



AGENDA

SUMMIT COUNTY COUNCIL

Wednesday, September 8, 2010

NOTICE is hereby given that the Summit County Council will meet in regular session

Wednesday, September 8, 2010, at the County Courthouse, 60 North Main Street, Coalville, UT 84017

All times listed are general in nature and are subject to change by the Council Chair

1:30 p.m. Closed Session Conference Room #2

- Pending litigation

3:00 p.m. Work Session, Conference Room #2 *Public comment may or may not be accepted*

- Review of Council mail, calendar, and minutes
- Interviews with applicants for the RAP Tax Cultural Committee (45 minutes)
- Review and Discussion of Summit County's Health Insurance plan; *Brian Bellamy, Personnel Director* (1 hour)
- Summary Review of Snyderville Basin Planning Commission General Plan Open House meetings; *Kimber Gabryszak, County Planner* (30 minutes)

Convene as the Board of Equalization

- Consideration of approval of Stipulations

5:45 p.m. Dismiss as the Board of Equalization and convene as the Summit County Council

Regular Session Consideration of Approvals, Council Chambers

- Pledge of Allegiance
- 2010 Council Art Award – Lylette Willoughby
- Resolution 2010-12 designating September, 2010 as Wasatch/Summit County Children's Justice Center month; *Kenna Jones, Director Children's Justice Center*
- Approval of Minutes: August 18, 2010
- Council comments and questions

6:00 p.m. Council Chambers

- Public Input
- Public Hearing and Possible Approval of Ordinance # 739-A requesting an amendment to the Canyons SPA specific to the Colony. The amendment request is to relocate nine (9) units of density from the Mines Venture location into the Colony development areas, with five (5) units potentially visible from Park City above Thaynes Canyon; *Kimber Gabryszak, County Planner*

Individuals with questions, comments, or needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Karen Brostrom, at 336-3025, 615-3025, 783-4351 x3025.

Distribution: A
Posted: September 3, 2010
Next Regular Meeting: September 15, 2010 at the Sheldon Richins Building

Summit County Council
P.O. Box 128
60 North Main
Coalville, UT 84017
(435) 336-3025
kbrostrom@co.summit.ut.us
www.summitcounty.org

Summit County

2010 Premiums	Single	Family		Single	Family
SelectCare			SelectCare		
Current Employer \$ Contribution	\$350.90	\$872.70	Current Employee \$ Contribution	\$75.00	\$186.60
Current Employer % Contribution	82%	82%	Current Employee % Contribution	18%	18%
SelectCare Plus			SelectCare Plus		
Current Employer \$ Contribution	\$350.90	\$872.70	Current Employee \$ Contribution	\$84.90	\$211.00
Current Employer % Contribution	81%	81%	Current Employee % Contribution	19%	19%
SelectMed			SelectMed		
Current Employer \$ Contribution	\$350.90	\$872.70	Current Employee \$ Contribution	\$0.00	\$0.00
Current Employer % Contribution	100%	100%	Current Employee % Contribution	0%	0%
Total Premium Combined			Total Premium Combined Annualized		
SelectCare	\$425.90	\$1,059.30	2.487203569 SelectCare	\$148,213.20	\$940,658.40
SelectCare Plus	\$435.80	\$1,083.70	2.486691143 SelectCare Plus	\$0.00	\$0.00
SelectMed	\$350.90	\$872.70	2.487033343 SelectMed	\$80,005.20	\$1,560,387.60
				Total Annual Premium	\$2,729,264.40
				Total County Portion	\$2,537,463.60 92.97%

Enrollment as of Jun-10	
SelectCare Single	29
SelectCare Family	74
SelectCare Plus Single	-
SelectCare Plus Family	-
SelectMed Single	19
SelectMed Family	149
Total Single	48
Total Family	223

2010 SelectCare Plus Plan Design

	Preferred	Non-Preferred
Coinsurance	20% AD	40% AD
Office Visit PCP	\$25	40% AD
Office Visit SCP	\$35	40% AD
Insta Care	\$35	40% AD
Emergency Room	\$200 AD	\$300 AD
Pharmacy (\$50 Ded)	\$15/\$30/\$50	
Deductible (listed below)	\$250/\$500	\$500/\$1000
Out of Pocket Max	\$2000/\$4000	\$4000/\$8000

2010 SelectCare Plan Design

	Preferred
Coinsurance	20% AD
Office Visit PCP	\$25
Office Visit SCP	\$35
Insta Care	\$35
Emergency Room	\$200 AD
Pharmacy (\$50 Ded)	\$15/\$30/\$50
Deductible	\$250/\$500
Out of Pocket Max	\$2000/\$4000

2010 SelectMed Plan Design

	Preferred
Coinsurance	20% AD
Office Visit PCP	\$30
Office Visit SCP	\$40
Insta Care	\$40
Emergency Room	200 AD
Pharmacy (\$50 Ded)	\$15/\$30/\$50
Deductible	\$1000/\$2000
Out of Pocket Max	\$3000/\$6000

*AD = After Deductible

Basic H S A Plan Design

	Preferred	Non-Preferred
Coinsurance	20%	40%
Office Visit PCP	\$15	40%
Office Visit SCP	\$25	40%
Insta Care	\$35	40%
Emergency Room	\$75	\$125
Pharmacy	\$7/\$21/\$42	
Deductible (listed below)	Applies to ALL services	
Out of Pocket Max	Applies to ALL services	

with the exception of Preventive Services

Full Replacement Options

Option A	Preferred	Non-Preferred
Single Deductible	\$1,500	\$1,750
Single OOP Max	\$1,500	\$3,000
Family Deductible	\$3,000	\$3,500
Family OOP Max	\$3,000	\$6,000
Prev. Care Waiver	Yes	
Total Single Premium	\$357.00	\$350.90
Total Family Premium	\$887.80	\$872.70
Employer Single Cont	100%	\$357.00
Employer Family Cont	100%	\$887.80
Employee Single Cont	0%	\$0.00
Employee Family Cont	0%	\$0.00

Monthly Savings (Cost) from Current Rate	Annual Increase (Decrease) from Current Rate	Average Annual Contribution per Contract	Annual Single Contribution Amount	Remaining Contribution	Annual Family Contribution Amount	Annual Employer Savings	Percent of savings Co. uses to fund the EE HS Acct
(\$292.80)	(\$3,513.60)						0.45123
(\$3,367.30)	(\$40,407.60)	(\$162.07)	(\$36.57)	(\$42,166.05)	(\$90.94)	(\$21,886.34)	1.12223
	(\$43,921.20)		(\$1,755.15)		(\$20,279.71)		

Option B	Preferred	Non-Preferred
Single Deductible	\$1,500	\$1,750
Single OOP Max	\$5,000	\$6,500
Family Deductible	\$3,000	\$3,500
Family OOP Max	\$10,000	\$13,000
Prev. Care Waiver	Yes	
Single	\$304.40	\$350.90
Family	\$757.00	\$872.70
Employer Single Cont	100%	\$304.40
Employer Family Cont	100%	\$757.00
Employee Single Cont	0%	\$0.00
Employee Family Cont	0%	\$0.00

Monthly Savings (Cost) from Current Rate	Annual Increase (Decrease) from Current Rate	Average Annual Contribution per Contract	Annual Single Contribution Amount	Remaining Contribution	Annual Family Contribution Amount	Annual Employer Savings
\$2,232.00	\$26,784.00					
\$25,801.10	\$309,613.20	\$1,241.32	\$280.06	\$322,954.32	\$696.52	\$167,629.87
	\$336,397.20		\$13,442.88		\$155,324.45	

Option C	Preferred	Non-Preferred
Single Deductible	\$3,000	\$3,250
Single OOP Max	\$3,000	\$4,500
Family Deductible	\$6,000	\$6,500
Family OOP Max	\$6,000	\$9,000
Prev. Care Waiver	Yes	
Single	\$274.40	\$350.90
Family	\$682.40	\$872.70
Employer Single Cont	100%	\$274.40
Employer Family Cont	100%	\$682.40
Employee Single Cont	0%	\$0.00
Employee Family Cont	0%	\$0.00

Monthly Savings (Cost) from Current Rate

Annual Increase (Decrease) from Current Rate

Average Annual Contribution per Contract

Annual Single Contribution Amount

Remaining Contribution

Annual Family Contribution Amount

Annual Employer Savings

Option D	Preferred	Non-Preferred
Single Deductible	\$3,000	\$3,250
Single OOP Max	\$5,000	\$6,500
Family Deductible	\$6,000	\$6,500
Family OOP Max	\$10,000	\$13,000
Prev. Care Waiver	Yes	
Single	\$243.00	\$350.90
Family	\$604.30	\$872.70
Employer Single Cont	100%	\$243.00
Employer Family Cont	100%	\$604.30
Employee Single Cont	0%	\$0.00
Employee Family Cont	0%	\$0.00

Monthly Savings (Cost) from Current Rate

Annual Increase (Decrease) from Current Rate

Average Annual Contribution per Contract

Annual Single Contribution Amount

Remaining Contribution

Annual Family Contribution Amount

Annual Employer Savings

Options in Conjunction with Current Plans

Option G										
Single Deductible	\$1,200									
Single OOP Max	\$3,000									
Family Deductible	\$2,400									
Family OOP Max	\$6,000									
Prev. Care Waiver	No	Participation	10%	Monthly Savings (Cost) from Current Rate	Annual Increase (Decrease) from Current Rate	Average Annual Contribution per Contract	Annual Single Contribution Amount	Remaining Contribution	Annual Family Contribution Amount	Annual Employer Savings
Single	\$338.10		\$350.90	\$61.44	\$737.28					
Family	\$840.80		\$872.70	\$711.37	\$8,536.44					
Employer Single Cont		100%	\$338.10		\$9,273.72	\$34.22	\$7.72	\$8,903.13	\$19.20	\$4,621.18
Employer Family Cont		100%	\$840.80				\$370.59		\$4,281.95	
Employee Single Cont		0%								
Employee Family Cont		0%								



Kimber Gabryszak
Planner III

Memorandum

From: Kimber Gabryszak, County Planner
To: Summit County Council (SCC)
Meeting date: September 8, 2010
Report Date: September 2, 2010
Re: Snyderville Basin General Plan open houses

Dear Councilors;

On April 14, 2010 and April 20, 2010, two General Plan Open Houses were conducted at the Snyderville Basin Special Recreation District Fieldhouse, as part of the five-year update to the Snyderville Basin General Plan.

