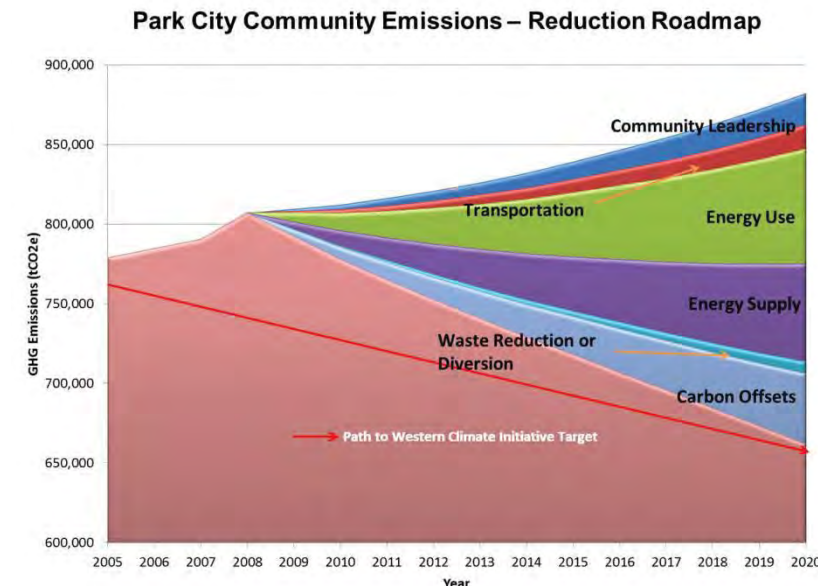




# GOAL 5 Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by fifteen percent (15%) below 2005 levels in 2020.

A Native American proverb says “we do not inherit the earth from our ancestors; we borrow it from our children.” In order to ensure that future generations are able to live, work and play in Park City, there must be a community-wide commitment to transform Park City into a more sustainable community. Our dependence on fossil fuels, our growing consumption of water, and our influence on ecosystem degradation have negative impacts on the natural system on a local and global scale. Our own health is closely linked with the health of the environment in which we live. By reducing pollution in our air, water, and soils we help to improve our quality of life. By decreasing greenhouse gas emission, Park City will contribute to the global efforts to curb climate change.

Park City has considered multiple goals toward the reduction of greenhouse gases. The 2009 Community Carbon Footprint and Roadmap to Reduction proposed the pursuit of an emission reduction goal of 15 percent below 2005 levels by 2020. To achieve this reduction



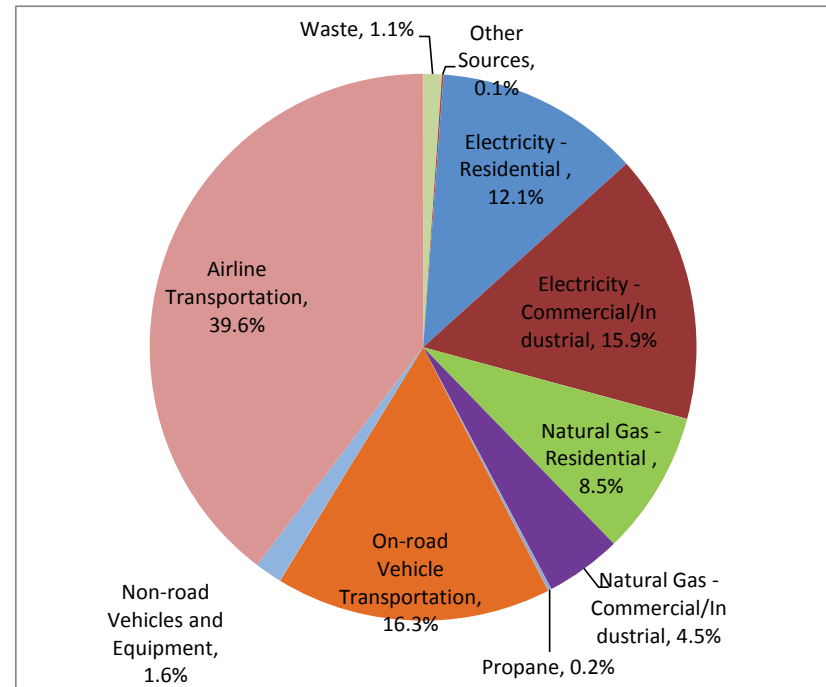
The red line represents overall decrease in greenhouse gas reduction by following the strategies outlined in the 2009 Community Carbon Footprint and Roadmap to Reduction. The roadmap strategies are included within the general plan.

target, the Park City community must collaborate to reduce projected emissions in 2020 to approximately 785,000 tCO2e. The 2009 Community Carbon Footprint and Roadmap to Reduction outlined 16 objectives under six major influential categories, including: community leadership, transportation and land use, energy use, energy supply, waste reduction or

diversion, and carbon offsets. To achieve the objectives and relative reductions, 21 priority strategies were recommended within the roadmap. The 21 priority strategies have been included within the General Plan and identified with a snowflake. ❄️ Multiple snowflakes represent an increase in tons of CO2 reduced by each strategy. ❄️❄️

# Principles

- 5A** Encourage development practices that decrease per capita carbon output, decrease vehicle miles traveled, increase carbon sequestration, and contribute to the community emission reduction goal.
- 5B** Encourage efficient infrastructure to include water conservation, energy conservation, renewable resource technology, decreased waste production, green public transit, and increased road and pathway connectivity.
- 5C** Park City Municipal Corporation will be a strong partner in efforts to reduce community GHG emissions, leading by example and providing policy guidance while promoting personal accountability and community responsibility.



## Community Planning Strategies

- 5.1** Incorporate environmental considerations as an integral part of reviewing future development and redevelopment projects, including incorporation of GHG goals into land use planning – evaluate land use impacts on GHG emissions. ❄️
- 5.2** Identify locations within existing neighborhoods in which increased density and/or mixed use are compatible, located within ¼ mile of public transit, and would decrease trip generation.
- 5.3** Adopt new landscaping requirements (in the LMC) to decrease water utilization and preserve the native landscape.
- 5.4** Encourage implementation of renewable resource technology through administrative review of small systems and conditional use permit review for large system.
- 5.5** Identify appropriate areas of town for large-scale renewable resource technology. Create a renewable resource overlay zoning district for large system.
- 5.6** Adopt requirements for new development to be oriented for passive and active solar.
- 5.7** Advise HOA from prohibiting energy efficient practices within CC&Rs, including installation of solar on rooftops.



- 5.8** Require proper infrastructure, such as dedicated parking and charging stations, to support electric and alternative fuel automobiles within new development and redevelopment. Encourage energy efficient construction, infill, preservation, adaptive reuse, and redevelopment.
- 5.9** Consider adoption of a maximum home sizes for all neighborhoods. Allow owners to exceed maximum home size through compliance with home efficiency standards to prevent increased emissions.
- 5.10** Adopt consistent multiple-jurisdiction permit process for renewable resource technology to create a predictable, easy process.
- 5.11** Require recycling and waste reduction in construction mitigation plans.

## Planning Strategies continued

- 5.12** Encourage local agriculture through adoption of standards to allow community gardens within neighborhoods and public common areas.
- 5.13** Encourage local infrastructure for sales of regionally produced livestock and agriculture, including temporary structures and farmer’s markets.
- 5.14** Improve visibility of night sky through continued enforcement of the night sky ordinance.
- 5.15** In existing developments challenged by site constraints, allow parking to be converted to a designated recycling area.
- 5.16** Adopt regulations to mitigate phantom energy loads of second homes and nightly rentals.



## City Implementation Strategies

- 5.17** Increase options and utilization of alternative modes of transportation including light rail, bus transit, car share, bike-share, cycling, and walking.
- 5.18** Encourage public-private partnerships to pursue large-scale renewable energy projects with the intent of reducing the CO<sub>2</sub> output from community’s electricity use.
- 5.19** Identify opportunities for micro hydropower systems in Park City’s water infrastructure.
- 5.20** Continue to review and investigate best practices that have the potential of substantially improving the environment.
- 5.21** Support community- wide recycling and composting while instituting a “pay as you throw” pricing for waste disposal. Require designated recycling areas within development and redevelopment.
- 5.22** Strengthen the State Residential Energy Code through strongly advocating for state and national policies that conserve energy, reduce carbon emissions, and conserve water.
- 5.23** Establish an ongoing funding source to provide economic assistance for residents to incentivize implementation of strategies for Goal 5.

## Community (or City) Led Strategies

- 5.24 Educate public on the impacts of airline transportation on the community carbon footprint. Work with residents and local businesses to create strategies to reduce and/or offset the amount of airline travel while still retaining a vibrant economy (e.g., support jet fuel efficiency research, increase length of visitor stay, adoption of carbon -offset program).
- 5.25 Act as an educational resource for the community on environmental initiatives, concepts, and best practices.
- 5.26 Develop community-wide climate challenge: personal, per capita GHG reduction targets, specific challenges (e.g., replace incandescent light bulbs with CFLs). ❄️ ❄️
- 5.27 Offer free residential energy assessments. ❄️ ❄️
- 5.28 Provide low- or no-cost commercial building energy, water, and solid waste assessment/audits. ❄️ ❄️
- 5.29 Work with Rocky Mountain Power to develop enhanced Blue Sky program- more renewable energy generation in Park City (premium tier that brings funds back to Park City). ❄️ ❄️
- 5.30 Partner with utilities and state to offer building operator training on energy management for larger businesses. ❄️ ❄️



- 5.31 Target education and incentives at second home owners to reduce energy – e.g., improved occupancy-based controls. ❄️ ❄️
- 5.32 Expand existing utility rebates/incentives – collaborate with potential funding organizations. ❄️ ❄️
- 5.33 Increase awareness of existing utility rebate programs. ❄️
- 5.34 Encourage residential and commercial smart metering – electrical meters to provide real-time energy consumption. ❄️ ❄️
- 5.35 Use community carbon website to promote neighborhood “meet-ups” to discuss ideas and challenges for reducing emissions. ❄️

- 5.36 Pursue direct power purchase options with Rocky Mountain Power for renewable energy. ❄️❄️❄️
- 5.37 Work with Rocky Mountain Power to benchmark individual energy use on utility bills or carbon web site to compare neighbors within neighborhood, in an effort to encourage conservation. ❄️
- 5.38 Develop employee outreach program focused on large employers. ❄️❄️
- 5.39 Develop tiered rates for energy use – work with Rocky Mountain Power. ❄️❄️
- 5.40 Develop community revolving grant/loan program for energy efficiency projects. ❄️
- 5.41 Engage largest employers to expand commercial recycling. ❄️
- 5.42 Encourage Rocky Mountain Power to fund local Smart Grid pilot project. ❄️
- 5.43 Provide incentives for participation in green building labeling systems for existing ,leased, and new buildings. (Energy Star, LEED, Built Green, etc.) ❄️❄️
- 5.44 Provide incentives for residential and commercial renewable energy (e.g., tax credits, rebates).❄️
- 5.45 Develop shared community teleconferencing facility to host meetings therefore encouraging reduced air travel. ❄️❄️



### Community and Government working Together to Curb Climate Change

To reduce greenhouse gas emissions by fifteen percent (15%) below 2005 levels by 2020 it will take more than the local government. This type of change requires a community paradigm shift in decision making. To get there, the Community must lead as well as the local government. The following strategies may be initiated by community led groups and/or the local government.



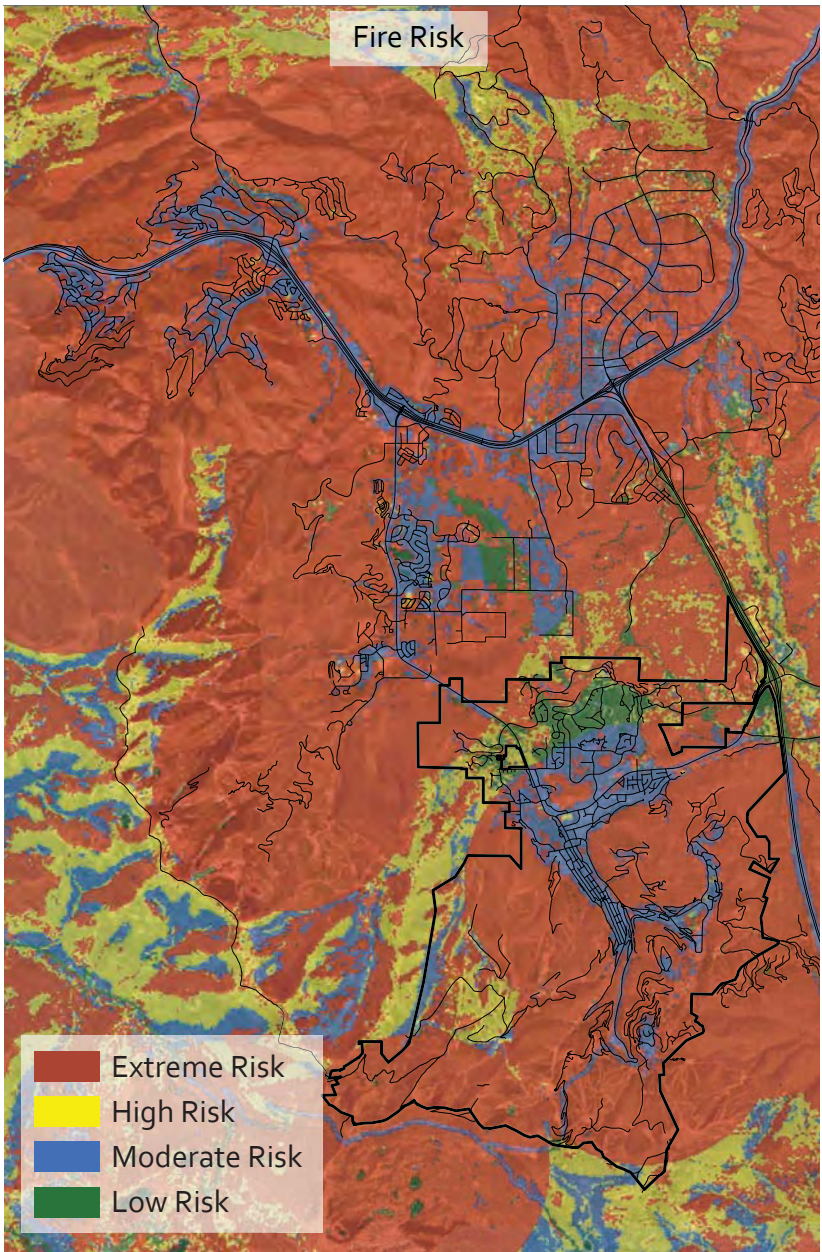
# GOAL 6 Park City will implement climate adaptation strategies to enhance the City's resilience to the future impacts of climate change.

While scientists agree that our planet's climate is changing, the effects of climate change vary from region to region. Probable scenarios for the Intermountain West include drought, heat waves, diminished mountain snowpack, earlier snowmelt, catastrophic wildfires, and other disruptions to natural processes and wildlife habitat.<sup>1</sup> Climate change also creates economic uncertainties for our economy which is dependent heavily on snow fall. If our ski season is shortened, what would the impact on our tourism industry and economy be? Would Park City experience decline as it did in the early 20<sup>th</sup> century with the fall of silver prices? Will more people move to high elevations to escape increased temperatures in other locations thus increasing population demand in Park City? By taking a proactive approach and planning for a variety of probable climate related scenarios, Park City can be well prepared to adapt to climate change, no matter what it looks like.

## Principles

- 6A** The City has an obligation to be prepared for probably scenarios that could threaten health, welfare, and safety of residents. Implementation of climate adaptation strategies is necessary to mitigate and become more resilient to wildfire, flood, and drought.
- 6B** Encourage opportunities for local food production and sales if food produced regionally.
- 6C** Support ecosystem health, biodiversity, and natural buffers between development and sensitive lands.







## Community Planning Strategies

- 6.1 Implement the Community Wildfire Protection Plan in cooperation with the Park City Fire District and local partners including the ski areas.
- 6.2 Adopt a natural resource management plan to manage wildfire prevention, water conservation, energy conservation, and biodiversity protection.
- 6.3 Regulate permeable surface area of lots to ensure proper drainage, hydrology, and mitigation of heat island effect.
- 6.4 Adopt standards to allow community gardens within neighborhoods and subdivisions.
- 6.5 Zone existing agricultural lands and future agricultural land within the Annexation Declaration Area as low density (1 unit per 60 acres).


“We are in a unique position to lead with exposure to the nation and the world on how to incorporate sustainable values in the context of an existing historic place.”

Comment from resident during 2009 Community Visioning



## City Implementation Strategies

- 6.6 Include climate change in the Hazard and Vulnerability analysis of the Natural Disaster Response Plan.
- 6.7 Utilize regional platforms for information sharing and ongoing dialogue among regional partners to continually improve understanding of shared climate risks and capitalize on regional adaptation opportunities.
- 6.8 Upgrade public infrastructure to manage water supply for extreme (high and low) water years.
- 6.9 Integrate climate adaptation policies into all aspects of public and private planning including water, sewer, and storm water management.
- 6.10 Support innovative technology in water conservation and sustainable snow making.
- 6.11 Explore strategies to incentivize local agriculture including local property tax abatement.



**Regional  
Climate Adaptation  
Planning Alliance**

**Report on Climate Change and  
Planning Frameworks for the  
Intermountain West**

**Prepared by ICLEI**  
For  
**Members of the Urban Sustainability  
Directors Network**  
August 2011

1

In 2011, Park City participated in a regional adaptation effort that included municipalities from Tucson, Flagstaff, Las Vegas, Salt Lake City, Boulder County, Fort Collins, and Denver known as the Regional Climate Adaptation Planning Alliance. The group's networking efforts culminated in a formal report by ICLEI titled "Report on Climate Change and Planning Frameworks for the Intermountain West".



# SENSE OF COMMUNITY

The third of the four core values identified by residents during the 2009 Community Visioning is *Sense of Community*. *Sense of Community* is what unites Parkites - a common ground - despite diverse social, economic, and cultural backgrounds. Park City is a community of involved citizens from many walks of life. While our natural setting and recreational opportunities brought many people to Park City, it is the strong *Sense of Community* that keeps people here. This sentiment was echoed frequently throughout the 2009 community visioning process. It is essential to residents that the *Sense of Community* they know remains intact and retains its funkiness, diversity, and playfulness. In the community interview conducted during the 2009 Visioning, nearly 1 in two responses said the community and its people are what keep them here.

*Sense of Community* is experienced through the people that choose to live and/or work in Park City. Not only is it common to run into acquaintances at the grocery store, in the lift lines,

and on the trails, it is desirable. There are a number of events, from the 4<sup>th</sup> of July and Miners Day parades, to the many organized athletic competitions, and free events such as Wednesday night concerts at Deer Valley, that many Parkites attend and enjoy. When residents were asked what made them proud of Park City, second to the Olympics, the community answered "When we rise to a challenge and do the right thing for the community and its people." Community involvement is strong in Park City, evidenced through the eighty-five (85) non-profits in existence in 2012.<sup>1</sup>

Despite our strengths, we still face our fair share of challenges. Nearly one in two respondents to the community interviews felt that our community was splitting apart along class boundaries, with the workforce being pushed out in favor of the wealthy. Nearly 15 percent felt that there is now a social separation between long-time Park City residents and newcomers. Housing affordability, social equity, and economic opportunities are three (3)

of the main challenges Parkites must confront in the coming years. If we do not, we will jeopardize our strong *Sense of Community*.

Median home prices in Park City are very high compared to the median workforce wage. The workforce and many community members find themselves in a sort of community limbo. They feel they are a part of the Park City community, but cannot actually live here because they cannot afford to buy or rent a place to call home. As affordable housing becomes ever more challenging, many residents are wondering, "For whom are we preserving Park City?" In the last decade, the number of homes occupied by full time residents decreased from 41% of all housing units in 2000 to 30% in 2010. The number of second homes increased by 66% during that same period, while primary homes grew by only 7%.<sup>2</sup> Although these numbers may seem threatening to the core value *Sense of Community*, they are simultaneously responsible for many of the unparalleled community assets that are the lure of the small town.

Currently our residents enjoy a quality of life that is unprecedented

for a town of 7,500 persons. The quality of education, recreation, and infrastructure services is due mostly in part to our tourism economy and second home owners. Tourists, attracted to the skiing and natural setting, bring substantial visitor and tax dollars into our town every year. Continued support of the tourism economy is essential to maintain the lifestyle and economic benefits that Parkites enjoy. Balance between *Sense of Community* and the function of national and international host must continue to be a focus as the City evolves.

It is essential that Park City does not lose its character in order to remain competitive in the tourism industry. It is also essential that the resorts evolve with the tourism industry. Thoughtful planning can lead to balance between the two, ensuring a place desirable for locals and tourist alike, resulting in friendly service from locals, inclusivity from the resorts, and elevated *Sense of Community*.

Our *Sense of Community* is supported also through creating a variety of local business and job opportunities for residents. The largest employment



sector in Park City during 2010 was the leisure and hospitality industry, which includes jobs in the arts, entertainment, recreation, accommodation, and food services sectors. Around 5,682 people had jobs in this industry, accounting for nearly 45 percent of all employment in Park City. In addition to being the largest employment industry in Park City, workers in the leisure and hospitality sectors are also the lowest paid, receiving an average income of \$2,063 per month. Supporting policies

to attract a mix of businesses can result in greater opportunities for Park City residents to work locally. Diversifying our economy can also provide the opportunity for higher wage jobs and overall greater stability. In theory, if higher paying jobs were created that increase the median workforce wage, there would be an increase in the number of employees that could afford to live within Park City. This would strengthen the *Sense of Community*.

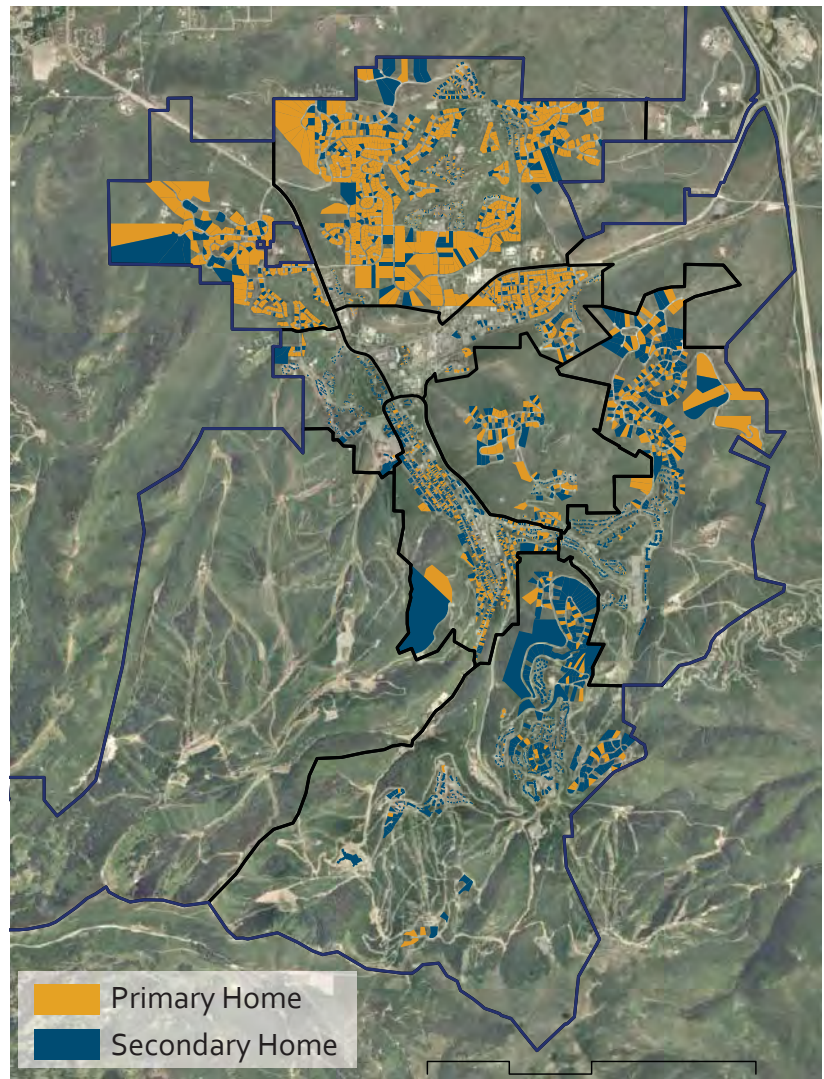
## GOAL 7 Create a diversity of housing opportunities to accommodate the changing needs of residents.

“Life-cycle” housing is housing stock that meets the needs of residents throughout their life providing opportunities to age in place rather than move between towns during the different stages of life to meet their needs at the time. By creating a mix of housing stock at varying price ranges, size, and design, residents will have local options whether they are seasonal workers, young professionals, families, empty nesters, or retirees. Having options on all rungs of the housing ladder ensures opportunities within the community throughout residents’ entire lives. This translates directly into neighborhood, community, and regional stability. A community that can rely upon access to adequate housing choices near employment centers and services spends less time commuting and has the opportunity for greater involvement and participation within their community. Life-cycle housing is essential to preserving the core value *Sense of Community*.



# Principles

- 7A** Increase diversity of housing stock to fill voids within housing inventory (including price, type, and size) to create a variety of context sensitive appropriate housing opportunities within all neighborhoods.
- 7B** Focus efforts for diversity of housing stock within primary residential neighborhoods to maintain majority occupancy by full time residents within these neighborhoods.



Park Meadows, Bonanza Park and Prospector, and Thaynes Canyon are the three Park City neighborhoods dominated by Primary Homes. In these neighborhoods diversity in housing stock should be encouraged within the LMC in order to maintain these neighborhoods for locals.

# Community Planning Strategies

**7.1** Identify sites within primary residential neighborhoods in which one or more of the following could be accommodated and/or encouraged:

**7.1.1** Decreased minimum and maximum lot size requirements.

**7.1.2** Increased density.

**7.1.3** Smaller residential units to create market rate attainable housing in Park City and/or "move down" housing options for seniors in the community.

**7.2** Revise zoning codes to permit a wider variety of compatible housing types within each Park City neighborhood.

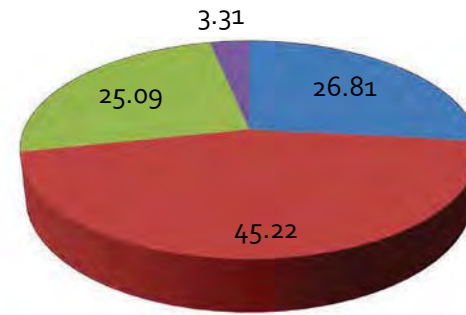
**7.3** Explore new and emerging trends for non-traditional housing developments, such as co-housing, congregate housing or limited equity co-ops, within primary residential neighborhoods. Create of specific review standards to ensure compatibility and mitigation of impacts is necessary.

**7.4** Focus nightly rental within resort neighborhoods.

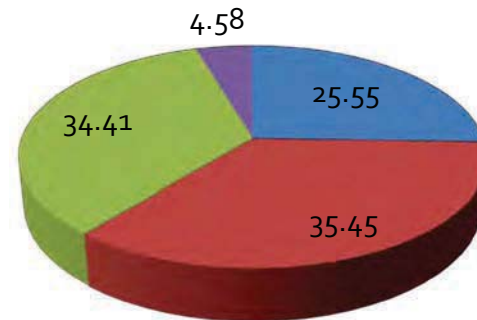
**7.5** Support start-up of a scattered site land trust.

Percent of Park City Population per Age Category

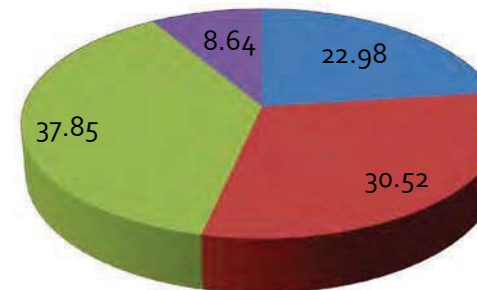
0 - 19      20 - 39      40 - 64      65 +



1990



2000



2010

Park City is growing older. The age groups that have grown the most in the past two decades are 40-64 years old and 65+.

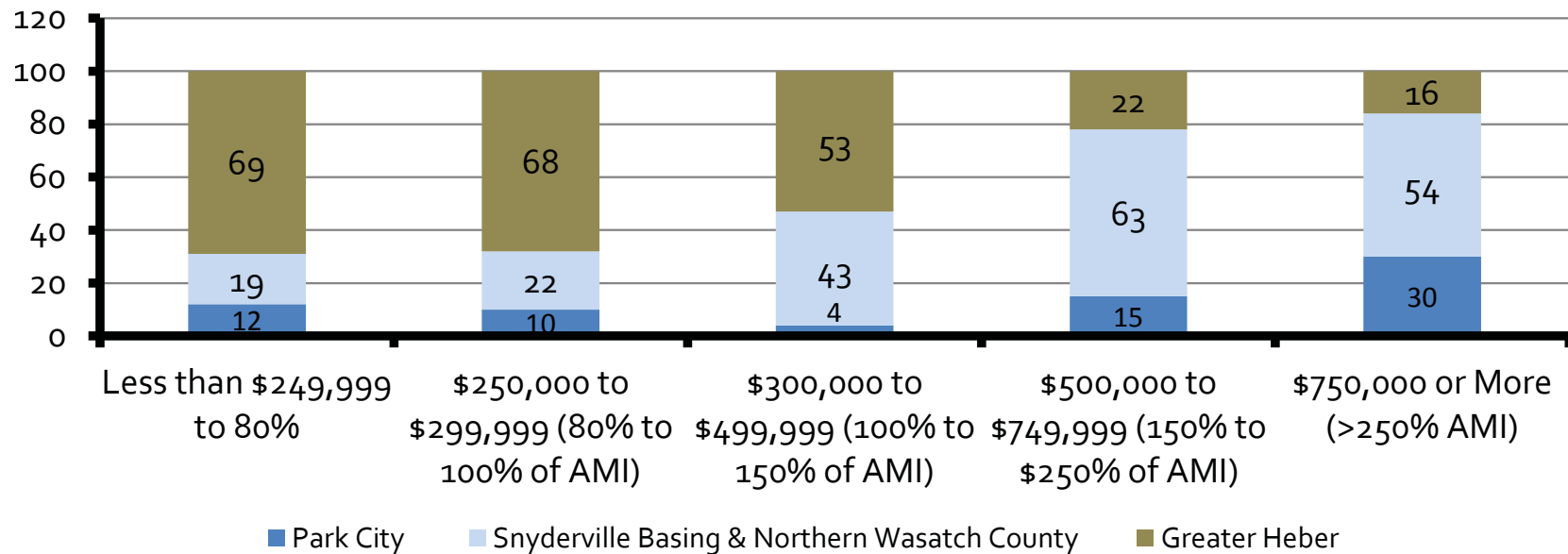
## City Implementation Strategies

**7.6** Update residential housing inventory analysis every 5 years with analysis on for purchase and rental price, type, and size of units. Subsequently, update affordable housing policy and general plan to guide new strategies to be implemented within the Land Management Code.

**7.7** Utilize RDA funding to retrofit existing, aging residential housing stock.

**7.8** Leverage the state required 20 percent of RDA funds for affordable housing to secure greater resources for housing needs city-wide.

**% of Region's Owner Units at Different Income Levels in Each Place, 2010**



Resident's needs change during their lifetime, creating demand for various housing types and prices. In Park City, many residents are forced to move into the Snyderville Basing, Northern Wasatch County, and the Greater Heber Area due to the lack of housing options for residents making up to 150% of area median income.





# GOAL 8

Provide affordable housing opportunities for the residents and work force of Park City.

There is a broad spectrum of affordable housing needs in Park City due to the desirability and high cost of living within a resort community. The gap between housing prices and area median income has continued to grow with the median home price rising dramatically and household income increasing only marginally. The 2010 median real estate value to median income ratio was 12.14. This means that the median home price is 12.14 times the median household income. Typically, housing is within reach for purchase if it is priced at three (3) times the household income. In the past decade, there were very few opportunities for ownership for moderate-income household (80% of AMI) - zero opportunity for single-family homes and only 16.8% of condos within their buying power. This results in few housing opportunities for future residents.

The lack of housing opportunities has a negative impact upon our *Sense of Community*. In the 2011 National Citizens Survey, availability of

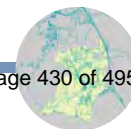
## Principles

- 8A Provide increased housing opportunities that are affordable to a wide range of income levels within all Park City neighborhoods.
- 8B Increase rental housing opportunities for seasonal workers in close proximity to resorts and mixed use centers.
- 8C Increase housing ownership opportunities for local residents within primary residential neighborhoods.

affordable quality housing and variety of housing options were ranked “much worse” in Park City in comparison to 237 other jurisdiction through-out the United States. When a community no longer has housing options for its core workforce – which in Park City’s case is everyone from police officers, teachers, electricians, laborers, restaurant workers and beyond, the vibrancy and diversity of a community are threatened.