At those open houses, members of the public came and participated in several exercises to give feedback on the future of the Snyderville Basin, met with Staff and Planning Commissioners, and provided comments and priorities. The results of those open houses are outlined in this report, and were presented to the Snyderville Basin Planning Commission (SBPC) at their June 22, 2010. After receiving several requests for updates from members of the SCC, this work session was scheduled to share the results with the entire SCC.

A subcommittee of the SBPC is in the midst of the General Plan update, and is currently in the process of reviewing the various elements of the Plan to ensure that the goals and priorities obtained from the open houses are appropriately addressed.

Setup and Goals

The open houses were both identical in order to allow residents multiple opportunities to participate according to their schedules. Over 160 people signed in, and Staff estimates that well over 200 people participated between the two events.

Each open house was set up with individual "stations" designed to gather public input on various topics. The participants first signed in with Staff members, were helped in identifying the General Plan neighborhood area in which they lived, and could then choose from the stations and topics as outlined below. They could choose to participate in all of the stations, or only those in which they had a specific interest.

- **Information** -- zoning districts, maps showing existing affordable housing, maps identifying the location and type of public open spaces, trail maps, aerial maps, transportation, and developed versus undeveloped land. Here participants could ask questions and get oriented and updated on the existing status of the Basin.

- **Slideshow** – a slideshow played continuously in the background, and included photographs of various Basin issues and characteristics, ranging from examples of the various recreation opportunities to traffic congestion and neighborhoods.
- **Population growth** – This station included an exercise that looked at future growth. According to Census projections, the Snyderville Basin can expect to increase in population by between 1500 and 3000 people by the year 2020. Participants were given four (4) red stickers, representing market rate growth, and one (1) yellow sticker, representing the need for affordable housing. Looking at a map showing the entire Basin and identifying the constraints of already developed land and protected open space, participants were asked to place all five (5) stickers on the map. The results have been digitized, and are attached (Exhibit 3).
- **General Plan topics** – This was a ranking exercise for various goals and topics. Participants were given three jelly beans and asked to place them in the jar or jars corresponding to the topic(s) most important to them. The jars included the following topics, and also provided a few jars for participants to identify “other” topics of interest:
 - Open Space; Recreation; Walkability; Wildlife; Less Density; Sensitive Land Protection; Water Conservation; Affordable Housing; Mass Transit; Traffic; Natural Resource Preservation; Local Economy; Recycling/Compost; Local Food; Energy Efficiency; Mixed Use Development; Growth; Green Building / Green Construction; Other – Public Art; Historic Preservation; Public Health; Renewable Energy Generation; Scenic View Sheds; More Density; Other – “Google fiber” high speed broadband; Other – Commercial Development; Other – Skateboard Park. A graphic showing the topic ranking in a visual format, and a spreadsheet showing the ranking in a data format, are attached.
- **Community Gardens** – A representative of the Uinta Headwaters Council had a table set up where participants could discuss the idea of community gardens. They asked participants to take a survey about community gardens, including questions about whether or not they supported community gardens, how to go about it, and also inquired about specific locations.
- **Recreation and trails** – The Snyderville Basin Special Recreation District had several stations, offering information on trails, parks, facilities, and other projects and goals within the District. They also asked participants to fill out a survey, and the results are attached.
- **General Plan Neighborhood Planning Areas** – Participants were then asked to visit the station corresponding to their specific neighborhood planning area, where they were then asked to participate in several neighborhood specific exercises. The results are attached.
 - Goals – each neighborhood area has an individual section in the General Plan, which contains several goals and policies. Participants were asked to place blue stickers next to the goals and / or policies that they found most important, and also

to write in goals or topics that they felt were also important but that may have been missing.

- Population growth – This was a repeat of the general population growth exercise outlined above, but in this instance asked participants to look only within their own neighborhood, and think about growth that may occur near where they live. Exhibit 4 shows the results of this exercise, and it is interesting to compare this exercise with the general exercise results in Exhibit 5.
- Boundaries – Participants had the option to suggest new neighborhood planning area boundaries, if they thought the existing neighborhood areas should be modified.
- Comments – Participants were also given post-it notes, and asked to write comments or concerns if they wanted, and then stick the notes to the maps.
- **Exit / comments** – On the way out of the event, participants were given an additional opportunity to comment. The hope here was to have them bring to light any topics or ideas that may have been missed in the open houses, and another opportunity for suggestions.
- **Survey** – Participants were also given a card containing a link to an online survey. Some initial survey results and visualizations are attached, and Staff will discuss the survey further at the meeting next week.

Moving forward

The next steps are to review this information in more specific comparison with the current goals of the General Plan, to determine if additional Elements are needed for the General Plan, whether the Neighborhood Planning Areas need to be modified, and possibly reorder the current goals and priorities. From the input received, it appears that the current General Plan *content* primarily addresses the goals of the open house participants, but may need to be re-prioritized, and the language edited to ensure that the goals are clearly stated with appropriate emphasis.

Potential Timeframe:

- June 22, 2010 – public work session follow up to the Open Houses
- July / August 2010 – subcommittee meetings
 - review impact of the open house data on existing GP goals and language
 - begin editing / reorganizing goals and language
 - draft language to simplify the “flowery” language in the current GP
- August / September 2010 - subcommittee meetings and / or SBPC work sessions
 - Further editing, organizing, cleaning up
- October – December 2010 – SBPC work sessions and / or public hearings
 - Discuss the modified language – break up into sections as needed

- Conduct public hearings on each section to gain additional public input
- Modify language further in accordance with public comments
- The original goal was to recommend the final version to the Summit County Council by the end of the year, however this will likely be the spring of 2011.

Exhibits:

1. Photographs of the open houses (pages 5-7)
2. Informational maps
 - a. Developed vs. undeveloped (page 8)
 - b. Neighborhood Planning Areas (page 9)
 - c. Affordable housing locations (page 10)
 - d. Open Space types and ownership (page 11)
3. General population exercise map (page 12)
4. Neighborhood population exercise map – compiled from neighborhood stations (page 13)
5. Neighborhood boundary suggestions – combined into one map (page 14)
6. Existing General Plan goals and priorities (pages 15-16)
7. General Plan topics – jelly bean ranking (pages 17-18)
8. Community Gardens Survey Results (pages 19-20)
9. Recreation Survey results (pages 21-26)
10. North Mountain Neighborhood (pages 27-30)
 - a. Comments
 - b. Planning area goals – ranking
11. Summit Neighborhood (pages 31-34)
 - a. Comments
 - b. Planning area goals - ranking
12. Bitner / Rasmussen Neighborhood (pages 35-38)
 - a. Comments
 - b. Planning area goals - ranking
13. Kimball Junction Neighborhood (pages 39-42)
 - a. Comments
 - b. Planning area goals - ranking
14. Sun Peak / Silver Springs Neighborhood (pages 43-45)
 - a. Comments
 - b. Planning area goals - ranking
15. Old Ranch Road Neighborhood (pages 46-48)
 - a. Comments
 - b. Planning area goals - ranking
16. West Mountain Neighborhood (pages 49-52)
 - a. Comments
 - b. Planning area goals - ranking
17. East Basin Neighborhood (pages 53-55)
 - a. Comments
 - b. Planning area goals - ranking
18. Comments – non-location specific (page 56)
19. General Plan Survey – initial results and visualizations (pages 57-64)
20. Public input received since the open houses (pages 65-66)



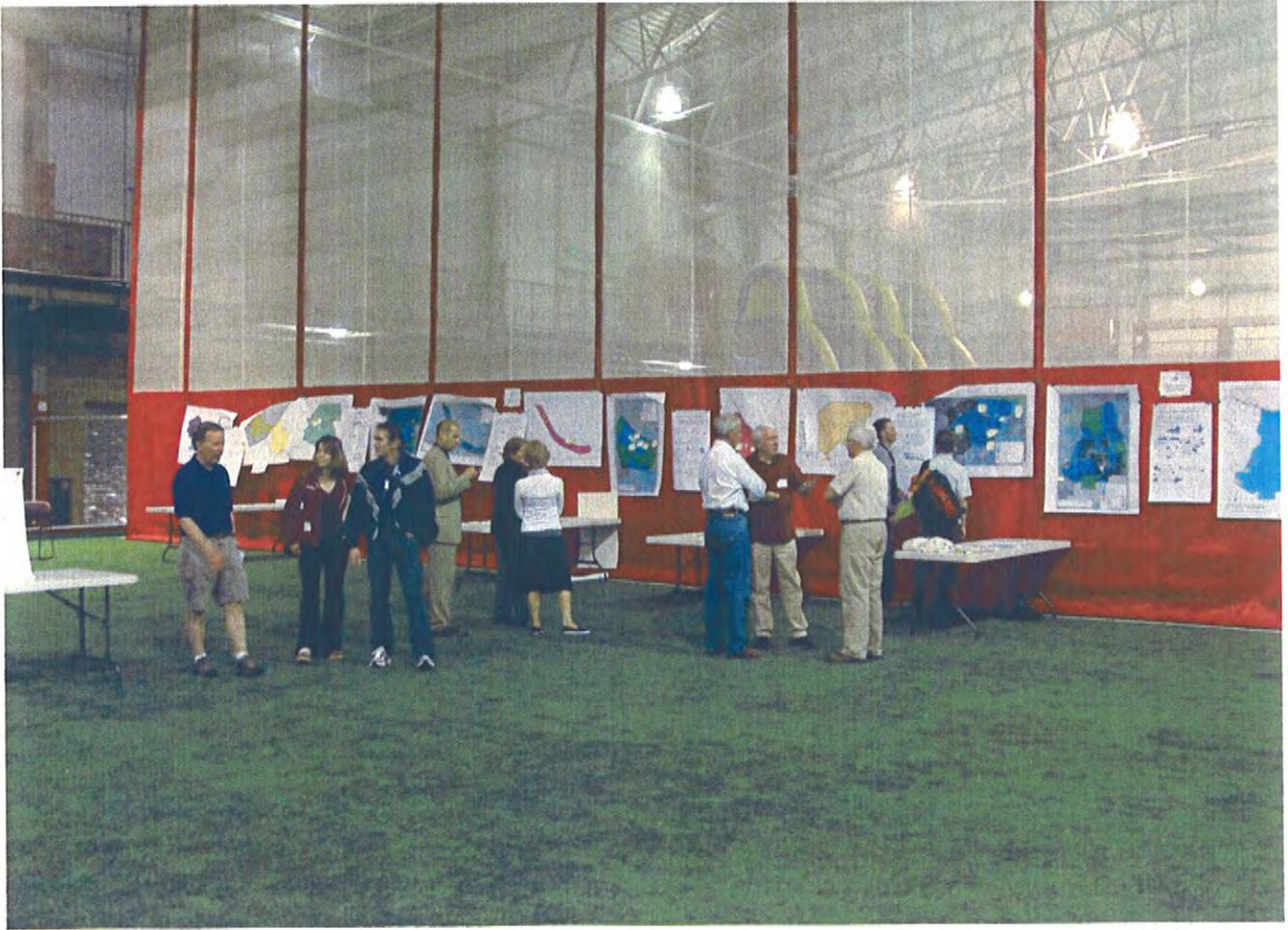
SBPC member and participant



SBSRD - Recreation / Trails



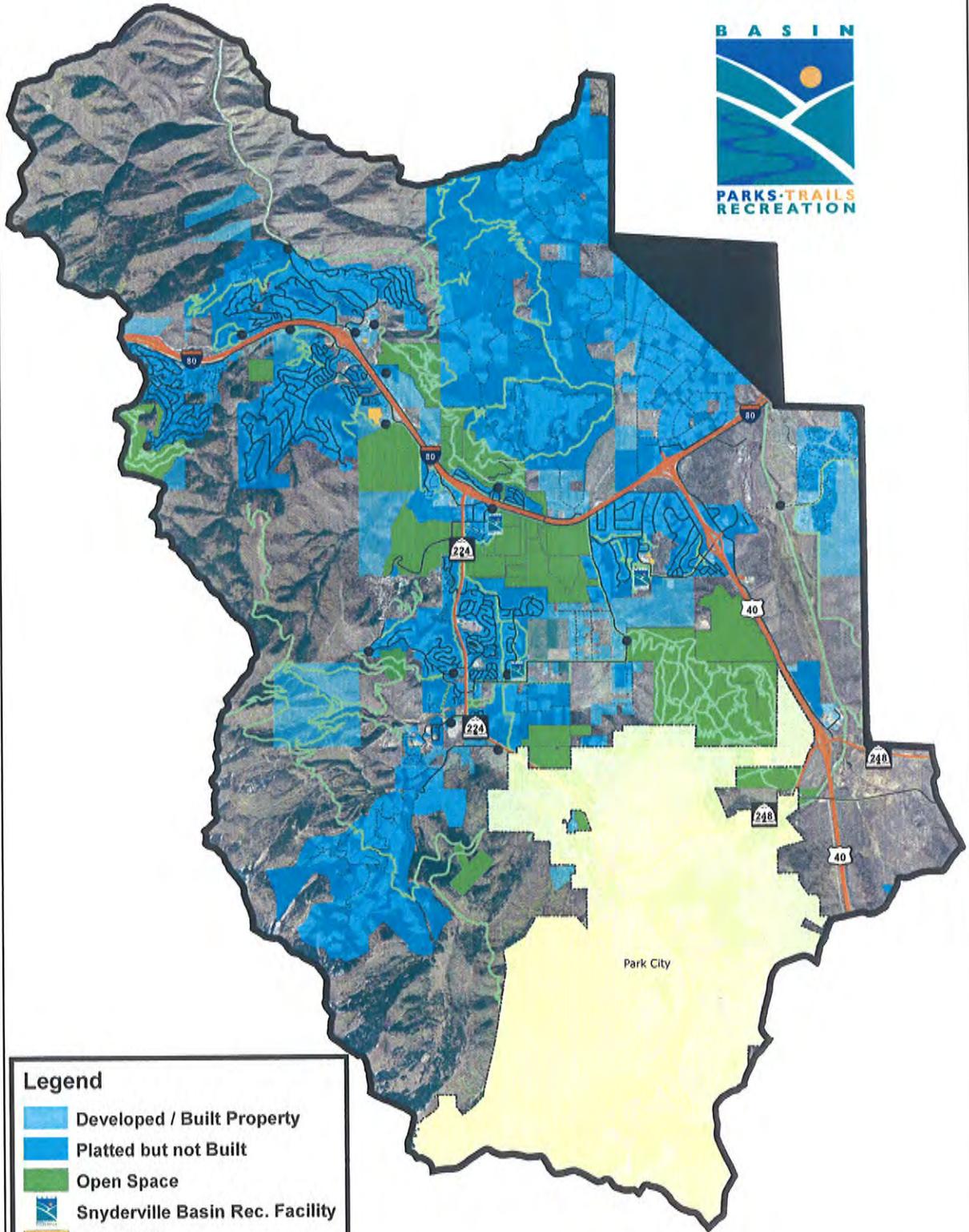
Recreation info & slideshow



Neighborhoods

Snyderville Basin General Plan Update 2010 Existing Conditions

SUMMIT
COUNTY



Legend

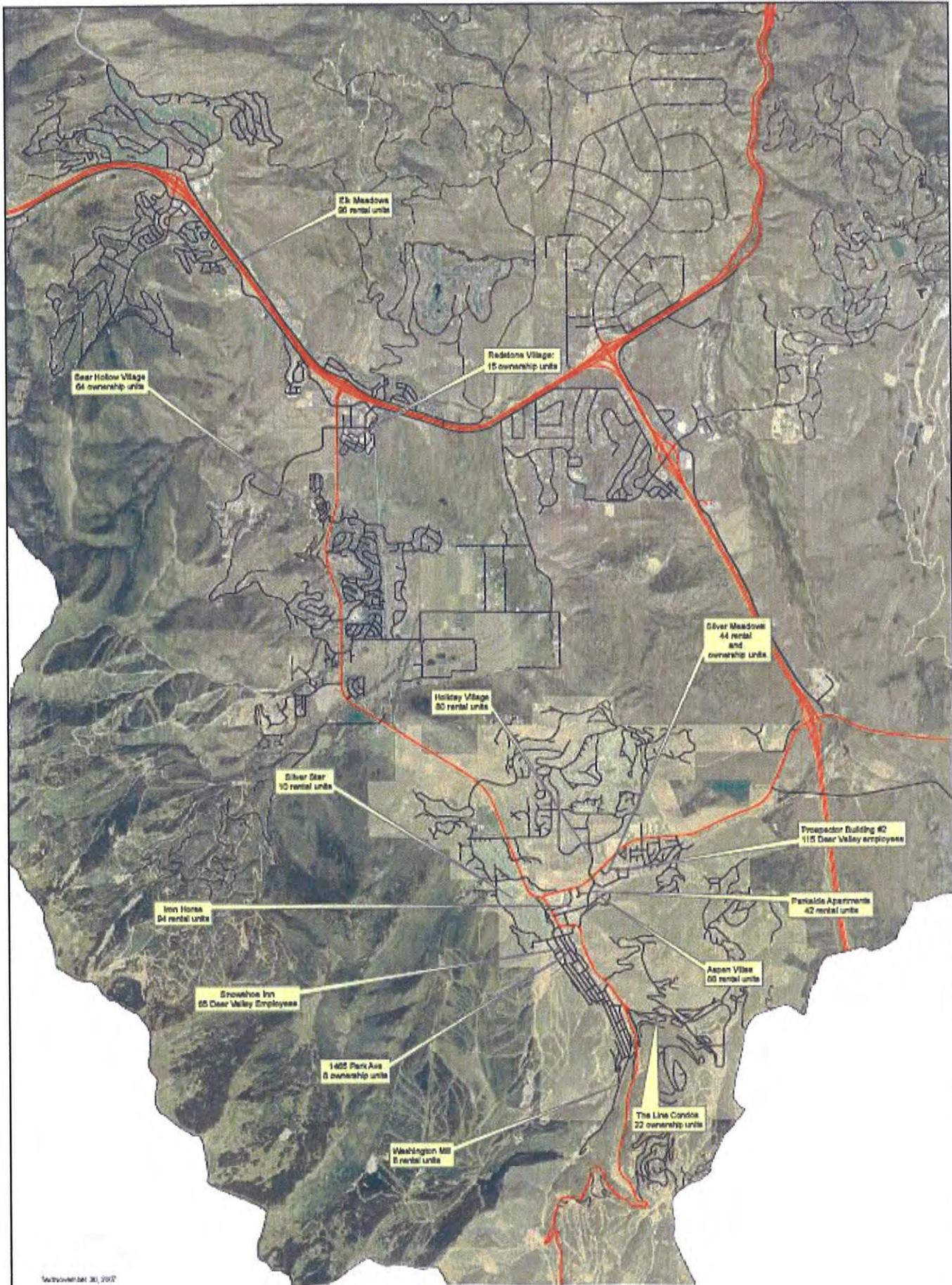
- Developed / Built Property
- Platted but not Built
- Open Space
- Snyderville Basin Rec. Facility
- Play Fields
- Public Trails
- Trail Heads
- Park City Boundary