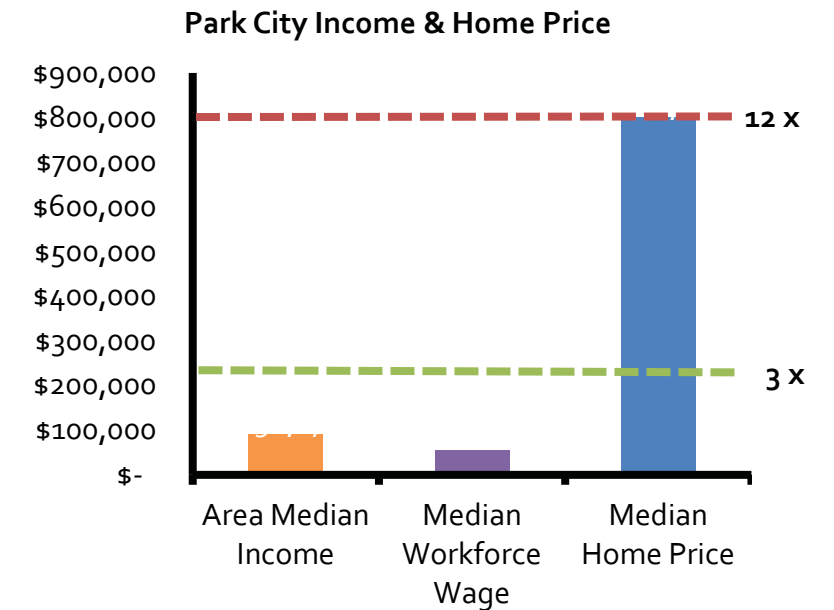
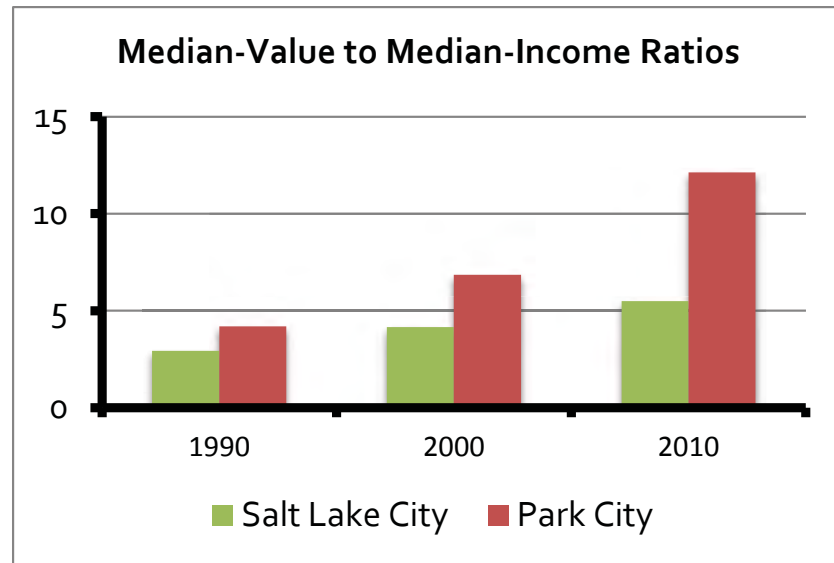
Protecting *Sense of Community* requires government officials to make difficult policy decisions. The costs associated with preserving the core values of

*Natural Setting, Historic Character, and Small Town*, are often placed on the developer and/or the residents. As these three core values are protected, living in Park City becomes more desirable and less affordable, threatening *Sense of Community*. This unintended consequence must be countered through difficult policy decisions regarding negative impacts of success. Reinvestment in workforce and affordable housing is essential to protect *Sense of Community*.



## Community Planning Strategies

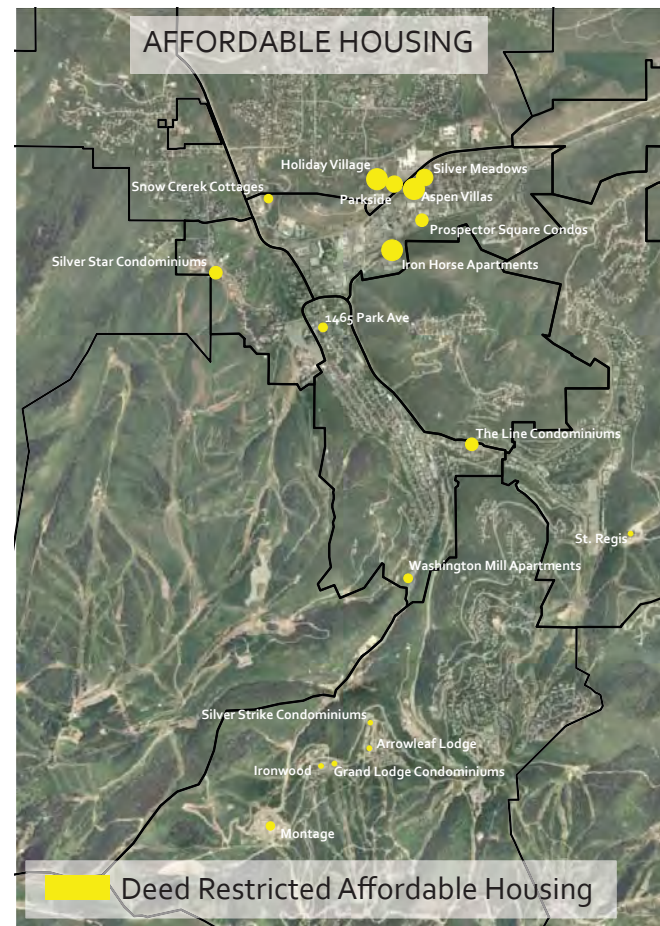
- 8.1 Increased affordable housing opportunities through implementation of strategies within the housing toolbox. (Page \_)
- 8.2 Broaden income qualifications for housing programs (% of AMI) to reflect wide-range of housing needs.
- 8.3 Actively monitor the type, condition, and tenure of affordable housing options in Park City.
- 8.4 Update incentives for density bonuses for affordable housing developments to include moderate and mixed income housing.
- 8.5 Adopt streamline review process for projects that are at least 80 percent affordable housing projects.
- 8.6 Evaluate the Land Management Code to remove unnecessary barriers to affordable housing.
- 8.7 Review In Lieu fee to consider value of land of proposed development within fee.
- 8.8 Economic review of Affordable Housing Master Planned Development to amend according to existing economics. This review should be completed in conjunction with the housing needs assessment during the regular five year review.



## City Implementation Strategies

- 8.9** Implement a regional housing approach identifying opportunities to collaborate with Summit and Wasatch County to address the region’s housing challenges.
- 8.10** Update the Park City housing resolution every five years at a minimum to comply with State and Federal regulations and continue to meet housing needs in Park City.
- 8.11** Dedicate funding stream from recognized influences on housing affordability, such as RDA funds, second homeowner taxes and/or resort sales tax, into an affordable housing fund. Utilize fund to implement strategies within the affordable housing tool box.
- 8.12** Prevent loss of existing affordable housing through retrofitting existing stock with necessary repairs, energy efficiency upgrades, and extending deed restrictions.
- 8.13** Support cost savings policies for affordable housing including fee waivers, rebates, and grants for low-income and mixed-income developments.
- 8.14** Provide best practices for employer-assisted housing to encourage large employers to provide housing assistance for employees.
- 8.15** Identify and acquire property for the future development of affordable housing.

- 8.16** Continue to act as a community resource, providing information and education of available diversity of innovative housing structures and lending options.
- 8.17** Prioritize housing acquisitions that support multiple City goals, such as historic preservation and/or carbon reduction.



In 2012, 465 deed restricted affordable housing units existed within 34 locations. The locations are labeled within the map.

# GOAL 9 Park City shall continue to provide unparalleled parks and recreation opportunities for residents.

Park City is a lifestyle community and a community of choice. Year round residents that relocated to Park City, most likely did so to fulfill a lifestyle choice. Parkites were asked “what brought you here?” in the 2009 Visioning. The most common response (31%) was skiing and the snow. When asked “what keeps you here?” respondents expressed the community and people (55%) as the foremost appeal, followed by mountain lifestyle and quality of life (53%), and recreation was the fifth most popular response (24%); although one can assume that recreation is also included in mountain lifestyle (e.g. skiing, mountain biking, hiking). The results are telling—Parkites love to recreate.

Park City has done an exceptional job at providing unparalleled parks and recreation opportunities for residents and visitors. In its 2011 National Citizen Survey, residents responded with overwhelming satisfaction for the recreational opportunities in Park City. Out of 239 communities that

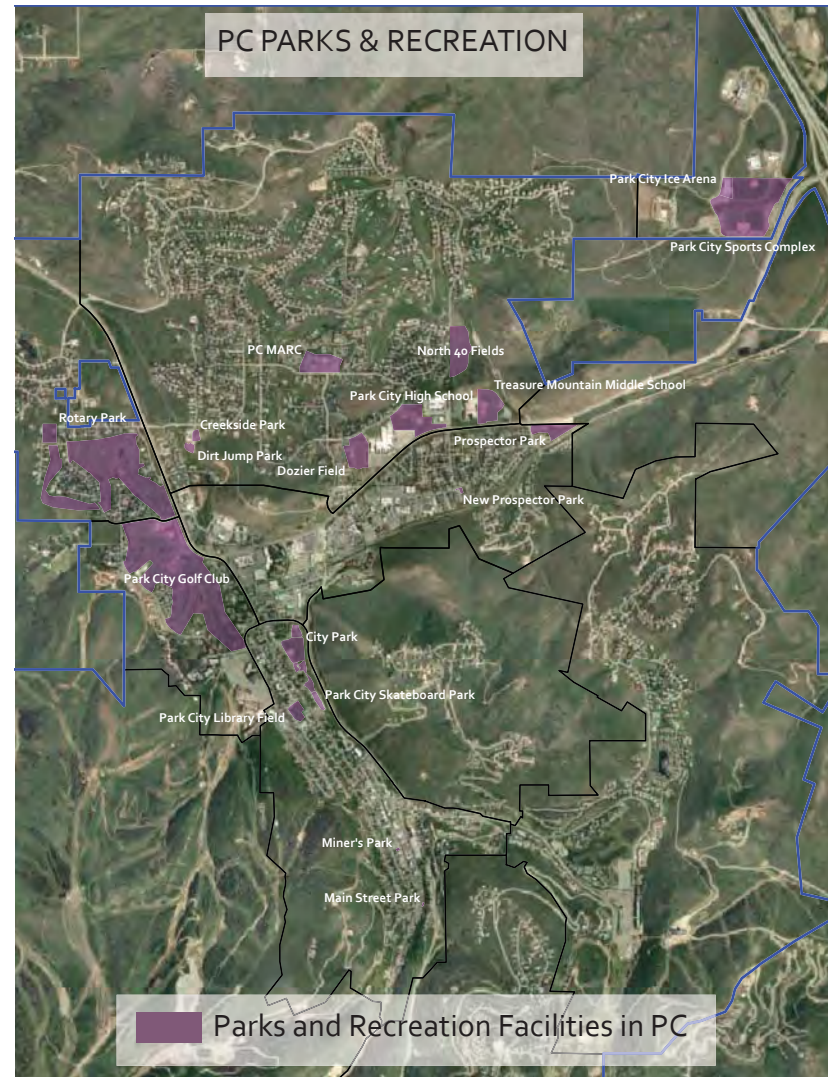


have been surveyed, Parkites were the most satisfied (Ranked #1) out of all the communities with the recreational opportunities available. The City

received a 2012 Voice of the People Award from the International City/County Management Association in recognition of this rating.

# Principles

- 9A Maintain local recreation opportunities with high quality of service, exceptional facilities, and variety of options.
- 9B Locate recreation options within close vicinity to existing neighborhoods and transit for accessibility and to decrease vehicle miles traveled. Grouping facilities within recreational campuses is desired to decrease trips.



The majority of Park City's recreation facilities are located in close proximity to residential neighborhoods. This adds to sense of community through the shared public realm and decreases VMT.

# Community Planning Strategies

- 9.1 Adopt design standards for sports facilities that require complimentary architectural design, local materials, and natural screening within existing neighborhoods.
- 9.2 When identifying future locations for recreation the following should be prioritizes:
  - 9.2.1 Accessibility by public transportation, trail system, and/or walkability.
  - 9.2.2 Proximity to end user and neighborhood needs.
  - 9.2.3 Providing facilities for under served areas within primary residential neighborhoods.
  - 9.2.4 Impact assessment (light, noise, parking) of facilities on neighborhoods quality of life.
- 9.3 Continue long-range planning efforts to anticipate recreation needs of future generation.



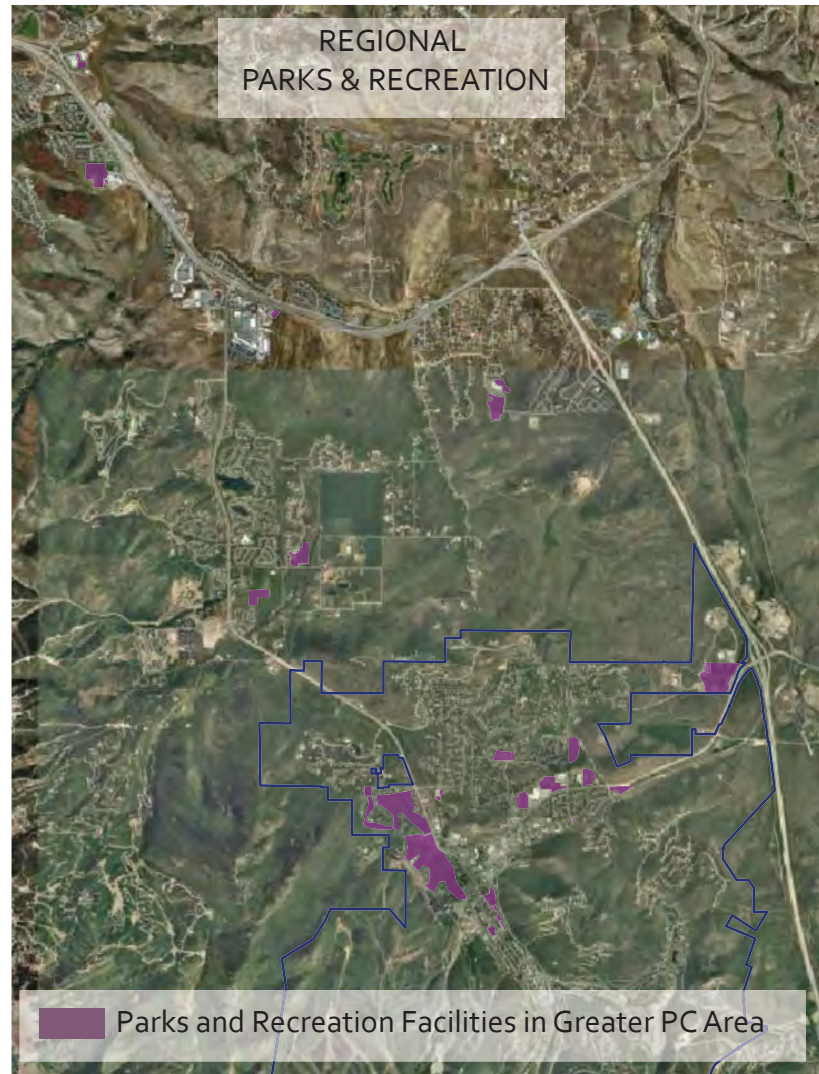
Above: The PC MARC is central to the Park Meadows neighborhood. This central location within a residential neighborhood has become a community gathering spot. The design compliments the existing neighborhood. Below: The bike jump park is located at the entry to Park Meadows neighborhood and along the popular Silver Creek trail. Trail connectivity and proximity to local neighborhoods provide safe access for children.



SENSE OF COMMUNITY

# City Implementation Strategies

- 9.4 Create Custom Level Of Service (LOS) based on user feedback. Park City will monitor the needs of the community through demand surveys and citizen satisfaction surveys and adapt facilities and service levels accordingly.
- 9.5 Continue to work collaboratively with Snyderville Basin Special Recreation District (SBSRD) and the Park City School District (PCSD) to manage and plan facilities on a region scale.
- 9.6 Update recreation master plan to reflect regional management and long range planning effort to maintain high level of service.



Park City, Snyderville Basin Special Recreation District, and the Park City School District have collaborated to provide residents with unparalleled Parks and Recreation services that double as facilities for visitor use during tournaments and competitions.



**GOAL** **10** Park City shall provide world-class recreation and public infrastructure to host local, regional, national, and international events thus furthering Park City's role as a world-class, multi-seasonal destination resort community.

Park City's economy is dependent on recreation tourism. The City should continue to improve recreational infrastructure as an economic development tool to remain competitive as a world-class multi-season destination resort community. Professional fields, ice rinks, and recreation courts enable Park City to host large professional level events. Implementing current industry standards permits the Park City facilities can be utilized for regional, national, and international competitions. This can improve the economic health of the City year-round and especially during the shoulder session by populating hotels, restaurants, and shops. The larger events also help to subsidize local recreation programs. As Park City continues to prioritize recreation tourism with infrastructure improvements, hosting another winter Olympics may become a reality.



TOM POWLSON ©

# Principles

- 10A** Maintain competitive as a world-class, multi-season, destination resort community by increasing year round recreation events and demand on resort support services, such as hotels and restaurants.
- 10B** Balance increased tourism attractions with preservation of small town character and quality of life. Locate larger tourist attractions close to resorts and/or existing facilities. Locate community facilities close to primary residential areas.
- 10C** Public infrastructure improvements and programming should consider the visitor experience to Park City during large events and master festivals.



# Community Planning Strategies

- 10.1** Adopt City policy to include consideration of current industry standards for new recreation facilities and remodels to enable hosting world class events while benefiting the local’s quality of life.
- 10.2** Support opportunities for high altitude training centers. Allow short term housing opportunities for visiting teams and athletes.
- 10.3** Research opportunities for the location of a high altitude training center.
- 10.4** Allow cutting edge, green technology in appropriate areas to visually represent Park City’s commitment to sustainable tourism.

“Park City needs to be a year round attraction with more events and activities.”

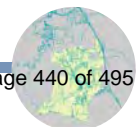
Comment from resident during 2009 Community Visioning



In 2009, the USSA Center of Excellence opened in Quinns Junction. Future Olympians utilize the facility to train year round. Lower Image by Paul Richer

## City Implementation Strategies

- 10.5** Maintain policies within each public recreation facility to manage local use and non-resident use.
- 10.6** Collaborate with local hosts to attract additional national and international sporting events year round.
- 10.7** Fund a study to research benefits and impacts of a connected regional ski lift system.
- 10.8** Support future efforts to host a second Winter Olympics.
- 10.9** Public infrastructure policy should provide visitors with the Park City experience, including cutting edge technology which exhibits Park City's commitment to the visitor experience and the environment.