0 1 2 4 Miles

Existing Affordable Housing Snyderville Basin and Park City

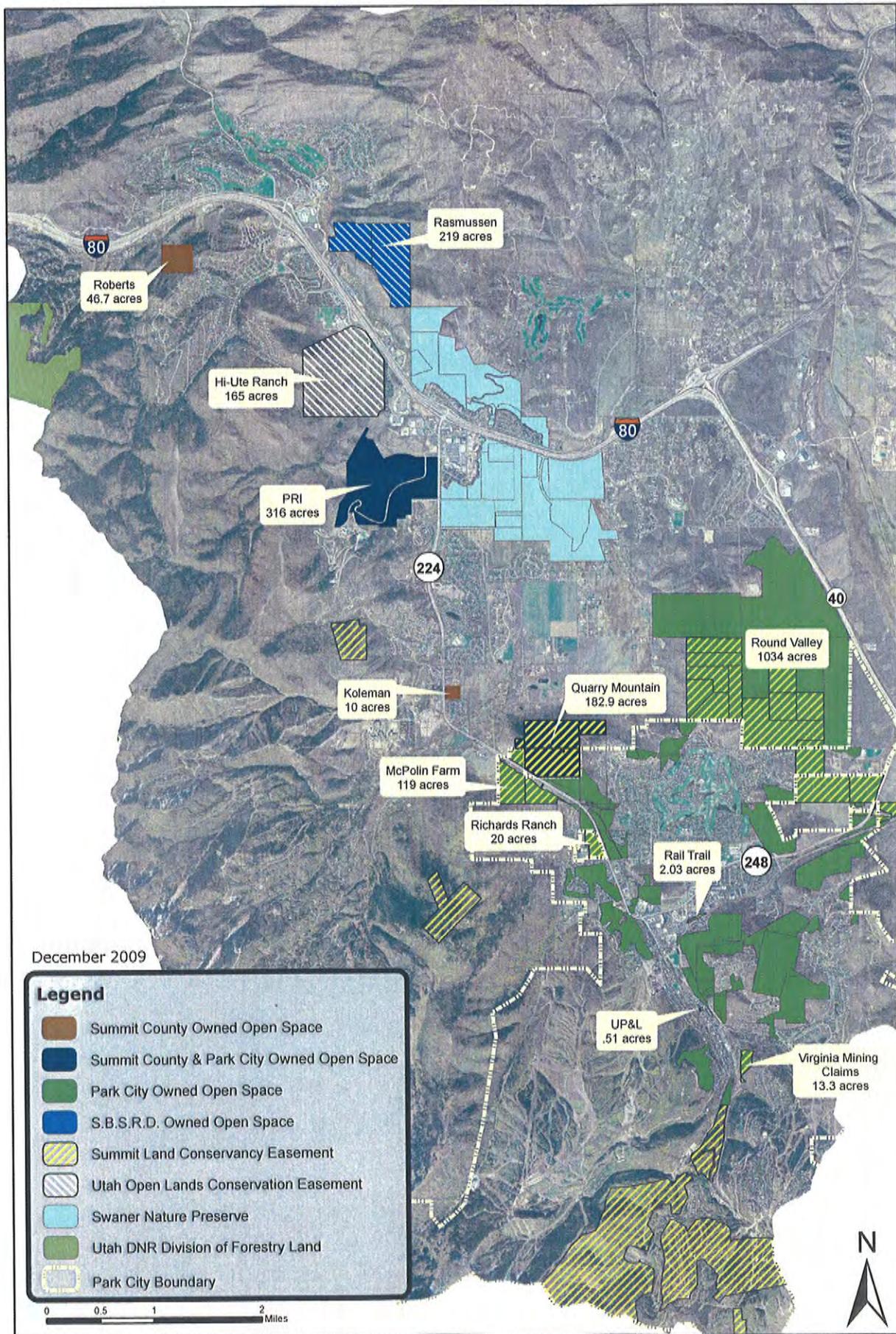
2c





Snyderville Basin & Park City Municipal Open Space

2d



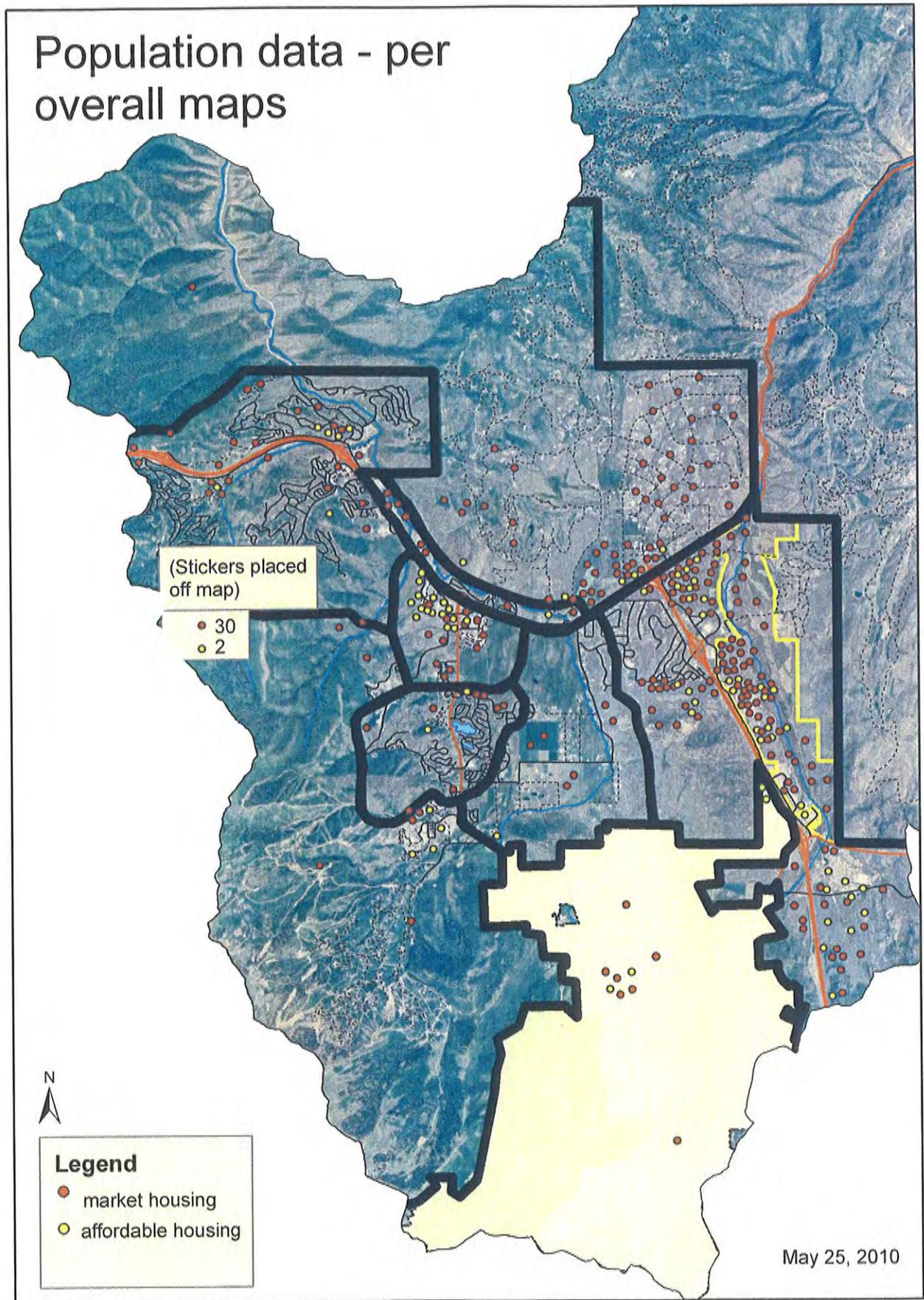
December 2009

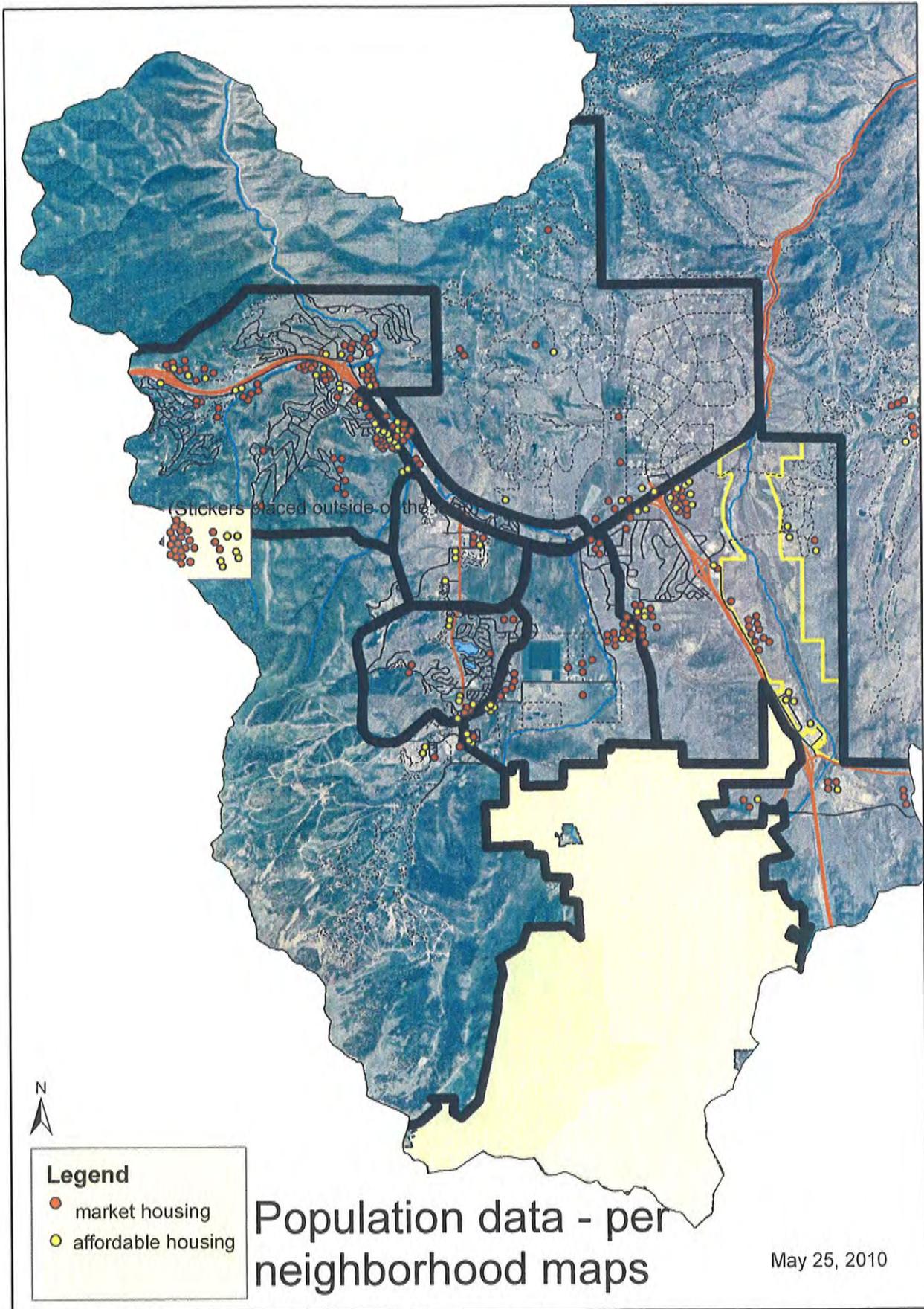
Legend

- Summit County Owned Open Space
- Summit County & Park City Owned Open Space
- Park City Owned Open Space
- S.B.S.R.D. Owned Open Space
- Summit Land Conservancy Easement
- Utah Open Lands Conservation Easement
- Swaner Nature Preserve
- Utah DNR Division of Forestry Land
- Park City Boundary

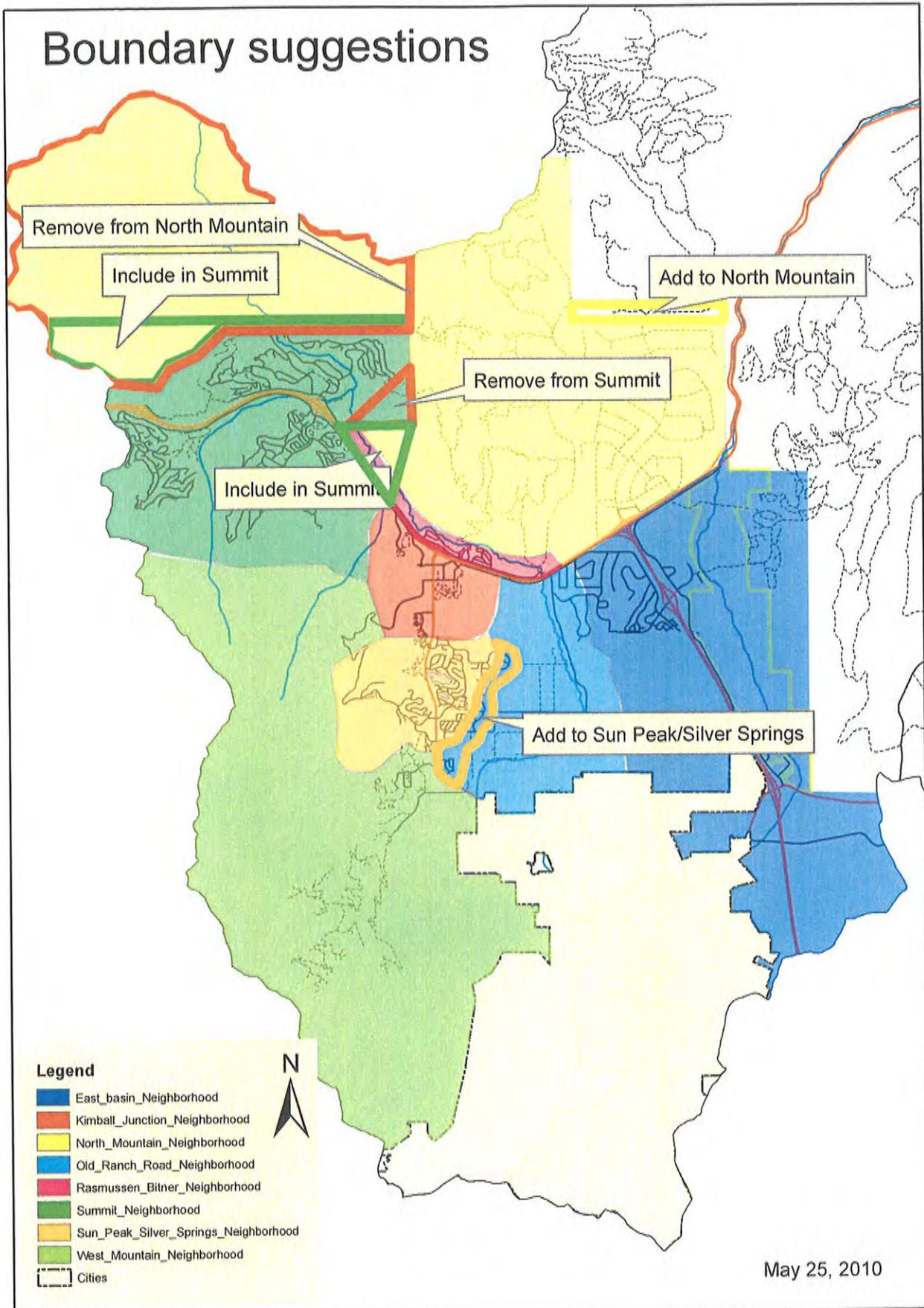


Population data - per overall maps





Boundary suggestions



May 25, 2010

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Community Mission Statement

Promote a community where residents can enjoy a unique and healthy lifestyle that is based principally on mountain, resort, and recreation qualities; preservation and stewardship of the Basin's natural resources and scenic qualities are paramount to maintaining the desired lifestyle and the economic health of the area; sprawling land development patterns are no longer permitted and unique and efficient neighborhoods or villages interconnected with trails and pathways surrounded by open and rural lands comprise the principle development pattern, each of which is sensitive to and in harmony with the mountain and resort environment and the history and culture of the Snyderville Basin; growth, in terms of quality and quantity, provides a meaningful contribution to the community; and where resort and community development combines to create a sustainable future.