## GOAL

# 11

Support the continued success of the tourism economy while preserving the community character that adds to the visitor experience.

The resort economy is the primary economic engine for Park City and Summit County. Park City's resorts captured an average of 40 percent of total Utah skier days between 1996 and 2010. Since 1995, total taxable sales in Park City have more than doubled, rising from \$289,806,859 to \$605,997,311 in 2010.<sup>1</sup> Many business owners have chosen to invest within Park City due to the high demand by visiting tourists for retail, accommodations, and resort support. As Park City continues to grow and redevelop, it is essential that the City provides support to its resort economy and assist in the effort toward a year-round resort community.

Another key component to economic success is maintaining a distinct *Park City Experience*. The strategy of "Keep Park City, Park City" goes beyond the necessity to protect the core values identified in the community vision. It is a strong marketing tool in an age when many resort towns have become overrun by national chains



and have lost their unique identity and visitor experience. Achieving balance between resort-oriented development

and a strong sense of place is an essential strategy to protect the *Park City Experience*.

# Principles

- 11A** The vibrancy of Park City's resorts is essential to the success of resort support businesses. The City must provide flexibility to allow the primary resorts to evolve with the tourism industry, increase occupancy rates year round, and create more demand for the resort support industries throughout the City.
- 11B** Preservation of our community core values of *Small Town, Natural Setting, Sense of Community, and Historic Character* is essential to maintaining the unique *Park City Experience* for visitors and residents. Regulate design of new development to compliment the Community's core values and protect the *Park City Experience*.

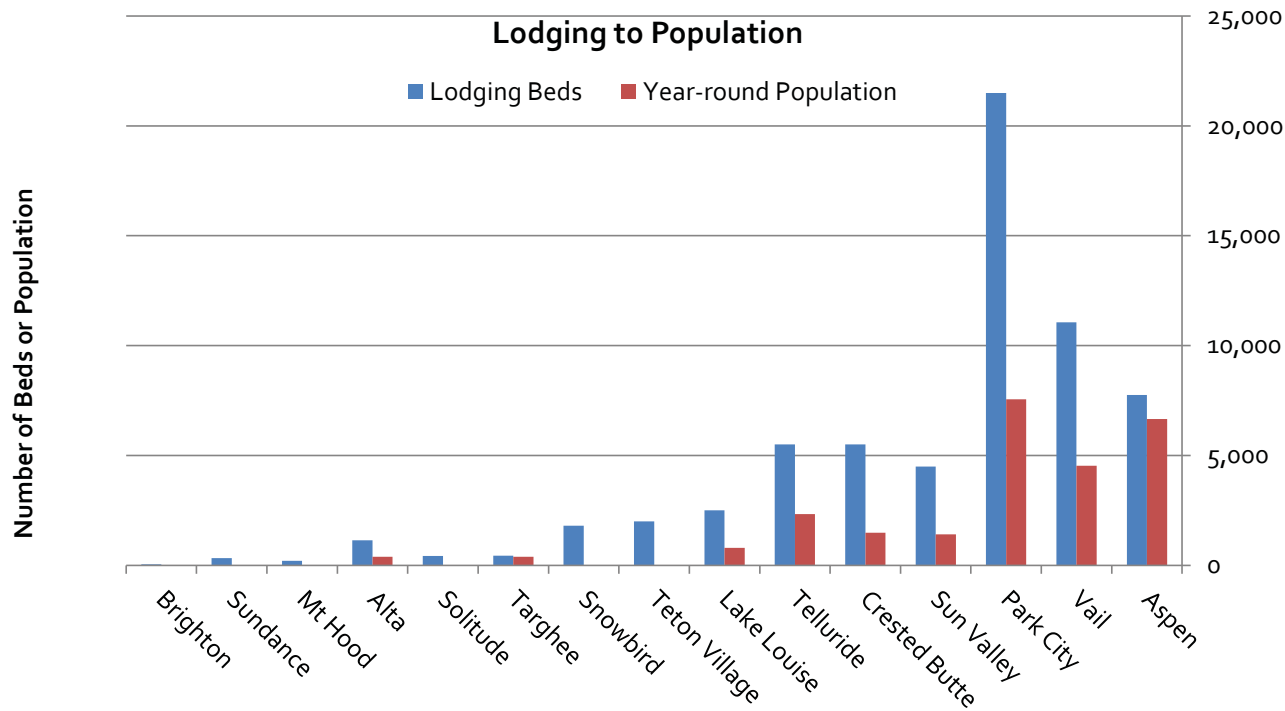


“In an era when consistency is the drumbeat of national businesses, franchises, and production builders, communities that preserve references to their past emphasize their uniqueness. Distinctive community character can be an important factor in attracting businesses and residents, and can build civic pride. Conserving buildings is thus an important strategy for promoting sustainability. Even in the absence of historic architecture, community character can be strengthened through the creation of a generous public realm, respect for topography and natural features, and the development of new residential and commercial areas that encourage social contact.”

# Community Planning Strategies

- 11.1** Provide flexibility to the two primary resorts in town within Master Planned Development amendments to allow the primary resorts to evolve with the tourism industry and increase occupancy rates year round.
- 11.2** Protect the attributes of the City that make Park City unique.

- 11.3** Facilitate the establishment of more year-round visitor attractions within the resort neighborhoods and commercial districts.
- 11.4** Limit visitor-oriented development and nightly rental to existing resort neighborhoods. Restrict nightly rental from primary residential neighborhoods.
- 11.5** Adopt city-wide design standards to maintain the aesthetic experience of Park City.



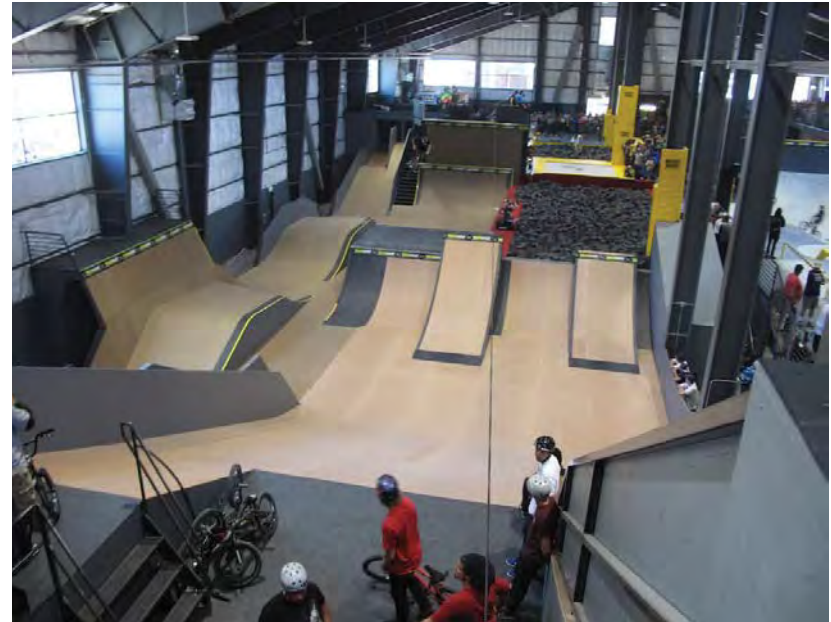
The leisure and hospitality industry has grown tremendously over the past decade. The number of hotel/nightly rental beds supersedes the inventory of nearby competition. To support existing business and ensure that the market does not become over saturated, Park City should conduct a lodging supply and demand study. The findings of this study should be utilized to make land use decisions for future hotel development.

## City Implementation Strategies

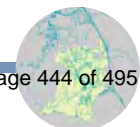
- 11.6** Implement redevelopment projects within the Lower Park Avenue RDA to allow the tourism industry to evolve while contributing positively to the residents' quality of life.
- 11.7** Acquire open space recognizing that protection of the *Natural Setting* is essential to the distinct *Park City Experience* for tourism.
- 11.8** Promote Main Street as a primary attraction within the City.
- 11.9** Support local-owned, independent businesses that reflect the core values of Park City and add to the Park City experience.
- 11.10** Research creative adaptation strategies for the ski industry to attract customers year-round, thus increasing demand on local resort support industries.
- 11.11** Promote the Olympics as a living legacy through the continued adaptation of Olympic Facilities for training, hosting world class events, and as a visitor attraction.
- 11.12** Conduct a lodging study to determine the amount of hotel, condo, and other nightly rental accommodations to meet visitors' needs, prevent over saturation of the market, support existing investments in local lodging, and increase occupancy rates.

**11.13** Encourage more frequent visitation by second homeowners.

**11.14** Improve and standardize Park City's way finding and signage system.



Camp Woodward in Tahoe, CA has brought balance to the seasonal ski resort with year-round vibrance.





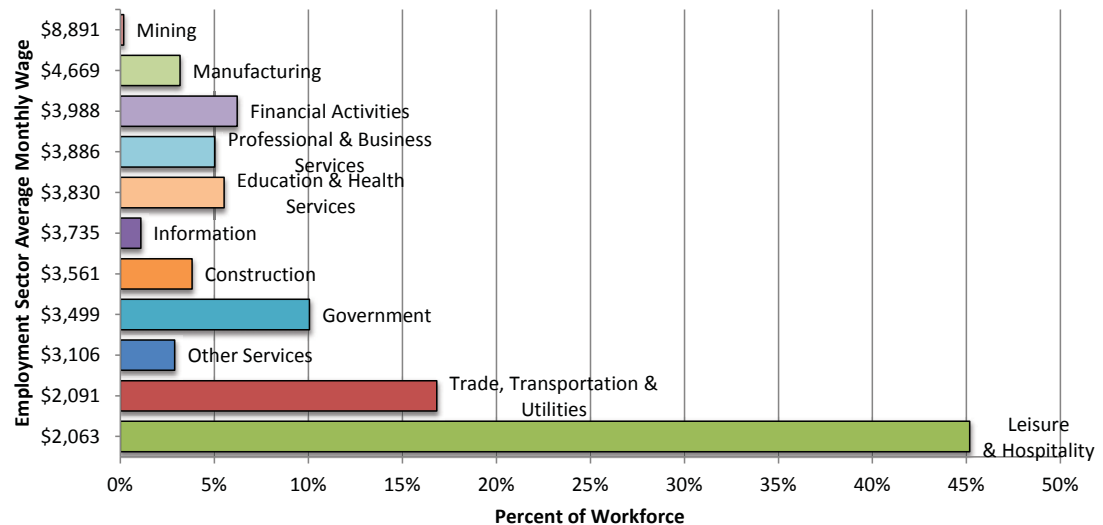
**GOAL**

**12**

Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City.

The largest employment sector in Park City during 2010 was the leisure and hospitality industry, which includes jobs in the arts, entertainment, recreation, accommodation, and food services sectors. Around 5,682 people had jobs in this industry, accounting for nearly 45 percent of all employment in Park City. In addition to being the largest employment industry in Park City, workers in the leisure and hospitality sectors are also the lowest paid, receiving an average income of \$2,063 per month. Over the past decade, wages in this industry have remained roughly the same, increasing only 1%, in real terms.<sup>1</sup> Park City's high real-estate costs combined with low paying jobs results in spatial mismatch (separating where people live from where they work), for both residents of Park City and employees within the City limits. By diversifying the local job market, more opportunities will be created for residents of Park City to make a living locally.

**Park City Distribution of Workforce Wages, 2010**



# Principles

- 12A** Retain and expand existing Park City businesses.
- 12B** Improve the balance of jobs to housing ratio in Park City through efforts to attract higher paying jobs and workforce housing strategies.
- 12C** Support local owned, independent businesses that reflect the core values of Park City and add to the Park City experience.
- 12D** Discourage national commercial retail chains on Main Street and the negative impacts of big box and nation chains on the unique *Park City experience*.



Tony Paulson ©

# Community Planning Strategies

- 12.1** Maintain commercial and light industrial uses within the City limits to meet the needs of residents and visitors. Develop and monitor an inventory of commercial and industrial space to support local businesses, prevent economic leakage, and decrease vehicle miles travelled.
- 12.2** Foster live-work opportunities in commercial area.
- 12.3** Establish a neighborhood economic development tool for the Bonanza Park District to recycle increased tax revenues into the redevelopment area, thus creating a funding source for infrastructure, public/private partnerships, and improvement to the public realm.



## City Implementation Strategies

**12.4** Support and attract businesses through implementation of the economic development toolbox.

**12.5** Utilize economic development tools to support start-up opportunities for local businesses that augment the *Unique Park City Experience*. Public investment in a Park City business incubator center should be considered.

**12.6** Attract businesses focused on High Altitude training, goods, and/or services that complement Park City's sustainability initiative to relocate to Park City.

**12.7** Provide competitive, cutting-edge technology infrastructure in areas targeting business growth.

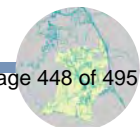
**12.8** Continue regional coordination with economic development partners to develop programs and support services to attract new business to the region. Inform businesses of current opportunities and advantages of the region such as site location savings, labor force, infrastructure, cost of business, portfolio of available properties, quality of life, and economic development incentives.

**12.9** Research possibility of creating a revolving loan fund to provide gap financing for new and expanding local businesses. Criteria should be created to ensure funding only be considered for businesses that complement the community vision and goals of the City.

**12.10** Promote Park City's exceptional quality of life to attract workforce of virtual workforce businesses.

**12.11** Support educational opportunities for the workforce of targeted employment sectors

**12.12** Identify and implement opportunities for public-private partnership opportunities to diversify employment opportunities in Park City and increase workforce wages.



# GOAL 13 Park City will continue to grow as an arts and culture hub encouraging creative expression.

Park City has evolved into a regional center for arts and culture. In 1976, the Kimball Arts Center was created by local arts enthusiast Bill Kimball. The non-profit community center for the visual arts hosts the annual Kimball Arts Festival, Utah's first and longest running visual arts festival. Artists from across the nation display their artwork along Main Street for the three day festival. The Kimball Arts Center has acted as an incubator for local arts over the past three decades offering residents classes, forums for discussion, and a gallery. The annual Sundance Film Festival put Park City on the international map, recognizing the work of independent artists from around the world since 1981. Park City is filled throughout the ten day festival with film enthusiasts from all corners of the globe. The combined influence of the Kimball Arts Center and the Sundance Film Festival has advanced Park City's Main Street into an arts and culture district with performing arts venues and galleries lining the street.



For Parkites, the presence of arts and culture adds to our quality of life through the abundance of diverse local opportunities to enjoy and/or explore the arts through many mediums. The emerging music scene, local film and music series, and local festivals reflect the vitality and appreciation of cultural arts in Park City and contribute to our overall Sense of Community. The smaller scale special events, such as mountain town stages summer concerts, are possible in part to the large tax base generated during large

master festivals. To retain the local community arts, the City and business owners must continue to support the larger festivals and events through ongoing reinvestment into local venues and infrastructure to provide the levels of service necessary to host the international and national events. A balance must be maintained to host larger festivals to keep our Main Street healthy, maintain our tourism economy, and continue to express our unique *Sense of Community* through the arts.

# Principles

- 13A** Increase cultural, arts, and entertainment-related events that diversify and support our tourism-based economy.
- 13B** Foster and enhance the vitality of Park City's local arts and cultural sectors.
- 13C** Encourage the installation of public art on private property, public space, parks, trails, and streets that represent Park City's core values.

“I wish we were better known as a cultural destination, not just a winter sports destination.”

Comment from resident during 2009 Community Visioning



Tom Paulson ©

## Community Planning Strategies

- 13.1** Review, revise, and coordinate regulations in the Park City Municipal Code to foster live street performance along Main Street.
- 13.2** Amend the LMC to encourage the installation of art within the built environment, including private property and the public realm.
- 13.3** Within Master Planned Developments, develop review criteria to suggest inclusion of arts spaces in the public realm.

During the 2012 Festival, 5,700 of the more than 46,000 visitors were international visitors. Park City, Salt Lake City, Sundance Resort, and Ogden all act as host for film venues. Approximately 93% of out-of-state festival attendees plan to see the majority of their films in Park City. In addition, 30 percent of nonresident attendees said they intended to ski or snowboard during their visit (8,828 people) with Park City Mountain Resort and Deer Valley being the most desired resorts. Approximately seventy-three percent (73%) of out of town guest choose to stay in the Park City limits.<sup>1</sup>

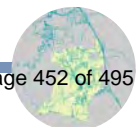


## City Implementation Strategies

- 13.4** Support events and programming that foster community involvement and promote arts and culture.
- 13.5** Promote the local music scene by encouraging the creation of music festivals and live music downtown during peak weekend shopping hours during the summer.
- 13.6** Showcase the work and achievements of local and regional artists and craftsmen through public art projects, festivals, and events.
- 13.7** Encourage the development and preservation of citizen groups, non-profits, and local businesses that promote arts and culture through events and educational programming.
- 13.8** Sponsor an artist-in-residence program, allowing the public to observe and interact with the artist as he/she creates public art pieces.
- 13.9** Increase funding opportunities for arts and cultural programming and events through innovative funding programs financed by the proceeds of art events and grants.
- 13.10** Support partnerships between nonprofits and businesses to fund educational programming, events, and festivals.



- 13.11** Support partnerships between the resorts and the arts communities to program seasonal workforce housing with visiting artist housing during the offseason.
- 13.12** Create opportunities for changing art exhibits by local artists within city-owned properties as well as privately-owned businesses.





# GOAL 14 The future of the City includes limits (ecological, qualitative, and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.

Park City is a dynamic system that continues to evolve and be defined by its community values, natural resources, existing topography, property rights, public and private investment, politics, history and external pressures. The system is flexible; able to adjust to fluctuations and external pressures. As Park City continues to mature, the system should strengthen by adopting policies

that protect the community vision and core values. A healthy system requires limits to run efficiently and not overwhelm the interconnected parts. This is true of Park City. As the City has grown outward through annexations, the system reacted with expansion of infrastructure (e.g. roads, public utilities, public transportation) and increased demand on existing resources (e.g. water, air, public facilities, fire and

rescue, schools, etc.), creating ongoing costs to residents and tax payers and pressure on limited natural resources. Adopting policies to grow within set limits is imperative to maintaining the economic, environmental, and social equity balance of the City and strengthen the City's existing neighborhoods.



## Principles

- 14A Provide reliable public resources to ensure the health, welfare, and safety for residents and visitors.
- 14B Manage growth to protect the quality of life and preserve the unique *Park City Experience* by recognizing limits to growth and adopting responsible policies that are consistent with those limits.
- 14C Provide safe drinking water to residents and visitors. Set limits to future demand based on available sources and expense of available source.
- 14D Prevent degradation of air quality through implementation of best practices for land use, clean energy, regional transportation, and growth management.



“We need to grow carefully without taxing our environment.”

Comment from resident during 2009 Community Visioning

## Community Planning Strategies

**14.1** Identify, monitor and plan for growth based on availability of natural resources (e.g. water availability, air quality) while enhancing ecosystem health.

**14.2** Quantify the impacts of different land uses on consumption of natural resources and energy. Dominant land-uses specific to Park City should be considered including single-family homes, multi-family residential, hotel, nightly rental, and commercial. Implement land use policy that utilizes best practices to minimize negative impacts on natural resources.

**14.3** During Planning Commission review of annexations, an assessment of the impacts of additional development on public services should be required, including: emergency response (e.g. fire, police, and ambulance), transportation, educational facilities, and parks and recreation.

**14.4** Require developers to bear the costs of adding their development to Park City's infrastructure within future development consistent with Utah impact fee statutes.

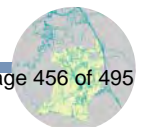
**14.5** Locate future schools, libraries and other community facilities within, or in close proximity to, primary residential neighborhoods.

**14.6** Research the creation of growth boundaries or other growth management tools to prevent excessive development that would stress the natural system and require unsustainable infrastructure investments.



## City Implementation Strategies

- 14.7** Estimate carrying capacity limits (qualitative and quantitative) to preserve the *Park City Experience* and preservation of the core values.
- 14.8** Work with the Park City School District to guarantee the ability to expand educational services and facilities within the School District as needed.
- 14.9** Coordinate with Summit County to avoid unnecessary duplication of services and to eliminate redundancies.
- 14.10** Coordinate with communities in the region to implement transportation, growth management, and clean energy policy in an effort to maintain the clean air of the Wasatch Back.
- 14.11** Work with public utility companies to create projects consistent with the goals and objectives of the General Plan and the Community Vision.



## DEVELOPMENT AND WATER SERVICE AGREEMENT

This Agreement is entered into as of this 15 day of July, 1999 by and among the National Ability Center, its successors in interest and assigns, whether in whole or in part (NAC), the Park City Water Service District (Water District) and Park City Municipal Corporation (Park City), collectively referred to as the Parties.

WHEREAS, the NAC is a private, non-profit 501(c)(3) corporation dedicated to the development of lifetime skills for persons with disabilities and the families by providing affordable, quality sports and recreation experiences;

WHEREAS, the NAC received title, by gift deed, subject to a power of reverter, to the following described property for use as an equestrian facility and administrative offices of the National Ability Center:

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SLB&M AND THE SE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH RANGE 4 EAST SLB&M

**BEGINNING** at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 Section 3, Township 2 South, Range 4 East, Salt Lake Base & Meridian; and running thence N 89°58'47" E 950.04 feet along the 40 acre line; thence North 1049.57 feet; thence N 70°23'24" W 983.05 feet; thence S 00°59'49" W 52.14 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 3; thence S 00°59'49" W 1327.90 feet along the 40 acre line to the point of beginning (approximately 26.2 acres).

hereafter, the Property. The Property is depicted on Exhibit A;

WHEREAS, on August 24, 1998 the NAC petitioned Park City and its Water District for water service to the Property;

WHEREAS, the Property is within Park City's annexation declaration boundary, but is not contiguous to Park City;

WHEREAS, the NAC owns an easement to extend a line from the Property to the Park City water system, which easement may be assigned to the City;

WHEREAS, the NAC appeared before the City Council on April 1, 1999 and on May 13, 1999 and offered certain assurances that the water service extension would be of public benefit and would not induce growth;

WHEREAS, in exchange for water service, the NAC is willing to restrict development of the Property in perpetuity, to submit to Park City ordinances, to annex to the Water Service District, and to annex to Park City, when appropriate;

WHEREAS, it is in the best interests of the citizens of Park City to annex the Property into the Water Service District upon certain conditions;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**I. ANNEXATION.**

1. The NAC hereby petitions for annexation of the Property into the Water Service District.
2. The Water Service District hereby annexes the Property.

**II. CONDITIONS OF WATER SERVICE.**

1. **NAC Duty to Construct Line Consistent with City Specifications.** The NAC shall construct an eight (8) inch water line from the City water system, to the Property (the NAC Water Line) in a manner and location approved by the Park City Public Works Director and the City Engineer, all in accordance with applicable provisions of the Park City Design Standards and Construction Specification and Standard Drawings, and subject to City inspection.
2. **NAC Duty to Maintain Line.** The NAC shall maintain the NAC Water Line and easement until such time as Park City accepts dedication of the NAC Water Line and easement.
3. **NAC Shall Not Offer Water Service.** The NAC shall not allow any connection to the NAC Water Line without written City permission, approved by the City Council.
4. **Dedication of Water Rights.** The NAC shall immediately petition to the State Engineer to change the type and place of use, and the point of diversion of sufficient water rights to convert 11.48 acre feet of Weber River Decreed Water Right Number 35-8457 to year round municipal use from designated City sources. Upon State Engineer action changing the place and type of use and point of diversion of at least 11-acre feet of such right to the City system, the NAC shall, by Statutory Warranty Deed, convey such rights to the Water Service District. The NAC shall expend reasonable and diligent efforts to convert such rights to City use. If, after 36 months the NAC fails to convert such water, the

NAC shall promptly pay to the City all applicable water development fees, with accrued interest according to the statutory post judgment rate of interest in effect at that time.

5. **Water Connection Fees.** Prior to connection to the Park City water system, the NAC shall pay to Park City water connection fees according to City ordinance.
6. **Irrevocable Offer to Annex to Park City.** The NAC hereby irrevocably offers to annex the Property to Park City. The NAC shall actively support such annexation.
7. **NAC Commitment to Maximum Use Parameters.** The NAC agrees that, regardless of its annexation to Park City, the Property will, in perpetuity, be limited to the following uses:
  - 7.1. The Property currently supports an outdoor equestrian arena, tack shed, parking lot, and sun shelter.
  - 7.2. In June, 1999, the NAC received County conditional use permit approval for a 7,570 square foot administrative building to house the administrative offices of the NAC, a 3,500 square foot horse barn, a 17,000 square foot indoor equestrian arena, a 21,000 square foot dormitory/dining hall, a 1,680 square foot storage building, and a universal challenge (ropes) course. Such permit includes specific site plan approval and is attached hereto as Exhibit C.
  - 7.3. The NAC may, in the future, request a permit to construct a swimming pool.
8. **NAC's Commitment to City Ordinances.** The NAC hereby commits to use the Property in a manner that is at all times consistent with City ordinances, including, but not limited to, all livestock, lighting, water conservation, sign, parking lot, outdoor storage, noise ordinances, and design regulations.
9. **NAC's Commitment to Pay for Water Use.** The NAC hereby agrees to pay such water use fees as are generally applicable within Park City.
10. **NAC Easement.** Upon City request, NAC shall dedicate a water line easement to the City that will allow the City to extend the water line to other properties.

**11. Park City Duty to Provide Limited Water Service.** The Water Service District shall provide culinary water and fire flow to the Property to support the uses described in paragraph II.6 herein.

**12. NAC's Unconditional Offer to Dedicate Water Line and Easement.** The NAC hereby irrevocably offers to dedicate its water line, and to assign its water line easement to the City.

### **III. GENERAL TERMS**

- 1. Incorporation of Recitals and Introductory Paragraphs.** The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.
- 2. Severability.** If any provision of this Agreement or the application of any provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid or unenforceable, the remaining provisions of this Agreement shall continue in full force and effect.
- 3. Covenants Running with the Land.** The provisions of this Agreement shall constitute real covenants, contract and property rights and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. All successors in interest shall succeed only to those benefits and burdens of this Agreement which pertain to the portion of the Project to which the successor holds title. Such titleholder is not a third party beneficiary of the remainder of this Agreement or to zoning classifications and benefits relating to other portions of the Project.
- 4. Notices.** Any notice or communication required hereunder between the Parties must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, the same shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter



containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice is given when delivered to the Party to whom it is addressed. Any Party hereto may at any time, by giving ten (10) days written notice to the other Parties hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at the address set forth below:

**If to City to:**

City Manager  
445 Marsac Ave.  
P.O. Box 1480  
Park City, UT 84060

**Copy to:**

City Attorney  
445 Marsac Ave.  
P.O. Box 1480  
Park City, UT 84060

**If to NAC to:**

Meechie White  
National Ability Center  
P.O. Box 682799  
Park City, UT 84068

5. **Attorneys' Fees.** In the event of a dispute between any of the Parties arising under this Agreement, the prevailing Party shall be awarded its attorneys' fees and costs to enforce the terms of this Agreement.

**IN WITNESS WHEREOF**, this Agreement has been executed by the NAC by persons duly authorized to execute the same and by the City of Park City, acting by and through its City Council as of the \_\_\_\_ day of July, 1999.

**PARK CITY MUNICIPAL CORPORATION**

By: Hugh A. Daniels  
Hugh Daniels, Mayor Pro Tem

**PARK CITY WATER SERVICE DISTRICT**

By: Hugh A. Daniels  
Hugh Daniels, Vice-Chairman of the Board

ATTEST: City Clerk

By: Janet Scott  
Janet Scott, City Recorder



APPROVED AS TO FORM:

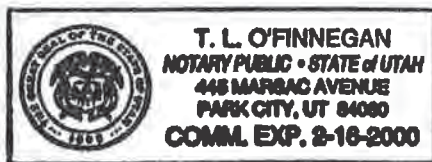
Jodi Hoffman  
Jodi Hoffman, City Attorney,  
Water Service District Attorney

**National Ability Center:**  
National Ability Center,  
a nonprofit corporation

Richard Dudley  
By: Richard Dudley  
Title: President, Board of Directors

STATE OF UTAH            )  
  : ss  
COUNTY OF SUMMIT    )

On this 19<sup>th</sup> day of July 1999, before me, **Thomas L. O'Finnegan**, the undersigned Notary Public, personally appeared **Richard Dudley**, personally known to me to be the President of the Board of Directors of the National Ability Center, on behalf of the corporation named herein, and acknowledged to me that the corporation executed it. Witness my hand and official seal.



Thomas L. O'Finnegan  
Notary Public, State of Utah  
Residing in Park City, Utah

**PARK CITY MUNICIPAL CODE  
TABLE OF CONTENTS  
TITLE 15 LAND MANAGEMENT CODE - CHAPTER 6**

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**TITLE 15 - LAND MANAGEMENT CODE (LMC)**  
**CHAPTER 6 - MASTER PLANNED DEVELOPMENTS**

*Chapter adopted by Ordinance No. 02-07*

**CHAPTER 6 - MASTER PLANNED DEVELOPMENTS (MPD)**

**15-6 -1. PURPOSE.**

The purpose of this Chapter is to describe the process and set forth criteria for review of Master Planned Developments (MPDs) in Park City. The Master Planned Development provisions set forth Use, Density, height, parking, design theme and general Site planning criteria for larger and/or more complex projects having a variety of constraints and challenges, such as environmental issues, multiple zoning districts, location within or adjacent to transitional areas between different land Uses, and infill redevelopment where the MPD process can provide design flexibility necessary for well-planned, mixed use developments that are Compatible with the surrounding neighborhood. The goal of this section is to result in projects which:

- (A) complement the natural features of the Site;
- (B) ensure neighborhood Compatibility;

- (C) strengthen the resort character of Park City;
- (D) result in a net positive contribution of amenities to the community;
- (E) provide a variety of housing types and configurations;
- (F) provide the highest value of open space for any given Site;
- (G) efficiently and cost effectively extend and provide infrastructure;
- (H) provide opportunities for the appropriate redevelopment and reuse of existing structures/sites and maintain Compatibility with the surrounding neighborhood;
- (I) protect residential uses and residential neighborhoods from the impacts of non-residential Uses using best practice methods and diligent code enforcement; and
- (J) encourage mixed Use, walkable and sustainable development and redevelopment that provide innovative and energy efficient

design, including innovative alternatives to reduce impacts of the automobile on the community.

(K) encourage opportunities for economic diversification and economic development within the community.

*(Amended by Ord. Nos. 10-14; 13-23)*

**15-6 -2. APPLICABILITY.**

(A) Required. The Master Planned Development process shall be required in all zones except in the Historic Residential-Low Density (HRL), Historic Residential (HR-1), Historic Residential 2 (HR-2), Historic Recreation Commercial (HRC), and Historic Commercial Business (HCB) for the following:

(1) Any Residential project with ten (10) or more Lots or with ten (10) or more Residential Unit Equivalents.

(2) All Hotel and lodging projects with more than fifteen (15) Residential Unit Equivalents.

(3) All new Commercial, Retail, Office, Public, Quasi-public, or Industrial projects with more than 10,000 square feet of Gross Floor Area.

(4) All projects utilizing Transfer of Development Rights Development Credits.

(B) Allowed but not required.

(1) The Master Planned Development process is allowed, but is not required in the Historic Residential (HR-1) and Historic Residential 2 (HR-2) zones only when the HR-1 or HR-2 zoned Properties and combined with adjacent HRC or HCB zoned Properties. Height exceptions will not be granted for Master Planned Developments within the HR01, HR02, HRC0 and HCB Zoning Districts. See Section 15-6-5(F) Building Height.

(2) The Master Planned Development process is allowed, but is not required, when the Property is not a part of the original Park City Survey or Snyder's Addition to the Park City Survey and the proposed MPD is for an Affordable Housing MPD consistent with Section 15-6-7 herein.

(C) Not Allowed. The Master Planned Development process is not allowed or permitted, except as provided in Sections A and B above and as described in LMC Section 15-6-7 Master Planned Affordable Housing Developments, or as specifically required by the City Council as part of an Annexation or Development Agreement.

*(Amended by Ord. Nos. 04-08; 06-22; 10-14; 11-12; 13-23)*

**15-6 -3. USES.**

A Master Planned Development (MPD) can only contain Uses, which are Permitted or

Conditional in the zone(s) in which it is located. The maximum Density and type of Development permitted on a given Site will be determined as a result of a Site Suitability Analysis and shall not exceed the maximum Density in the zone, except as otherwise provided in this section. The Site shall be looked at in its entirety, including all adjacent property under the same ownership, and the Density located in the most appropriate locations. When Properties are in more than one (1) Zoning District, there may be a shift of Density between Zoning Districts if that Transfer results in a project which better meets the goals set forth in Section 15-6-1 herein. Density for MPDs will be based on the Unit Equivalent Formula, as defined in LMC Chapter 15-15, and as stated in Section 15-6-8 herein.

**Exception.** Residential Density Transfer between the HCB and HR-2 Zoning Districts are not permitted. A portion of the Gross Floor Area generated by the Floor Area Ratio of the HCB Zoning District and applied only to Lot Area in the HCB Zone, may be located in the HR-2 Zone as allowed by Section 15-2.3-8.

*(Amended by Ord. Nos. 06-22; 10-14)*

**15-6 -4. PROCESS.**

(A) **PRE-APPLICATION CONFERENCE**. A pre-Application conference shall be held with the Planning Department staff in order for the Applicant to become acquainted with the Master Planned Development procedures and related City requirements and schedules. The Planning Department staff will give

preliminary feedback to the potential Applicant based on information available at the pre-Application conference and will inform the Applicant of issues or special requirements which may result from the proposal.

(B) **PRE-APPLICATION PUBLIC MEETING AND DETERMINATION OF COMPLIANCE**. In order to provide an opportunity for the public and the Planning Commission to give preliminary input on a concept for a Master Planned Development, all MPDs will be required to go through a pre-Application public meeting before the Planning Commission except for MPDs subject to an Annexation Agreement. A pre-Application will be filed with the Park City Planning Department and shall include conceptual plans as stated on the Application form and the applicable fee. The public will be notified and invited to attend and comment in accordance with LMC Chapters 15-1-12 and 15-1-21, Notice Matrix, of this Code.

At the pre-Application public meeting, the Applicant will have an opportunity to present the preliminary concepts for the proposed Master Planned Development. This preliminary review will focus on identifying issues of compliance with the General Plan and zoning compliance for the proposed MPD. The public will be given an opportunity to comment on the preliminary concepts so that the Applicant can address neighborhood concerns in preparation of an Application for an MPD.