This Mission Statement, together with the objectives and policies to follow are formulated to serve as the foundation of the Snyderville Basin General Plan. The Mission Statement is a statement of purpose. It sets forth the type of cultural, social, physical, and economic environment that we will strive to attain. Objectives are more specific short-term statements of purpose. Policies are statements of action which help implement one or more objectives. Decisions regarding development, land use, and other matters will be based on consistency with these objectives and policies. Combined, they should implement the

vision for the type of cultural, social, physical, and economic environment that we desire.

The Mission Statement, objectives, and policies, when combined with the statements of intent in Chapter 1, form the Snyderville Basin General Plan. The objectives and policies have cohesion and legitimacy only in the context of a clearly articulated and widely shared vision, set forth previously. They are only as good as that vision. This Plan shall be carried out in the unincorporated portion of the Snyderville Basin.

April 2010 Snyderville Basin Planning & SBSRD Community Open House

General Plan Station: Displays of General Plan definition & Snyderville Basin Open Space Map. Jars set up with all of the topics listed below. Public was asked to take 3 jelly beans and vote for what they thought is a priority for the community and should be included into the vision statement for the General Plan.

Open Space	99
Recreation	57
Walkability	42
Wildlife	31
Less Density	28
Sensitive Land Protection	27
Water Conservation	22
Affordable Housing	21
Mass Transit	19
Traffic	18
Natural Resource Preservation	17
Local Economy	13
Recycling/Compost	12
Local Food	11
Energy Efficiency	7
Mixed Use Development	6
Growth	5
Green Building/Construction	5
Other- Public Art	5
Historic Preservation	4
Public Health	3
Renewable Energy Generation	3
Scenic View sheds	3
More Density	2
Other- "Google fiber" high speed broadband	1
Other- commercial development	1 (to pay for all these community benefits that we want)
Other- skateboard park	1
	463