The Planning Commission shall review the preliminary information to identify issues on

compliance with the General Plan and will make a finding that the project initially complies with the General Plan. Such finding is to be made prior to the Applicant filing a formal MPD Application. If no such finding can be made, the applicant must submit a modified Application or the General Plan would have to be modified prior to formal acceptance and processing of the Application. For larger MPDs, it is recommended that the Applicant host additional neighborhood meetings in preparation of filing of a formal Application for an MPD.

For MPDs that are vested as part of Large Scale MPDs the Planning Director may waive the requirement for a pre-Application meeting. Prior to final approval of an MPD that is subject to an Annexation Agreement or a Large Scale MPD, the Commission shall make findings that the project is consistent with the Annexation Agreement or Large Scale MPD and the General Plan.

(C) **APPLICATION**. The Master Planned Development Application must be submitted with a completed Application form supplied by the City. A list of minimum requirements will accompany the Application form. The Application must include written consent by all Owners of the Property to be included in the Master Planned Development. Once an Application is received, it shall be assigned to a staff Planner who will review the Application for completeness. The Applicant will be informed if additional information is necessary to constitute a Complete Application.

(D) **PLANNING COMMISSION REVIEW**. The Planning Commission is the primary review body for Master Planned Developments and is required to hold a public hearing and take action. All MPDs will have at least one (1) work session before the Planning Commission prior to a public hearing.

(E) **PUBLIC HEARING**. In addition to the preliminary public input session, a formal public hearing on a Master Planned Development is required to be held by the Planning Commission. The Public Hearing will be noticed in accordance with LMC Chapters 15-1-12 and 15-1-21, Notice Matrix. Multiple Public Hearings, including additional notice, may be necessary for larger, or more complex, projects.

(F) **PLANNING COMMISSION ACTION**. The Planning Commission shall approve, approve with modifications, or deny a requested Master Planned Development. The Planning Commission action shall be in the form of written findings of fact, conclusions of law, and in the case of approval, conditions of approval. Action shall occur only after the required public hearing is held. To approve an MPD, the Planning Commission will be required to make the findings outlined in Section 15-6-6 herein.

Appeals of Planning Commission action shall be conducted in accordance with LMC Chapter 15-1-18.

(G) **DEVELOPMENT AGREEMENT**. Once the Planning Commission has approved Master Planned Development, the

approval shall be put in the form of a Development Agreement. The Development Agreement shall be in a form approved by the City Attorney, and shall contain, at a minimum, the following:

- (1) A legal description of the land;
- (2) All relevant zoning parameters including all findings, conclusions and conditions of approval;
- (3) An express reservation of the future legislative power and zoning authority of the City;
- (4) A copy of the approved Site plan, architectural plans, landscape plans, Grading plan, trails and open space plans, and other plans, which are a part of the Planning Commission approval;
- (5) A description of all Developer exactions or agreed upon public dedications;
- (6) The Developers agreement to pay all specified impact fees; and
- (7) The form of ownership anticipated for the project and a specific project phasing plan.
- (8) A list and map of all known Physical Mine Hazards on the property, as determined through the exercise of reasonable due diligence by the Owner, as well as a

description and GPS coordinates of those Physical Mine Hazards.

The Development Agreement shall be ratified by the Planning Commission, signed by the City Council and the Applicant, and recorded with the Summit County Recorder. The Development Agreement shall contain language, which allows for minor, administrative modifications to occur to the approval without revision of the agreement. The Development Agreement must be submitted to the City within six (6) months of the date the project was approved by the Planning Commission, or the Planning Commission approval shall expire.

**(H) LENGTH OF APPROVAL.**

Construction, as defined by the Uniform Building Code, will be required to commence within two (2) years of the date of the execution of the Development Agreement. After construction commences, the MPD shall remain valid as long as it is consistent with the approved specific project phasing plan as set forth in the Development Agreement. It is anticipated that the specific project phasing plan may require Planning Commission review and reevaluation of the project at specified points in the Development of the project.

The Planning Commission may grant an extension of a Master Planned Development for up to two (2) additional years, when the Applicant is able to demonstrate no change in circumstance that would result in unmitigated impacts or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension



request. Change in circumstance includes physical changes to the Property or surroundings. Extension requests must be submitted prior to the expiration of the Master Planned Development and shall be noticed and processed with a public hearing according to Section 15-1-12.

**(I) MPD MODIFICATIONS.**

Changes in a Master Planned Development, which constitute a change in concept, Density, unit type or configuration of any portion or phase of the MPD will justify review of the entire master plan and Development Agreement by the Planning Commission, unless otherwise specified in the Development Agreement. If the modifications are determined to be substantive, the project will be required to go through the pre-Application public hearing and determination of compliance as outlined in Section 15-6-4(B) herein.

**(J) SITE SPECIFIC APPROVALS.**

Any portion of an approved Master Planned Development may require additional review by the Planning Department and/or Planning Commission as a Conditional Use permit, if so required by the Planning Commission at the time of the MPD approval. The Planning Commission and/or Planning Department, specified at the time of MPD approval, will review Site specific plans including Site layout, architecture and landscaping, prior to issuance of a Building Permit.

The Application requirements and review criteria of the Conditional Use process must be followed. A pre-Application public meeting may be required by the Planning

Director, at which time the Planning Commission will review the Application for compliance with the large scale MPD approval.

*(Amended by Ord. Nos. 06-22; 09-10; 11-05)*

**15-6 -5. MPD REQUIREMENTS.**

All Master Planned Developments shall contain the following minimum requirements. Many of the requirements and standards will have to be increased in order for the Planning Commission to make the necessary findings to approve the Master Planned Development.

**(A) DENSITY.** The type of Development, number of units and Density permitted on a given Site will be determined as a result of a Site Suitability Analysis and shall not exceed the maximum Density in the zone, except as otherwise provided in this section. The Site shall be looked at in its entirety and the Density located in the most appropriate locations.

Additional Density may be granted within a Transfer of Development Rights Receiving Overlay Zone (TDR-R) within an approved MPD.

When Properties are in more than one (1) Zoning District, there may be a shift of Density between Zoning Districts if that Transfer results in a project that better meets the goals set forth in Section 15-6-1.

**Exception.** Residential Density Transfers between the HCB and HR-2 Zoning

Districts are not permitted. A portion of the gross Floor Area generated by the Floor Area Ratio of the HCB Zoning District and applied only to Lot Area in the HCB Zone, may be located in the HR-2 Zone as allowed by Section 15-2.3-8

Density for MPDs will be based on the Unit Equivalent Formula, as defined in Section 15-6-8 herein.

(1) **EXCEPTIONS.** The Planning Department may recommend that the Planning Commission grant up to a maximum of ten percent (10%) increase in total Density if the Applicant:

(a) Donates open space in excess of the sixty percent (60%) requirement, either in fee or a less-than-fee interest to either the City or another unit of government or nonprofit land conservation organization approved by the City. Such Density bonus shall only be granted upon a finding by the Planning Director that such donation will ensure the long-term protection of a significant environmentally or visually sensitive Area; or

(b) Proposes a Master Planned Development (MPD) in which more than thirty percent (30%) of the Unit Equivalents are employee/Affordable Housing

consistent with the City's adopted employee/Affordable Housing guidelines and requirements; or

(c) Proposes an MPD in which more than eighty percent (80%) of the project is open space as defined in this code and prioritized by the Planning Commission.

**(B) MAXIMUM ALLOWED BUILDING FOOTPRINT FOR MASTER PLANNED DEVELOPMENTS WITHIN THE HR-1 AND HR-2 DISTRICTS.**

(1) The HR-1 and HR-2 Districts sets forth a Maximum Building Footprint for all Structures based on Lot Area. For purposes of establishing the maximum Building Footprint for Master Planned Developments, which include Development in the HR-1 and HR-2 Districts, the maximum Building Footprint for the HR-1 and HR-2 portions shall be calculated based on the conditions of the Subdivision Plat or the Lots of record prior to a Plat Amendment combining the lots as stated in Section 15-2.3-4.

(a) The Area of below Grade parking in the HR-1 and HR-2 zones shall not count against the maximum Building Footprint of the HR-1 or HR-2 Lots.

(b) The Area of below Grade Commercial Uses extending from a Main Street business into the HR-2 Subzone A shall not count against the maximum Building Footprint of the HR-2 Lots.

(c) The Floor Area Ratio (FAR) of the HCB Zoning District applies only to the HCB Lot Area and may be reduced as part of a Master Planned Development. The FAR may not be applied to the HR-1 or HR-2 Lot Area.

(d) The Floor Area for a detached, single car Garage, not to exceed two-hundred and twenty square feet (220 sf) of Floor Area, shall not count against the maximum Building Footprint of the HR-2 Lot.

(C) **SETBACKS.** The minimum Setback around the exterior boundary of an MPD shall be twenty five feet (25') for Parcels greater than one (1) acre in size. In some cases, that Setback may be increased to retain existing Significant Vegetation or natural features or to create an adequate buffer to adjacent Uses, or to meet historic Compatibility requirements. The Planning Commission may decrease the required perimeter Setback from twenty five feet (25') to the zone required Setback if it is necessary to provide desired architectural

interest and variation. The Planning Commission may reduce Setbacks within the project from those otherwise required in the zone to match an abutting zone Setback, provided the project meets minimum Uniform Building Code and Fire Code requirements, does not increase project Density, maintains the general character of the surrounding neighborhood in terms of mass, scale and spacing between houses, and meets open space criteria set forth in Section 15-6-5(D).

(D) **OPEN SPACE.**

(1) **MINIMUM REQUIRED.** All Master Planned Developments shall contain a minimum of sixty percent (60%) open space as defined in LMC Chapter 15-15 with the exception of the General Commercial (GC) District, Historic Residential Commercial (HRC), Historic Commercial Business (HCB), Historic Residential (HR-1 and HR-2) zones, and wherein cases of redevelopment of existing Developments the minimum open space requirement shall be thirty percent (30%).

For Applications proposing the redevelopment of existing Developments, the Planning Commission may reduce the required open space to thirty percent (30%) in exchange for project enhancements in excess of those otherwise required by the Land Management Code that may directly advance policies reflected in the applicable General

Plan sections or more specific Area plans. Such project enhancements may include, but are not limited to, Affordable Housing, greater landscaping buffers along public ways and public/private pedestrian Areas that provide a public benefit, increased landscape material sizes, public transit improvement, public pedestrian plazas, pedestrian way/trail linkages, Public Art, and rehabilitation of Historic Structures.

**(2) TYPE OF OPEN SPACE.**

The Planning Commission shall designate the preferable type and mix of open space for each Master Planned Development. This determination will be based on the guidance given in the Park City General Plan. Landscaped open space may be utilized for project amenities such as gardens, greenways, pathways, plazas, and other similar Uses. Open space may not be utilized for Streets, roads, driveways, Parking Areas, commercial Uses, or Buildings requiring a Building Permit.

**(E) OFF-STREET PARKING.**

(1) The number of Off-Street Parking Spaces in each Master Planned Development shall not be less than the requirements of this code, except that the Planning Commission may increase or decrease the required number of Off-Street Parking Spaces based upon a parking analysis submitted by the

Applicant at the time of MPD submittal. The parking analysis shall contain, at a minimum, the following information:

(a) The proposed number of vehicles required by the occupants of the project based upon the proposed Use and occupancy.

(b) A parking comparison of projects of similar size with similar occupancy type to verify the demand for occupancy parking.

(c) Parking needs for non-dwelling Uses, including traffic attracted to Commercial Uses from Off-Site.

(d) An analysis of time periods of Use for each of the Uses in the project and opportunities for Shared Parking by different Uses. This shall be considered only when there is Guarantee by Use covenant and deed restriction.

(e) A plan to discourage the Use of motorized vehicles and encourage other forms of transportation.

(f) Provisions for overflow parking during peak periods.

The Planning Department shall review the parking analysis and provide a recommendation to the Commission. The Commission shall make a finding during review of the MPD as to whether or not the parking analysis supports a determination to increase or decrease the required number of Parking Spaces.

(2) The Planning Commission may permit an Applicant to pay an in-lieu parking fee in consideration for required on-site parking provided that the Planning Commission determines that:

- (a) Payment in-lieu of the on-Site parking requirement will prevent a loss of significant open space, yard Area, and/or public amenities and gathering Areas;
- (b) Payment in-lieu of the on-Site parking requirement will result in preservation and rehabilitation of significant Historic Structures or redevelopment of Structures and Sites;
- (c) Payment in-lieu of the on-Site parking requirement will not result in an increase project Density or intensity of Use; and

(d) The project is located on a public transit route or is within three (3) blocks of a municipal bus stop.

The payment in-lieu fee for the required parking shall be subject to the provisions in the Park City Municipal Code Section 11-12-16 and the fee set forth in the current Fee Resolution, as amended.

(F) **BUILDING HEIGHT.** The Building Height requirements of the Zoning Districts in which an MPD is located shall apply except that the Planning Commission may consider an increase in Building Height based upon a Site specific analysis and determination. Height exceptions will not be granted for Master Planned Developments within the HR-1, HR-2, HRC, and HCB Zoning Districts.

The Applicant will be required to request a Site specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings can be made. In order to grant Building Height in addition to that which is allowed in the underlying zone, the Planning Commission is required to make the following findings:

- (1) The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone required Building Height and Density, including requirements for facade variation and design, but rather provides desired architectural variation, unless the increased square

footage or Building volume is from the Transfer of Development Credits;

(2) Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss or air circulation have been mitigated as determined by the Site Specific analysis and approved by the Planning Commission;

(3) There is adequate landscaping and buffering from adjacent Properties and Uses. Increased Setbacks and separations from adjacent projects are being proposed;

(4) The additional Building Height results in more than the minimum Open Space required and results in the Open Space being more usable and included Publicly Accessible Open Space;

(5) The additional Building Height shall be designed in a manner that provides a transition in roof elements in compliance with Chapter 5, Architectural Guidelines or the Design Guidelines for Park City's Historic Districts and Historic Sites if within the Historic District;

If and when the Planning Commission grants additional Building Height due to a Site Specific analysis and determination,

that additional Building Height shall only apply to the specific plans being reviewed and approved at the time. Additional Building Height for a specific project will not necessarily be considered for a different, or modified, project on the same Site.

(G) **SITE PLANNING**. An MPD shall be designed to take into consideration the characteristics of the Site upon which it is proposed to be placed. The project should be designed to fit the Site, not the Site modified to fit the project. The following shall be addressed in the Site planning for an MPD:

(1) Units should be clustered on the most developable and least visually sensitive portions of the Site with common open space separating the clusters. The open space corridors should be designed so that existing Significant Vegetation can be maintained on the Site.

(2) Projects shall be designed to minimize Grading and the need for large retaining Structures.

(3) Roads, utility lines, and Buildings should be designed to work with the Existing Grade. Cuts and fills should be minimized.

(4) Existing trails should be incorporated into the open space elements of the project and should be maintained in their existing location whenever possible. Trail easements for existing trails may be required.

Construction of new trails will be required consistent with the Park City Trails Master Plan.

(5) Adequate internal vehicular and pedestrian/bicycle circulation should be provided. Pedestrian/bicycle circulations shall be separated from vehicular circulation and may serve to provide residents the opportunity to travel safely from an individual unit to another unit and to the boundaries of the Property or public trail system. Private internal Streets may be considered for Condominium projects if they meet the minimum emergency and safety requirements.

(6) The Site plan shall include adequate Areas for snow removal and snow storage. The landscape plan shall allow for snow storage Areas. Structures shall be set back from any hard surfaces so as to provide adequate Areas to remove and store snow. The assumption is that snow should be able to be stored on Site and not removed to an Off-Site location.

(7) It is important to plan for trash storage and collection and recycling facilities. The Site plan shall include adequate Areas for trash dumpsters and recycling containers, including an adequate circulation area for pick-up vehicles. These facilities shall be enclosed and shall be included on the site and landscape plans for the Project.

Pedestrian Access shall be provided to the refuse/recycling facilities from within the MPD for the convenience of residents and guests.

No final site plan for a commercial development or multi-family residential development shall be approved unless there is a mandatory recycling program put into effect which may include Recycling Facilities for the project.

Single family residential development shall include a mandatory recycling program put into effect including curb side recycling but may also provide Recycling Facilities.

The recycling facilities shall be identified on the final site plan to accommodate for materials generated by the tenants, residents, users, operators, or owners of such project. Such recycling facilities shall include, but are not necessarily limited to glass, paper, plastic, cans, cardboard or other household or commercially generated recyclable and scrap materials.

Locations for proposed centralized trash and recycling collection facilities shall be shown on the site plan drawings. Written approval of the proposed locations shall be obtained by the City Building and Planning Department.

Centralized garbage and recycling collection containers shall be located in a completely enclosed structure, designed with materials that are compatible with the principal building(s) in the development, including a pedestrian door on the structure and a truck door/gate. The structure's design, construction, and materials shall be substantial e.g. of masonry, steel, or other materials approved by the Planning Department capable of sustaining active use by residents and trash/recycle haulers.

The structures shall be large enough to accommodate a garbage container and at least two recycling containers to provide for the option of dual-stream recycling. A conceptual design of the structure shall be submitted with the site plan drawings.

(8) The Site planning for an MPD should include transportation amenities including drop-off Areas for van and shuttle service, and a bus stop, if applicable.

(9) Service and delivery Access and loading/unloading Areas must be included in the Site plan. The service and delivery should be kept separate from pedestrian Areas.

(H) **LANDSCAPE AND STREET SCAPE**. A complete landscape plan must be submitted with the MPD application. The landscape plan shall comply with all criteria

and requirements of LMC Section 15-5-5(M) LANDSCAPING.

All noxious weeds, as identified by Summit County, shall be removed from the Property in accordance with the Summit County Weed Ordinance prior to issuance of Certificates of Occupancy.

Lighting must meet the requirements of LMC Chapter 15-5, Architectural Review.

(I) **SENSITIVE LANDS COMPLIANCE**. All MPD Applications containing any Area within the Sensitive Areas Overlay Zone will be required to conduct a Sensitive Lands Analysis and conform to the Sensitive Lands Provisions, as described in LMC Section 15-2.21.

(J) **EMPLOYEE/AFFORDABLE HOUSING**. MPD Applications shall include a housing mitigation plan which must address employee Affordable Housing as required by the adopted housing resolution in effect at the time of Application.

(K) **CHILD CARE**. A Site designated and planned for a Child Care Center may be required for all new single and multi-family housing projects if the Planning Commission determines that the project will create additional demands for Child Care.

(L) **MINE HAZARDS**. All MPD applications shall include a map and list of all known Physical Mine Hazards on the property and a mine hazard mitigation plan.



(M) **HISTORIC MINE WASTE MITIGATION.** For known historic mine waste located on the property, a soil remediation mitigation plan must be prepared indicating areas of hazardous soils and proposed methods of remediation and/or removal subject to the Park City Soils Boundary Ordinance requirements and regulations. See Title Eleven Chapter Fifteen of the Park City Municipal Code for additional requirements.

*(Amended by Ord. Nos. 04-08; 06-22; 09-10; 10-14; 11-05 11-12; 13-23)*

**15- 6- 6. REQUIRED FINDINGS AND CONCLUSIONS OF LAW.**

The Planning Commission must make the following findings in order to approve a Master Planned Development. In some cases, conditions of approval will be attached to the approval to ensure compliance with these findings.

- (A) The MPD, as conditioned, complies with all the requirements of the Land Management Code;
- (B) The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 herein;
- (C) The MPD, as conditioned, is consistent with the Park City General Plan;
- (D) The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission;

- (E) The MPD, as conditioned, strengthens and enhances the resort character of Park City;
- (F) The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
- (G) The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
- (H) The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
- (I) The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
- (J) The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
- (K) The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
- (L) The MPD has been noticed and public hearing held in accordance with this Code.

(M) The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.

(N) The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.

(O) The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.

*(Amended by Ord. Nos. 06-22; 10-14; 13-23)*

**15-6-7. MASTER PLANNED AFFORDABLE HOUSING DEVELOPMENT.**

(A) **PURPOSE.** The purpose of the master planned Affordable Housing Development is to promote housing for a diversity of income groups by providing Dwelling Units for rent or for sale in a price range affordable by families in the low-to-moderate income range. This may be achieved by encouraging the private sector to develop Affordable Housing. Master Planned Developments, which are one hundred percent (100%) Affordable Housing, as defined by the housing resolution in effect at the time of Application, would be considered for a

Density incentive greater than that normally allowed under the applicable Zoning District and Master Planned Development regulations with the intent of encouraging quality Development of permanent rental and permanent Owner-occupied housing stock for low and moderate income families within the Park City Area.

(B) **RENTAL OR SALES PROGRAM.** If a Developer seeks to exercise the increased Density allowance incentive by providing an Affordable Housing project, the Developer must agree to follow the guidelines and restrictions set forth by the Housing Authority in the adopted Affordable Housing resolution in effect at the time of Application.

(C) **MIXED RENTAL AND OWNER/OCCUPANT PROJECTS.** When projects are approved that comprise both rental and Owner/occupant Dwelling Units, the combination and phasing of the Development shall be specifically approved by the reviewing agency and become a condition of project approval. A permanent rental housing unit is one which is subject to a binding agreement with the Park City Housing Authority.

(D) **MPD REQUIREMENTS.** All of the MPD requirements and findings of this section shall apply to Affordable Housing MPD projects.

(E) **DENSITY BONUS.** The reviewing agency may increase the allowable Density to a maximum of twenty (20) Unit Equivalents per acre. The Unit Equivalent formula applies.

(F) **PARKING.** Off-Street parking will be required at a rate of one (1) space per Bedroom.

(G) **OPEN SPACE.** A minimum of fifty percent (50%) of the Parcel shall be retained or developed as open space. A reduction in the percentage of open space, to not less than forty percent (40%), may be granted upon a finding by the Planning Commission that additional on or Off-Site amenities, such as playgrounds, trails, recreation facilities, bus shelters, significant landscaping, or other amenities will be provided above any that are required. Project open space may be utilized for project amenities, such as tennis courts, Buildings not requiring a Building Permit, pathways, plazas, and similar Uses. Open space may not be utilized for Streets, roads, or Parking Areas.

(H) **RENTAL RESTRICTIONS.** The provisions of the moderate income housing exception shall not prohibit the monthly rental of an individually owned unit. However, Nightly Rentals or timesharing shall not be permitted within Developments using this exception. Monthly rental of individually owned units shall comply with the guidelines and restrictions set forth by the Housing Authority as stated in the adopted Affordable Housing resolution in effect at the time of Application.

*(Amended by Ord. Nos. 06-22; 09-10)*

**15-6-8. UNIT EQUIVALENTS.**

Density of Development is a factor of both the Use and size of Structures built within a project. In order to allow for, and to encourage, a variety of unit configurations, Density shall be calculated on the basis of Unit Equivalents. Unless otherwise stipulated, one (1) Unit Equivalent equates to one (1) single family Lot, 2,000 square feet of Multi-Family Dwelling floor area, or 1,000 square feet of commercial or office floor area. A duplex Lot equates to two (2) Unit Equivalents, unless otherwise stipulated by the Master Planned Development (MPD). The MPD may stipulate maximum Building Footprint and/or maximum floor area for single family and duplex Lots. Residential Unit Equivalents for Multi-Family Dwellings shall be calculated on the basis of one (1) Unit Equivalent per 2,000 square feet and portions of Unit Equivalents for additional square feet above or below 2,000. For example: 2,460 square feet of a multi-family unit shall count as 1.23 Unit Equivalents.

Affordable Housing units required as part of the MPD approval, and constructed on Site do not count towards the residential Unit Equivalents of the Master Plan. Required ADA units do not count towards the residential Unit Equivalents.

Support Uses and accessory meeting space use Unit Equivalents as outlined in Section 15-6-8(C) and (D) below.

(A) **CALCULATING RESIDENTIAL UNIT SQUARE FOOTAGE.** Unit square footage shall be measured from the interior of the exterior unit walls. All bathrooms,

halls, closets, storage and utility rooms within a unit will be included in the calculation for square footage. Exterior hallways, common circulation and hotel use areas, such as lobbies, elevators, storage, and other similar Areas, will not be included. Common outdoor facilities, such as pools, spas, recreation facilities, ice-skating rinks, decks, porches, etc. do not require the Use of Unit Equivalents.

(B) **LOCKOUTS**. For purposes of calculating Unit Equivalents, Lockouts shall be included in the overall square footage of a unit.

(C) **SUPPORT COMMERCIAL WITHIN RESIDENTIAL MASTER PLANNED DEVELOPMENTS**. Within a Hotel or Nightly Rental condominium project, the Floor Area of Support Commercial uses may not exceed five percent (5%) of the total Floor Area of the approved residential Unit Equivalents. Any unused support commercial floor area may be utilized for meeting space Uses.

(D) **MEETING SPACE**. Within a Hotel or Condominium project, Floor Area of meeting space may not exceed five percent (5%) of the total Floor Area of the approved residential unit equivalents. Any unused meeting space floor area may be utilized for support commercial uses within a Hotel or Nightly Rental Condominium project.

(E) **COMMERCIAL UNIT EQUIVALENTS**. Commercial spaces, approved as a part of a Master Planned Development, shall be calculated on the

basis of one (1) Unit Equivalent per 1000 square feet of Net Leasable Floor Area, exclusive of common corridors, for each part of a 1,000 square foot interval. For example: 2,460 square feet of commercial Area shall count as 2.46 Unit Equivalents.

(F) **RESIDENTIAL ACCESSORY USES**. Residential Accessory Uses include typical back of house uses and administration facilities that are for the benefit of the residents of a commercial Residential Use, such as a Hotel or Nightly Rental Condominium project and that are common to the residential project and are not located within any individual Residential unit. Residential Accessory Uses do not require the use of Unit Equivalents and include, but are not limited to, such Uses as:

- Ski/Equipment lockers
- Lobbies
- Registration
- Concierge
- Bell stand/luggage storage
- Maintenance Areas
- Mechanical rooms and shafts
- Laundry facilities and storage
- Employee facilities
- Common pools, saunas and hot tubs, and exercise areas not open to the public
- Telephone Areas
- Guest business centers
- Public restrooms
- Administrative offices
- Hallways and circulation
- Elevators and stairways

(G) **RESORT ACCESSORY USES**. The following Uses are considered accessory for the operation of a resort for winter and

summer operations. These Uses are considered typical back of house uses and are incidental to and customarily found in connection with the principal Use or Building and are operated for the convenience of the Owners, occupants, employees, customers, or visitors to the principal resort Use. Accessory Uses associated with an approved summer or winter resort do not require the Use of a Unit Equivalent. These Uses include, but are not limited to, such Uses as:

- Information
- Lost and found
- First Aid
- Mountain patrol
- Administration
- Maintenance and storage facilities
- Emergency medical facilities
- Public lockers
- Public restrooms
- Employee restrooms, employee locker rooms, employee break rooms, and employee dining areas
- Ski school/day care facilities
- Instruction facilities
- Ticket sales
- Equipment/ski check
- Circulation and hallways for these Resort Accessory Uses

*(Amended by Ord. Nos. 06-22; 09-10; 10-14; 11-05)*

DRAFT

PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION MEETING MINUTES  
COUNCIL CHAMBERS  
MARSAC MUNICIPAL BUILDING  
NOVEMBER 12, 2014

COMMISSIONERS IN ATTENDANCE:

Chair Nann Worel, Melissa Band, Preston Campbell, Steve Joyce, John Phillips, Adam Strachan, Doug Thimm

EX OFFICIO:

Planning Director Thomas Eddington, Francisco Astorga, Planner; Christy Alexander, Planner; Polly Samuels McLean, Assistant City Attorney

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REGULAR MEETING

**ROLL CALL**

Chair Worel called the meeting to order at 5:35 p.m. and noted that all Commissioners were present.

**ADOPTION OF MINUTES**

October 8, 2014

Commissioner Strachan referred to the Work Session Minutes regarding the Alice Claim subdivision and Plat Amendment. He referred to page 9 of the Staff report, page 7 of the Minutes and the sentence beginning with "Assistant City Attorney McLean noted..." In addition to the sentence in the minutes, he added an additional sentence that was stated by Ms. McLean. "**Ms. McLean also disputed that there was consensus for the plan**".

MOTION: Commissioner Strachan moved to APPROVE the minutes of October 8, 2014 as corrected. Commissioner Band seconded the motion.

VOTE: The motion passed 5-1. Commissioner Campbell abstained since he was absent from the meeting.

October 22, 2014

Commissioner Band referred to page 106 of the Staff report, page 46 of the Minutes, third paragraph, fourth line and corrected the word newbies to **nimbys**.

MOTION: Commissioner Strachan moved to APPROVE the minutes of October 22, 2014 as corrected. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

**NOTE:** At the end of the meeting Director Eddington noted that Planner Whetstone had recommended corrections to the October 22, 2014 minutes regarding 510 Payday Drive, the Thaynes project. He had failed to mention them during the approval of the minutes. However, her corrections were difficult to follow and he requested that the approval of minutes be withdrawn and continued to the next meeting to allow the recommended changes to be verified with the recording.

MOTION: Commissioner Strachan withdrew his approval of the October 22, 2014 minutes and Continued the minutes to December 10, 2014. Commissioner Band seconded the motion.

VOTE: The motion passed unanimously.

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**2. 1000 Ability Way – National Ability Center Pre-master Planned Development for additional lodging, expanded equestrian arena, and addition to administration building. Application PL-14-02476**

Planner Francisco Astorga stated that the project planner, Kirsten Whetstone, was out of town and he would be presenting this application in her absence this evening.

Planner Astorga reviewed the pre-application for an MPD for the National Ability Center. He provided a brief history of the site and explained the Staff analysis. The parcel is 26.2 acres and it was annexed into Park City in 2004 as part of the National Ability Center/Quinn's Recreation Complex annexation. Prior to that annexation it had received a SPA, which is a specially planned area permit through Summit County. A SPA is very similar to the Park City MPD process. Planner Astorga reported that the applicant was requesting to amend the concept plan. The review process before the Planning Commission was starting with this pre-MPD application, which would eventually turn into an MPD as required to amend the SPA.

Planner Astorga explained that under the Code required pre-MPD application the applicant is entitled to a public hearing and the opportunity to introduce their plan to the Planning Commission. The City is charged with finding whether the MPD concept is in general

compliance with both the General Plan, as well as the purpose statements of the Recreation and Open Space (ROS) District. Planner Astorga noted that the purpose statement was included on page 139 of the Staff report. The same page also included a Finding regarding general plan compliance.

The Staff found that the proposed preliminary plan is in general compliance with both the General Plan and the purpose statement of the ROS zone.

Michael Barille with Plan Works Design, representing the applicant, stated that the work on the plan was a collaborative effort between Plan Works and Craig Elliott with Elliott Work Group. Mr. Barille stated that his team also worked closely with the staff at the National Ability Center, their facilities committee, and the Board of Directors to understand their needs and to decide how best to meet those needs within the context of the community and the General Plan.

Mr. Barille stated that the objective this evening was to provide context and history and to walk through the plan to show how they arrived at some of the conclusions.

Mr. Barille introduced John Serio, Facilities Director for the National Ability Center; John Hanrahan, a member on the Board of Directors; Gail Loveland, the Executive Director; and Andy Dahmen, Board of Directors and Chair of the Facilities committee. They were prepared with a power point presentation and each person would be involved in presenting the areas of their expertise.

Gail Loveland remarked that need was the reason for building out their facilities. They have seen an unprecedented amount of program growth over the last four years that has been driven by a couple of key areas. They have a large military program that has grown significantly from serving 50 veterans a year to 950 annually. There has been a dramatic increase in the diagnosis of children and adults with autism, and the National Ability Center has stepped up to better serve that population. A new target audience is the aging population and there is great opportunity to provide more programming for those groups as well. Ms. Loveland stated that there are a lot of adaptive programs across the country, but there are very few like the National Ability Center. People look to them for training and education opportunities. They also work with other organizations such as the MS Society, Autism, and Muscular Dystrophy to name a few.

Ms. Loveland stated that when they grow programs they also need to grow the support groups, which includes volunteers, donors and staff. She stated that when they look at building new facilities they remain focused on their mission and the needs they can fulfill. However, they also partner with other community organizations that provide services that the National Ability Center is not equipped to provide.



Ms. Loveland remarked that the National Ability Center is looking ahead in an effort to plan for growth. They have moved slowly through the process and made sure they did all of their due diligence for build out to meet their future needs.

Mr. Barille pointed out that they were seeing program growth in the 125-150% range. He emphasized that wherever possible the National Ability Center has tried to grow the programs by partnering with the Resort, State Parks or with others in the community, instead of trying to squeeze new facilities on their current site. However, they have reached the point where that is no longer possible and they need to expand.

Mr. Barille provided a brief history of the growth at Quinn's Junction and where the National Ability Center fits into that. He noted that the National Ability Center was the first presence at Quinn's Junction. Mr. Barille commented on some of the plans that were being considered at Quinn's Junction when he first came into the community as a planner for Summit County in 2000. When he became the Summit County Planning Director five years later a City/County Joint Land Use Study was initiated to do a core plan for the area from the Silver Summit intersection all the way down to Quinn's Junction. Mr. Barille noted that the SPA that Planner Astorga mentioned was a piece of the history but not the whole context. The property was later annexed and following that a Water Service and Development Agreement was approved by the City. That document and the SPA plan were fairly restrictive in terms of the property. Since that time a lot has changed and they intended to point out those changes this evening.

Mr. Barille stated that the initial context required ranch/rural style architecture with the buildings tightly clustered. He noted that while this new plan would add facilities to help with program growth, they were still trying to respect the original intent.

Mr. Barille outlined the number of projects that have been approved at Quinn's Junction since the NAC originally built their facility. He pointed out that Quinn's Junction has really changed but it still feels open and it still feels like part of the community. Mr. Barille believed that as the facilities were proposed, the intent was clearly articulated by previous Planning Commissions and former Staff members that it should be done with a vision towards health and recreation. That was the purpose for all the development that was approved at Quinn's Junction. Mr. Barille believed the National Ability Center fits within the context of that vision.

Mr. Barille commented on how Quinn's Junction has evolved and the positive outcomes of it becoming a hub and a place used by all the community.

John Hanrahan thanked the Planning Commission for their extraordinary service to the community. Mr. Hanrahan remarked that the first positive synergy is that the NAC has great bathrooms that the trail users use. He stated that they are a community hub and dozens of non-profits use their facilities either at a great discount, for free or at cost. Over 29 years the National Ability Center has become an integral part of the community. The NAC provides diversity and brings in people with different cultural backgrounds and different ability levels. Scholarship programs allow people of economically diverse backgrounds to enjoy what the community has to offer. Mr. Hanrahan stated that the National Ability Center has grown into one of the top programs for disabled people and abled people and their families both nationally and internationally. The NAC is a gem in the community and they try to give back what they get from the community.