463/3= 154.3333 people voted

Less Density

Natural Resource Preservation

Affordable Housing

Wildlife

Water Conservation

Sensitive Land Protection

Recreation

Traffic

Energy Efficiency

Open Space

Recycling/Compost

Local Food

Mass Transit

Walkability

Green Building Construction

Growth

Local Economy

Renewable Energy Generation

Public Art

Historic Preservation

Local Markets

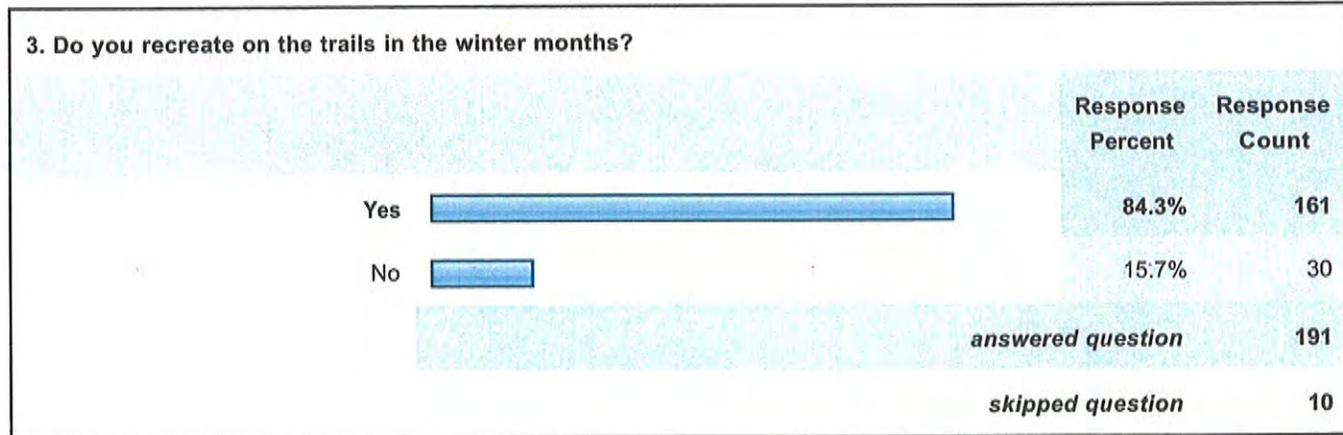
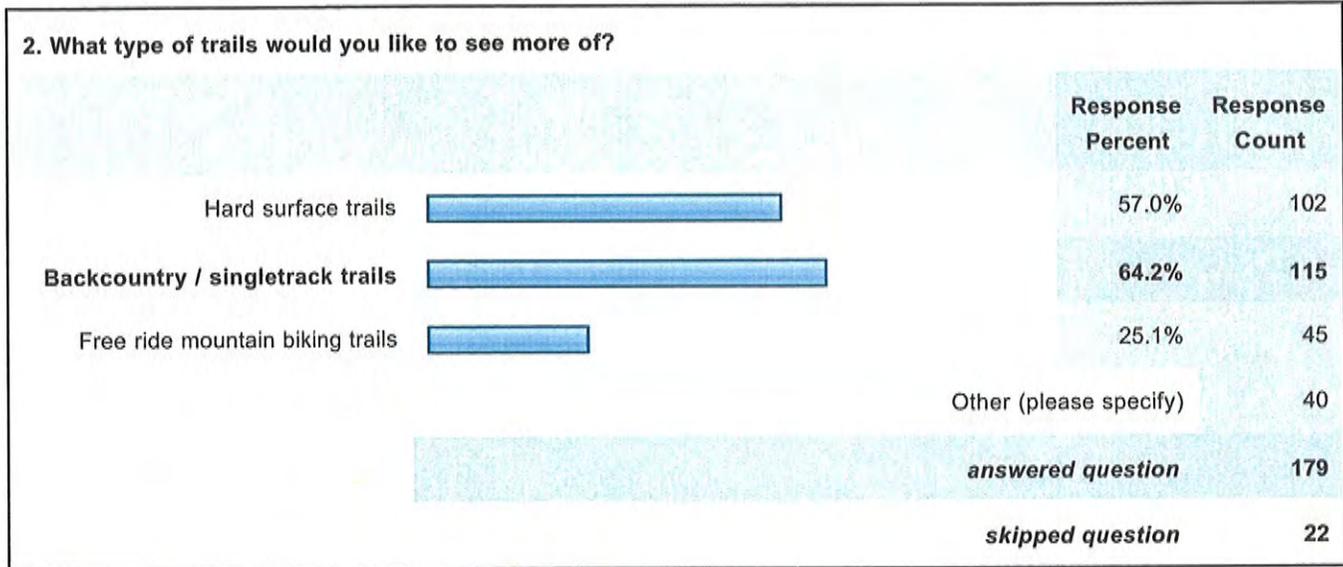
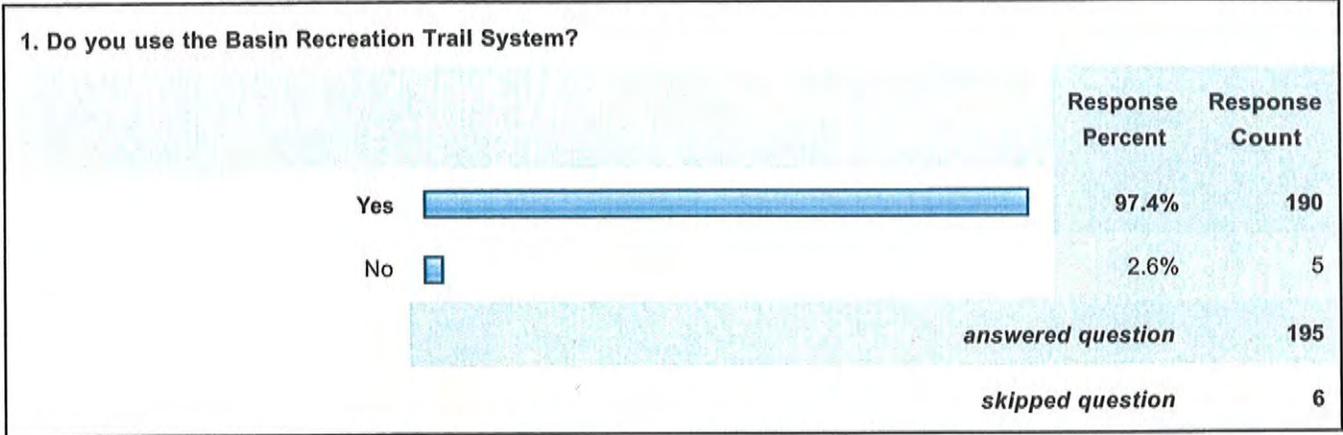
Mixed Use Development

COMMUNITY GARDEN SURVEY RESULTS - 81 RESPONSES

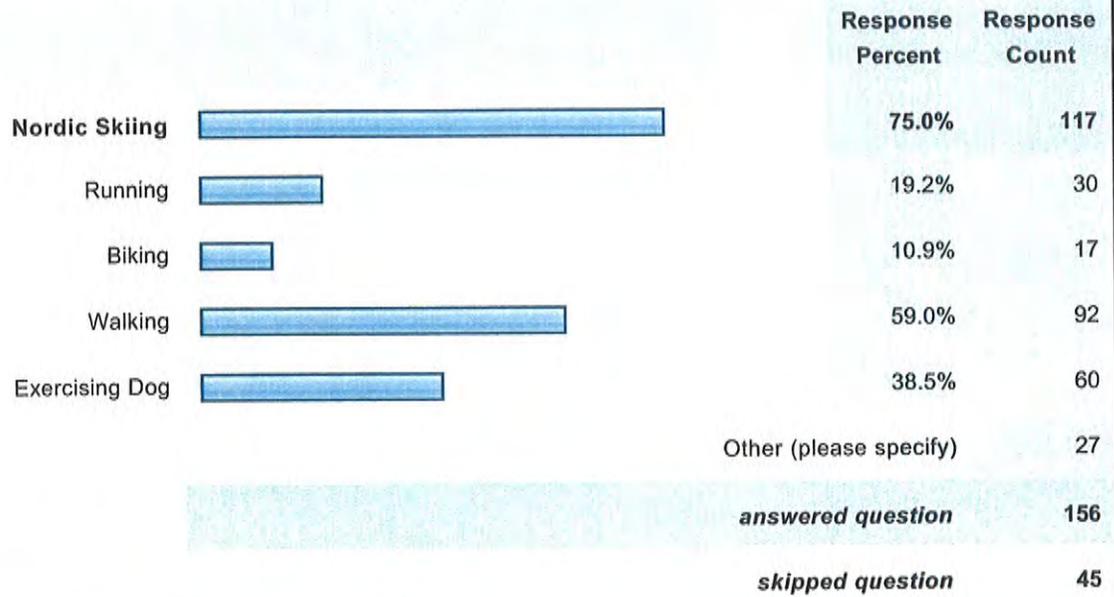
	YES	NO	?	MAYBE	COMMENTS
Do you support community gardens in the Snyderville Basin?	77	2		1	
Do you support a community garden on the Koleman parcel?	74	1	1		1 - Yes, but with very little infrastructure
Would you buy a plot in a community garden on the Koleman parcel?	29	27	5	16	9 - Maybe, depends on cost 1 - Depends on rules
Should the garden be organic?	42	2	2		3 - Both organic & inorganic 1 - Depends if organic affects cost
Would you use a hoop house/high tunnel if there was one at the garden?	33	2	4		
Should tools, hoses, and similar items be shared?	39	3	2	1	1 - Some fees should be deducted to basic up keep (borders, hoses, water) 1 - Left/loaner
Should the garden serve as a place to host events such as garden education, compost workshops, etc?	45	1	1		2- Yes, but depends on location 1 - Absolutely not, this needs to be low to no impact
Would you participate in garden workdays to create the garden? For example, install irrigation, compost area, etc?	41	5			1 - Girl Scout troops would love to participate 1 - No, but maybe later
Would you participate in periodic garden workdays to maintain common areas?	43	4		1	
Would you contribute volunteer hours toward community gardening efforts such as garden management or fundraising?	33	7			1 - No, I'd contribute money 1 - No, it would be a conflict of interest for me
Whom should the garden benefit?	24 - Community-at-large	1 - Local Food Pantries	19 - Both community-at-large & local food pantries		1 - Share holders/ workers 1 - Could be varied 1 - Gardeners
What type of garden interests you?	26 - Vegetable	1 - Tree	0 - Flower	22 - Combination	
Do you support a community garden in other locations in the Snyderville Basin?	60	2	1	1	
LOCATIONS					
If yes, where?					
	Ranch Place	lower Silver Creek	Anywhere that is accessible and has water.	within easy parking and walking distance	Behind Trailside Elementary (private land), Ecker Hill (school property), Bitner property
	open space	near Summit Park	wherever you find the space	closer to Kimball Junction	neighborhood HOA parcels, schools, PRI, County and City owned property
	Richins Building	2 - Old Ranch Rd. area	Treasure Mountain School	someplace where things will grow	Anywhere close to existing and proposed neighborhoods
	Bitner Rd.	All public schools	Trailside and other neighborhoods	In a non-wildlife area in Swaner	if similar type location to the Koleman parcel
	Jeremy Ranch	within existing condominium areas	out by Jeremy, Pinebrook	where the growing season is long	Incorporate areas near or with new developments
	Newpark	Weilcnmann school	PRI / Vacant parcels Open space parcels	wherever there is density and low income housing	
CONCERNS					
What are your concerns regarding a community garden?					

	wildlife	adequate maintenance	keeping it looking nice year round	community art as part of the garden	types of plants in garden, food or non-food, how will participation be regulated
	participation	use stream as water source	composting soils would be sustainable	Impact on Park West Village traffic, water, late frost/snow protection	maintenance, proper process for water rights, as part of any major development of town/village center- counts towards open space requirement
	management	efficient irrigation	harsh weather, energy efficiency	Must be very selective and neighborhood sensitive when looking at sites	maintenance, usage, accessibility, education (in terms of outreach to immigrants/refugees in a culturally competent manner)
	organic only	maintenance, water access	equal work, guarded from misuse	People accessing the garden via Park West Village	too many people with too many cars (like Willowcreek Park); keep it low impact; no visible structures
	easy access	security of fruits and veggies	having a long enough season	other people not doing their share of the work	Is it affordable and open to everyone or will it just be available to either the very wealthy and very poor.
	accessibility	having to drive to it	organic would be good	short growing season, look of long houses, use of plastic	poor (cold) growing environment
	water, fees	length of growing season	would like that it be organic	the maintenance of the garden	vandals, growing season (low)
	climate	viewshed	organic	frost problems	
Other Comments	COMMENTS				
	Fantastic idea!	Let's do it!	Would be a wonderful addition to the community	would like the option to buy a share of a large, managed portion	I think your organization would do a great job hosting/organizing a garden.
	Fully support	Very forward thinking - kudos!	Very good!	I think there should be more within subdivisions and condominiums to bring communities together	great community building activity-like learning/ respect for land/resources; great outlet for people living in more dense, urban locations
	Great idea!	Great to see!	Great idea!	I think community gardens should be allowed in close proximity to residential areas so there is less dependency on the car.	I think it's a great idea. I would hope that the plans include some way of engaging the low income community in the garden so that they can have access to fresh vegetables.
	Great idea Great idea!	Love the idea!	Great idea	Have a garden at home so I don't need a plot, but great idea!	Soaring Wings Montessori is building a new campus on the land adjacent to the Koloman parcel. I think it would make for a great partnership to involve the montessori students and the community in building and maintaining a garden.

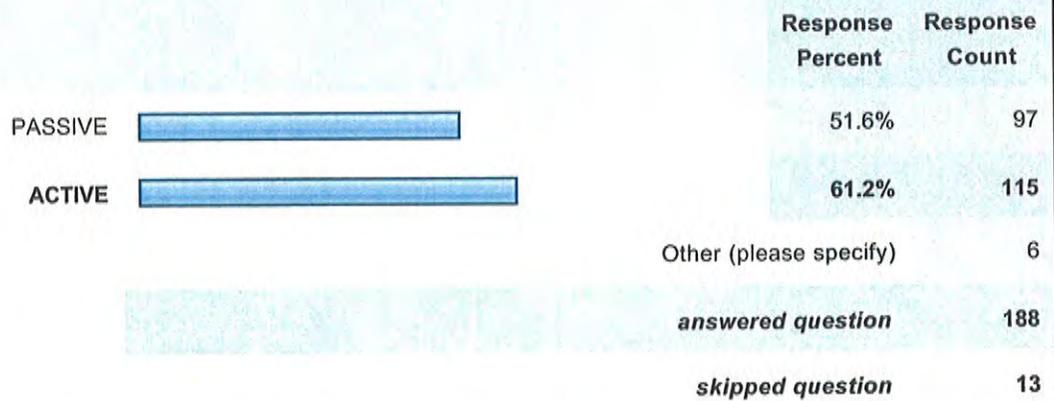
YOUR THOUGHTS MAKE A DIFFERENCE !



4. If you do recreate on the trails during the winter months, how?



5. As we grow and expand our Park Systems, do you believe we need more passive or active recreation options in our Parks? (Passive being picnic areas & pavillions, playgrounds and open fields for general play. Active areas being tennis courts, sports fields, basketball, volleyball, skating or skateboarding areas, splashpads.



6. There is a growing perception that off leash fenced dog parks are important in the community.

	Response Percent	Response Count
AGREE 	76.2%	138
DISAGREE 	23.8%	43
	Comments	11
answered question		181
skipped question		20

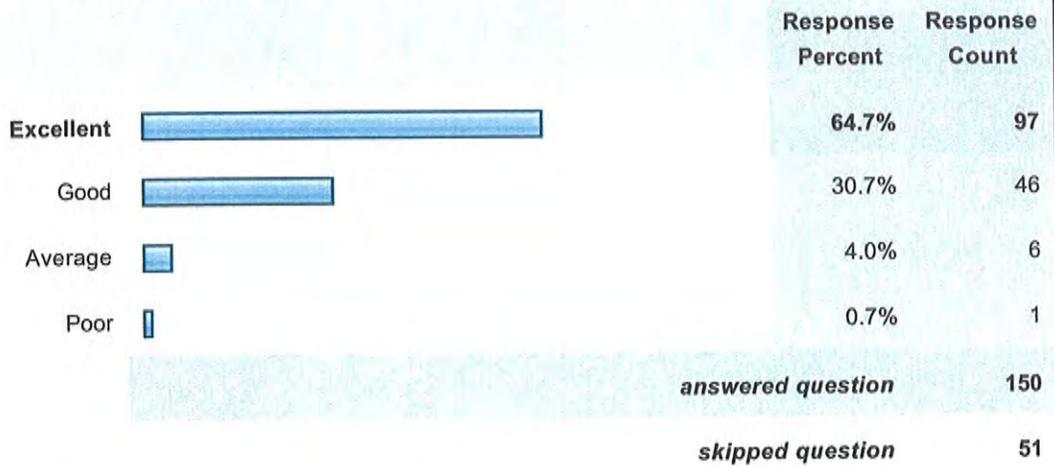
7. Do you feel that parking needs are met at:

	YES	NO	Response Count
Willow Creek Park:	76.2% (109)	23.8% (34)	143
Trailside Park :	91.4% (127)	8.6% (12)	139
Ecker Hill Middle School:	62.6% (92)	37.4% (55)	147
answered question			165
skipped question			36

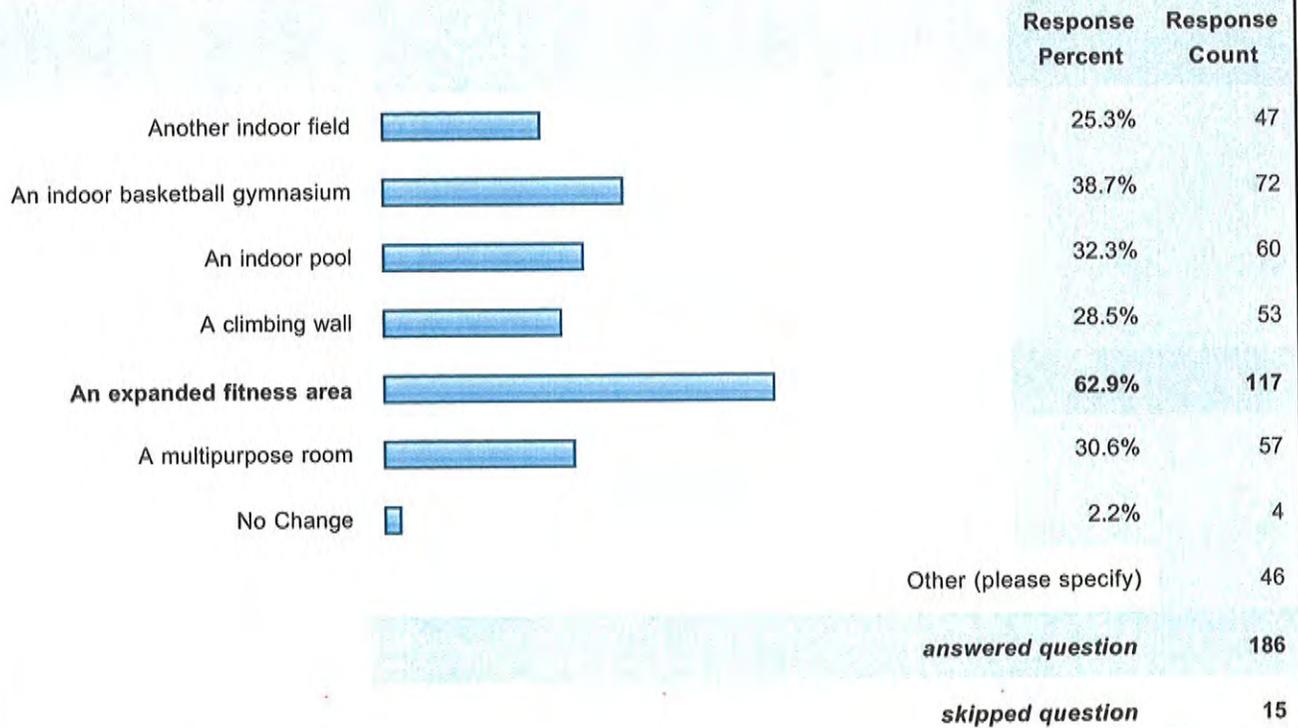
8. Do you currently use The Fieldhouse Recreation Center?

	Response Percent	Response Count
YES 	75.8%	150
NO 	24.2%	48
answered question		198
skipped question		3

9. If you do currently use the Fieldhouse please rate your overall customer experience there



10. As we plan for the final phase build out of the Basin Recreation Fieldhouse, what would you like to see included in the final phase?