Mr. Barille stated that the next part of their presentation would show how the plan fits into the language of the General Plan and the neighborhood piece of the General Plan in the broader context. Ms. Loveland believed the NAC fit within the goals of small town, natural setting and sense of community, including athletic development. They are a Paralympic legacy and they provide that type of athletic training. Ms. Loveland stated that the NAC wants to continue to work with the City to talk about future opportunities and to make sure they are answering the needs of the community. She noted that the NAC is a primary user of the recreation facilities in Park City and Summit County. They utilize the ice sheet, work with Mountain Trails on the trail connections, and try to provide accessible options. In the future they would like to partner with the City on indoor facilities and to be a user of those facilities. Ms. Loveland noted that event space is designed in the plan for meetings, conferences, activities, etc. They would like to have conversations with the City and the community on how they could utilize the space to serve a larger need when appropriate.

Mr. Barille believed their presentation provided a broader context than what is typical for most applications in terms of how their plan relates to small town and sense of community. He could find no better way to accomplish that other than being an open door for all the community partners. In terms of natural setting, they tried to do a nice job of keeping the buildings tightly clustered using architectural colors, materials and scale that is consistent with the surroundings. Mr. Barille stated that the property has a long history of down lighting and zero off-site exposure. He commented on the solar array on the roof of the administration building. Those types of elements would be carried forward with the next iteration of the plan. Mr. Barille anticipated a site visit with the Planning Commission where they could personally see the context pieces.

Mr. Barille outlined the National Ability Center process. He stated that they were before the Planning Commission early in the process, but not before they understood their own needs and could articulate them to the Planning Commission. Mr. Barille stated that the first thing NAC embarked upon was to hire Design Plan Works to talk with their staff about the

programs, growth and the participants, as well as the issues with facilities that caused problems and lowered the quality or level of programming. Through those discussions and the interview process, as well as meeting with the Facilities Committee and the Board of Directors, they achieved a few iterations of the plan and looked at the options. The result was the refinement of the plan being presented this evening.

Mr. Barille reviewed how Plan Works Design and the NAC dovetailed their process with the City process. He walked through their meetings with the Planning Staff and how they previewed some of their plan options. Based on feedback from the Staff they tried to understand what the General Plan and the LMC required and how that was incorporated into their plan.

Mr. Barille noted that the National Ability Center also hired a consultant to look at fundraising feasibility and how much it would cost to implement the final plan. They expected to receive that report by the first of next year. Mr. Barille pointed out that the NAC needs to raise the funds before moving forward with construction drawings or coming back to the Planning Commission for approval.

Ms. Loveland stated that the process started with the growth and programs, but also a request from the Board of Directors to look at the master plan. At that point they realized the importance of looking at the overall facility to make sure they were considering all future needs to meet the growth.

Mr. Barille remarked that that the third step of the process is to come back after the MPD discussion and approval and determine which priority projects could go straight to building permit and which ones would require a conditional use permit. Mr. Barille noted that the process would be slow and even the shorter term would be a two to three year timeline.

Mr. Barille reviewed the proposed plan and provided a general overview. The three primary areas for new constructions was the addition to the indoor riding arena, the addition off the back side of the administration building, and a proposed new lodge building. Additional accessory structures were also included in the Plan. The three primary areas mostly relate directly to the program growth and growth of the staff in trying to accommodate the basic needs.

Ms. Loveland explained the reasons for expanding the arena and the administration building. Ms. Loveland stated that the National Ability Center is a premiere accredited PATH Center, which is the Professional Association of Therapeutic Horsemanship. They are the only one in Utah and they provide training to other adaptive equestrian programs. Ms. Loveland commented on the proposed Lodge. She remarked that the issue of athlete housing in the community is a challenge, and the NAC sees it as their own challenge as

well. They took 18 athletes from nine countries to Sochi and it was not easy finding accessible housing for athletes with disabilities. She pointed out that the rooms in the existing NAC Lodge do not meet that need at all. Mr. Barille stated that the plan for the new Lodge building addresses issues related to long-term stays and provides a kitchenette with counters at an accessible height.

Ms. Loveland stated that internship programs are a key part of providing programming. They were asked by the community to begin workforce training for individuals with disabilities. It was outside of their mission so they incorporated it into their internship program. A specific internship program called the Coach Program is specific for individuals with disabilities. She reiterated that finding housing for interns working for a three or six month period is difficult. Having the ability to provide housing on-site for people with disabilities while they are doing their internship would be a major opportunity.

Mr. Dahmen commented on other needs related to the Lodge facility. He started coming to the National Ability Center nine years ago. He has his own disability due to a spinal cord injury. For that reason, Mr. Dahmen believes he brings another perspective to the table. A unique problem is that it is difficult to travel and one of his goals for the entire facility is to create a world class facility for people who normally do not venture out. Mr. Dahmen stated that many people with his level of injury do not travel because they do not have the security of what to expect. They were trying to create a lodge with an atmosphere that encourages people to come who normally would not travel. Mr. Dahmen stated that one aspect would be to partner with IHC to bring in nursing facilities for people in need; as well as engineering the rooms for wider bathrooms and other amenities to help facilitate the people who normally would not get out.

Ms. Loveland stated that the existing lodge can accommodate 53 individuals in double and triple occupancy. People generally stay three to five days and it would be a great opportunity to have overflow space in the new lodge to accommodate additional groups that are currently turned away.

Mr. Barille walked through the site plan and identified the other uses related to the National Ability Center. One was the Archery Center that would be relocated on-site to accommodate the new Lodge building. Mr. Barille indicated a Yurt on the property that is used for Nordic use in winter and camps in the summer. The Yurt is not an appropriate place for those activities and the new plan allows for an enclosed climate-controlled area. Ms. Loveland stated that the NAC is in need of additional restroom facilities and she pointed out areas where new restrooms were proposed. Mr. Barille continued with his review of the site plan and explained the uses and which ones would be accommodated differently in the new plan.

Chair Worel asked about a dining facility. Ms. Loveland stated that there is already a commercial kitchen in the dorm and a cafeteria. The new proposed Lodge would have kitchenettes. Chair Worel asked if a cook currently prepares meals for a large group. Mr. Loveland replied that they partner with the community and catering is provided for either day groups or overnight groups. They try to seek nutritional partners to reflect the mission of the NAC regarding health and nutrition. Ms. Loveland clarified that meals are prepared off site and brought in. Chair Worel asked if they expected that to continue. Ms. Loveland answered yes.

Mr. Barille provided images to show the tent platform, cabin, and sensory garden. He thought it would give the Commissioners a sense of the character they were trying to achieve with those uses. He also presented floor plates and programming for a few of the facilities discussed in the master plan and explained how the design promotes better functionality. Mr. Barille presented massing studies to show how the new and existing buildings would read together. They tried to maintain consistency by using the existing materials and colors so the old and the new read as one facility.

Mr. Barille reiterated that they were not looking to speed through the process and there were still a number of steps to be done. However, as they begin the fundraising it was important to hear from the Planning Commission so they could proceed accordingly.

Ms. Loveland welcomed their input and noted that they were looking at a three to five year timeline. Chair Worel asked if the timeline meant shovel in the ground in three years or the first phase would be up in three years. Ms. Loveland stated that the timing would depend on the fundraising. She believed it would likely be shovel in the ground at the three year mark. Mr. Barille assumed it would be a phased plan unless someone was generous enough to fund the entire project. It was likely they would have to set some priorities and that the MPD would identify the phases of highest priority. Those would be the first to have a shovel in the ground and the later phases would come back for a review process and conditional use permit.

Chair Worel asked whether they were confident that in three years the projections and the facilities proposed would meet the needs at that point. Ms. Loveland stated that they have tried to look ahead and some decisions were based on those projections.

Mr. Barille stated that prior to coming back with the MPD they need to double-check with all the service providers regarding capacity and to have initial planning discussions related to storm water, wetlands, parking, trip generation and circulation. They have an existing approved final site plan that serves as a plat and defines the boundaries of the property. However, they all agree that it should be tightened up and they would probably come back

with a partial plat for the entire property. It would allow them the opportunity to have the conversation to make sure they were meeting the setbacks.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

Planner Astorga noted that the Staff was requesting input on two issues. The first was whether or not the Planning Commission finds that the proposed MPD amendments are consistent with the ROS Zone, or if they needed additional information to make the determination regarding the ROS zone in terms of purpose and use. The second issue was whether or not the Planning Commission finds that the proposed MPD amendments comply with the General Plan, or if the Planning Commission needed additional information in order to make the determination regarding compliance with the General Plan.

Planner Astorga requested that the Planning Commission continue this item to December 10, 2014 following their discussion this evening.

Commissioner Strachan wanted to know if anyone had projected the number of years a new facility would serve the NAC. Ms. Loveland replied that in the initial discussions they had set a goal for ten years. However, they also looked at the entire 26.2 acres and believe they have planned for what the acreage can accommodate. Beyond that they would be looking at other opportunities to partner with community organizations.

Commissioner Strachan remarked that ten years goes by quickly, particularly if it would be three years before the shovel goes into the ground. He was comfortable with the use and the expansion, and he understood that the project was driven more by fundraising than by dreams and desires. However, if they could find the money he thought this was a good opportunity to plan a facility that would serve for longer than ten years.

Mr. Hanrahan stated that the Board was slightly nervous about the fundraising component, but they could still plan for 20 years and phase it out with another fundraising campaign in ten years. He thought Commissioner Strachan had raised a good point and it was a good idea.

Commissioner Band agreed. With the growth the NAC has seen with all their programs and the fact that they have already outgrown the existing facility, she did not think the proposed expansion was large enough. Commissioner Band asked if the pasture area in the back could potentially be a future growth area if the horses were relocated.

Ms. Loveland replied that it could be used for growth. Currently, it is a key part of the programming that is provided and it contributes to the feel of the ranch. There is a therapeutic benefit from being around the animals even for those who do not ride the horses. Ms. Loveland stated that they typically keep between 16 to 18 horses to meet the needs and they need the room to house the horses. She appreciated the input and the suggestion would be discussed with the Board.

Commissioner Strachan thought it would be helpful if Mr. Barille could come back with a phasing plan for the Planning Commission to discuss with the applicant. Mr. Barille stated that a phasing plan had been mentioned. They would have additional discussions and come back with options for Planning Commission input.

Commissioner Band stated that she loves the NAC and their programs and there is a great need for it in the community. She liked the uses proposed, the clustering and the buildings. Her only concern was having enough space for future growth.

Commissioner Campbell believed the entire Planning Commission was in favor of the NAC and what they do, and they wanted to make this work. He suggested that one way the Commissioners could help would be to allow the applicant whatever flexibility they needed. Commissioner Campbell did not think the Planning Commission should be involved in locating the buildings on the site or determining the use for each building. He felt those decisions should be left to the applicant as long as they stay on course with the current use. Commissioner Campbell stated that the NAC should not have to come back to the Planning Commission unless they run out of space and needed to expand further.

Commissioner Strachan pointed out that without Planning Commission approval the NAC could sell the property and a new owner may plan a use that is not appropriate.

Mr. Barille noted that there were already use restrictions associated with this property limiting it to recreation, and in some cases adaptive recreation uses.

Commissioner Campbell clarified that his comments were intended to encourage Mr. Barille to come back with plans that were less specific rather than more specific than what was shown this evening. He did not believe the Planning Commission needed to be involved in the details. Commissioner Strachan stated that his reason for asking for a phasing plan was help the applicant by providing input on what might or might not work. He was not opposed to Commissioner Campbell suggestion if the applicant was not interested in having their input.

Commissioner Phillips informed Mr. Barille that the Planning Commission would definitely want to know the parking plan and where the cars would be parked.

Chair Worel asked if there was consensus among the Planning Commission that the amendments were consistent with the ROS zone.

Commissioner Joyce stated that in looking through the conditional use criteria for the ROS zone and while everything else was consistent, he had concerns with the Lodge. He could find nothing in the ROS zone of conditional uses that allows lodging. Commissioner Joyce asked if the Lodge would be compliant with the ROS zone.

Director Eddington explained that the application came in as part of a SPA or Special Planned Area, and there were already existing uses associated with it. The City gave it ROS zoning when it came in, which is more protected zoning than any other zone in Park City. Director Eddington stated that they would need to include those uses in the ROS zone as part of the MPD amendment. He clarified that it would not be hotel lodging, but it would include lodging for this type of use. Director Eddington pointed out that the language would have to be very specific.

Commissioner Strachan stated that he would not define the use as a lodging use. The use was actually an adaptive facility. Planner Astorga concurred. Director Eddington remarked that there would be overnight visitors and clarifying the use would protect the NAC.

Commissioner Campbell felt the operative word was to "protect" them so it is not questioned in the future. He agreed with clarifying the use in the MPD.

Mr. Barille reiterated that the use restrictions associated with the property are very specific. The land grant that came from the family was very clear that there could be lodging facilities on the property but it could not be for commercial purposes. The lodging use was strictly to support the adaptive recreation and recreational uses on the property. Mr. Barille thought it was appropriate to specifying that in the MPD, but he did not believe it needed to be a Code change.

Commissioner Thimm stated that he had the same question as Commissioner Joyce. He agreed with Commissioner Campbell and the other Commissioners on how to handle this application. He was proud to have this type of facility in the community. Commissioner Thimm thought it was best to protect what exists and to make the findings. If it was an existing use as part of the SPA and it works he would be comfortable with that. However, Commissioner Thimm felt it was a bit of a stretch to say that adaptive use includes lodging. He asked if the MPD process allows a use that is prohibited by the ROS zone.



Planner Astorga stated that he would call it an accessory structure greater than 600 square feet, which would include the lodging building plus other structures. In response to Commissioner Thimm's question, Planner Astorga did not believe the MPD gives the flexibility to bring in other uses that are not in the ROS table; however, he believes the interpretation of the use could be modified in the language of the MPD.

Commissioner Thimm understood that the ROS zone has a conditional use for accessory buildings. He asked if part of the approval could allow this accessory use as being site specific to this approval. Planner Astorga believed they could. Director Eddington stated that it was a non-conforming use based on the SPA. He believed the NAC was generally protected, but he recommended that it be clarified in the MPD. Commissioner Band pointed out that the lodging use currently exists.

Commissioner Joyce understood that a non-conforming use was allowed but it could not be increased. He thought adding another lodging structure would be increasing the use. Commissioner Strachan stated that lodging was not the specific use. Director Eddington concurred. Commissioner Joyce agreed that the Planning Commission as a whole supported the application and they were not opposed to expanding the current lodging. However, he wanted to be able to approve this without feeling like they were "pulling something off" to allow it. Commissioner Joyce asked the Planning Department to find a way to allow it that is very clear and can be supported by the LMC and the General Plan when it comes back as an actual MPD.

Commissioner Joyce asked the applicant to address the open space requirement of either 30% or 60% in an MPD. When they talk about expanding out he wanted to make they were not pushing the open space limits. Commissioner Joyce noted that the three-story lodging building exceeded the height for the ROS zone. He thought that issue needed to be discussed if a three-story building was the final plan. Commissioner Joyce agreed with the ranch style feel and the openness and he was disappointed to see another tall building popping up in Quinn's junction. Planner Astorga remarked that the maximum height is 28' in the ROS zone, but a roof pitch of 4/12 or greater allows an additional five feet. The maximum height could potentially be 33 feet. Director Eddington pointed out that within the MPD process the Planning Commission has the ability to change height.

Commissioner Joyce clarified that he was not opposed to this application, but he thought the Planning Commission should be cautious to avoid putting themselves in an awkward position. He saw red flags as he read through it and he would like those issues to be addressed.

Commissioner Band remarked that in terms of "gives and gets", the "get" for the community is the NAC program, and that would be her argument for allowing exceptions.

Commissioner Campbell remarked that clarifying the issues raised by Commissioner Joyce would protect the NAC in the future when they have to come back to a different Planning Commission.

Mr. Barille felt certain that Craig Elliott believed he could design a three story structure within the 33 feet height limit, but he would confirm that with Mr. Elliott. In terms of having findings in an MPD, Mr. Barille stated that as a community member, Chair of the Recreation Board, and someone wearing different hats, he believed the elements of the programming were the “gives” for the “gets”. Mr. Barille agreed that there could be legitimate language formed in findings to address some of the issues that were raised. He would work with the Staff before the next meeting.

Chair Worel asked if the Commissioners thought the proposed amendments comply with the General Plan.

Commissioner Strachan believed this project complied with the General Plan. Commissioner Joyce thought it was a “slam dunk” project in terms of the General Plan. Commissioner Thimm agreed. As a new Commissioner this proposal gave him the opportunity to look into the General Plan and he found full compliance. Chair Worel was excited that this was such a great project to test the General Plan for the first time. Commissioners Phillips and Band concurred.

Planner Astorga requested that the Planning Commission keep the exhibits from this Staff report for the December 10<sup>th</sup> meeting.

MOTION: Commissioner Strachan moved to CONTINUE the discussion on 1000 Ability Way to December 10, 2014. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

The Park City Planning Commission Meeting adjourned at 7:25 p.m.

Approved by Planning Commission: \_\_\_\_\_



# Open Space Plan