11. What recreational activities NOT currently offered would you like to see from Basin Recreation? (circle as many as you like)

		Response Percent	Response Count
Running groups		19.0%	27
Skiing groups		19.0%	27
Basketball for adults		22.5%	32
Outdoor volleyball leagues		14.1%	20
Tennis groups		25.4%	36
Parent / Child classes		12.7%	18
More youth sports		10.6%	15
Geocaching		9.2%	13
Sport Specific conditioning classes		31.7%	45
More SENIOR specific activities		11.3%	16
More TEEN activities		14.8%	21
		Other (please specify)	27
		answered question	142
		skipped question	59

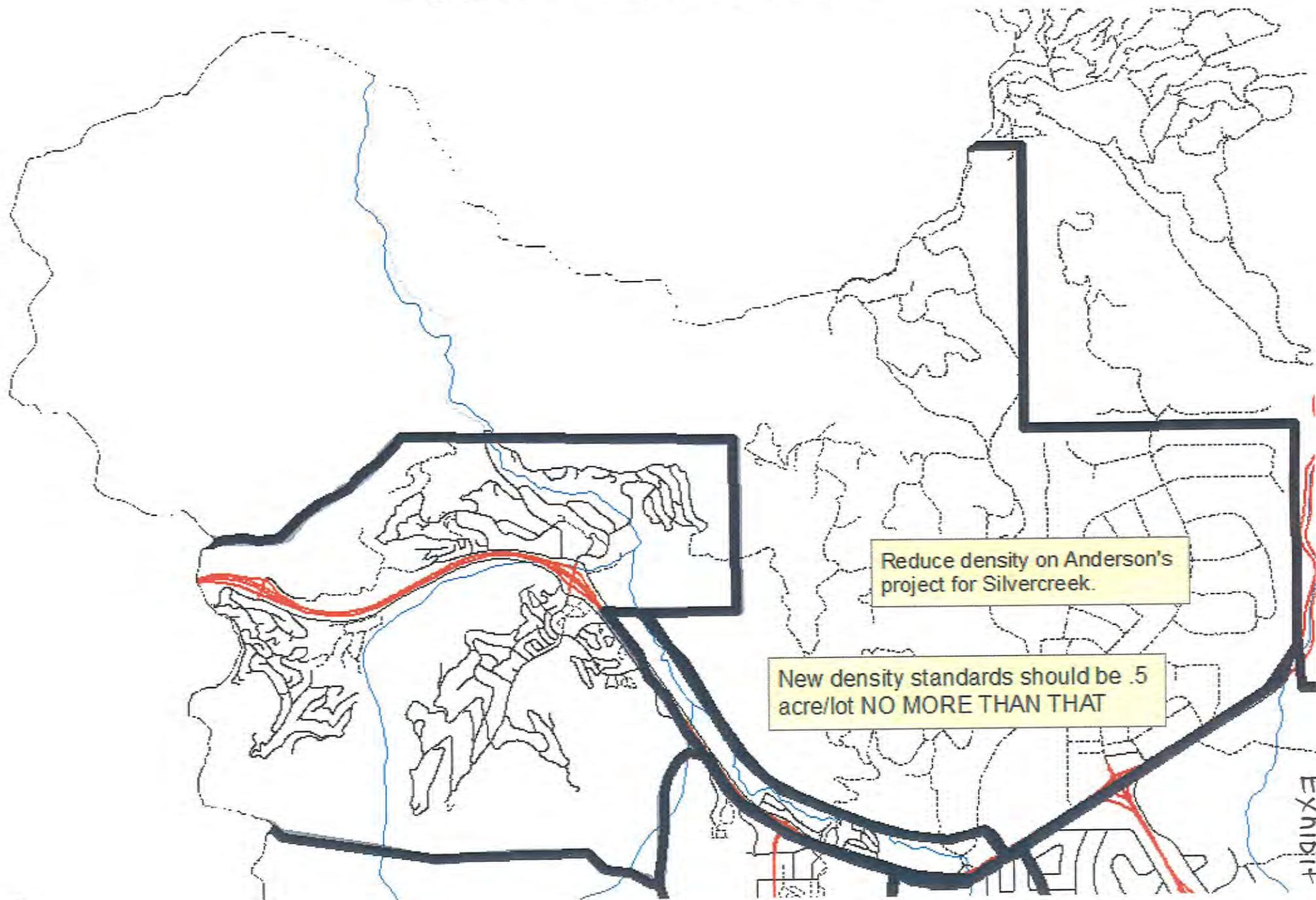
12. What methods do you utilize to find out about ongoing activities offered through Basin Recreation?

	Response Percent	Response Count
Our Website	50.8%	100
Our Way to Play Newsletter	44.2%	87
Play Magazine	33.0%	65
The Park Record	55.3%	109
KPCW	41.1%	81
Information posted at The Fieldhouse	20.8%	41
In the Schools	5.1%	10
Word of mouth	26.9%	53
In the Parks	2.5%	5
Our Way to Play Newsletter	0.0%	0
I have not known what has been going on at Basin Recreation	2.5%	5
Other	2.5%	5
	Other (please specify)	7
	answered question	197
	skipped question	4

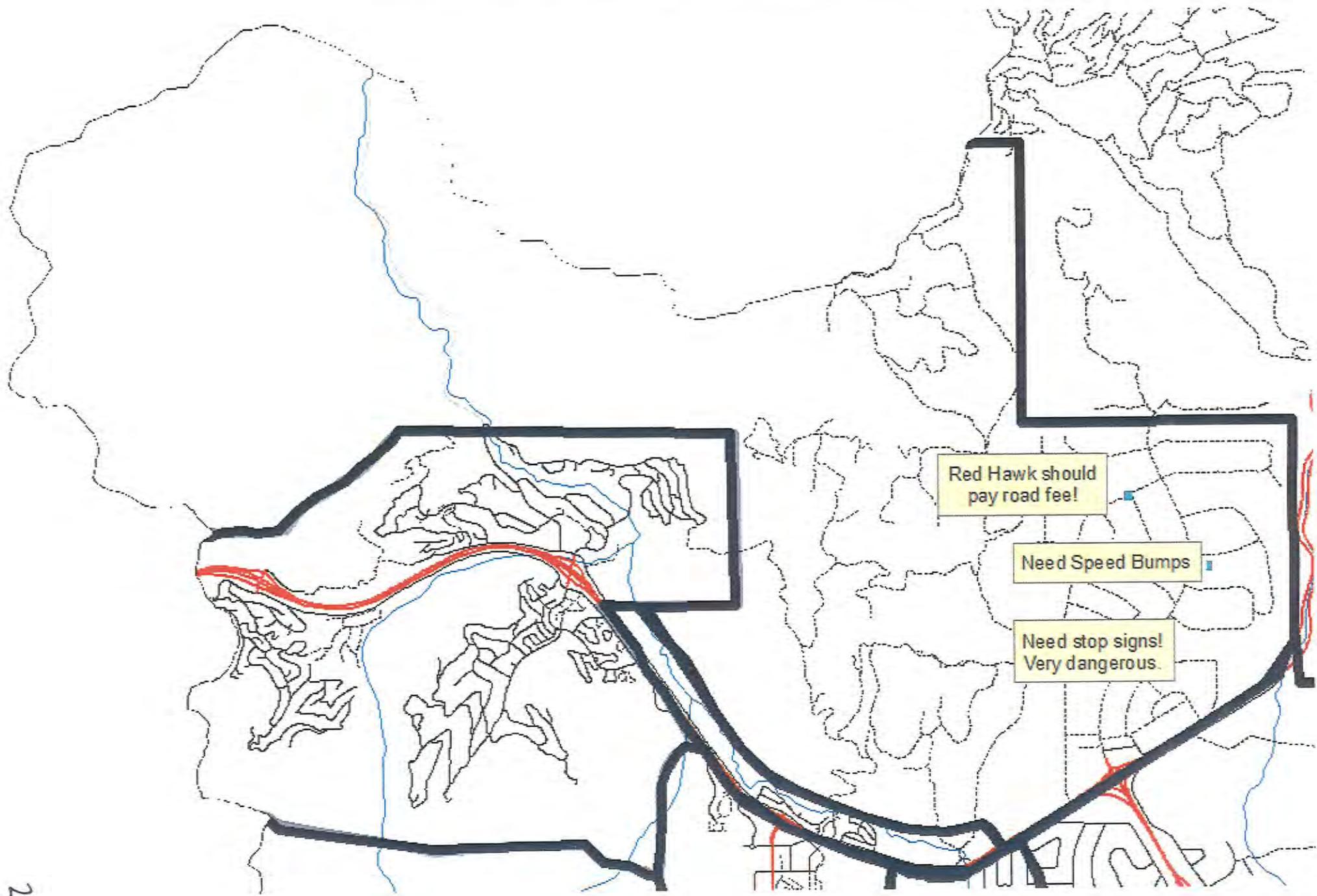
13. Additional INPUT

	Response Count
	51
	answered question 51
	skipped question 150

North Mountain Overall Comments



North Mountain Neighborhood Comments



Neighborhood	Sticker Count	Category
1 - NORTH MOUNTAIN	7	Recreation & Amenities 3 - Integrate the community trail system 1 - Provide equestrian trails 3 - Provide neighborhood parks
	5	Environmental 3 - Development prohibited in sensitive lands 1 - Wildlife habitat shall be preserved 1 - Preserve environment - Integrate development into the environment - Reduce risk for wildfires - Enhance aquatic habitat - Avoid critical wildlife areas - Provide adequate resources for firefighting
	3	Neighborhood Character 2 - Large clustered lots - Neighborhood commercial area - Large areas of open space 1 - Rural mountain environment character
	2	Transportation - Develop a master road circulation plan - Residential roads shall be rural style 2 - Curb and gutter are not appropriate - Reduce traffic speeds with road signs - Private roads must be able to provide year round access

1

Physical Design & Aesthetics

- All development shall enhance the mountain and rural character
- Site structures to preserve hillside
- Bridge streams and 100 year floodplain
- Architecture shall be consistent with the rural, mountain, and ranch character
- Complement the surrounding environment
- 1 - Entry to neighborhood should contribute the neighborhood ambiance
- All fencing shall be ranch style
- Exterior lighting shall be minimal and directed downward
- Public infrastructure may be limited in rural areas

0

Function & Scale

- Rural standard development
- Trails and promotion of mountain and open character of land
- Incentives for forming an appropriate neighborhood commercial area
- Limited size for neighborhood commercial
- Contiguous open space

Comment: Eliminate illegal commercial. Creates too much traffic. Landscape and construction businesses have to go!

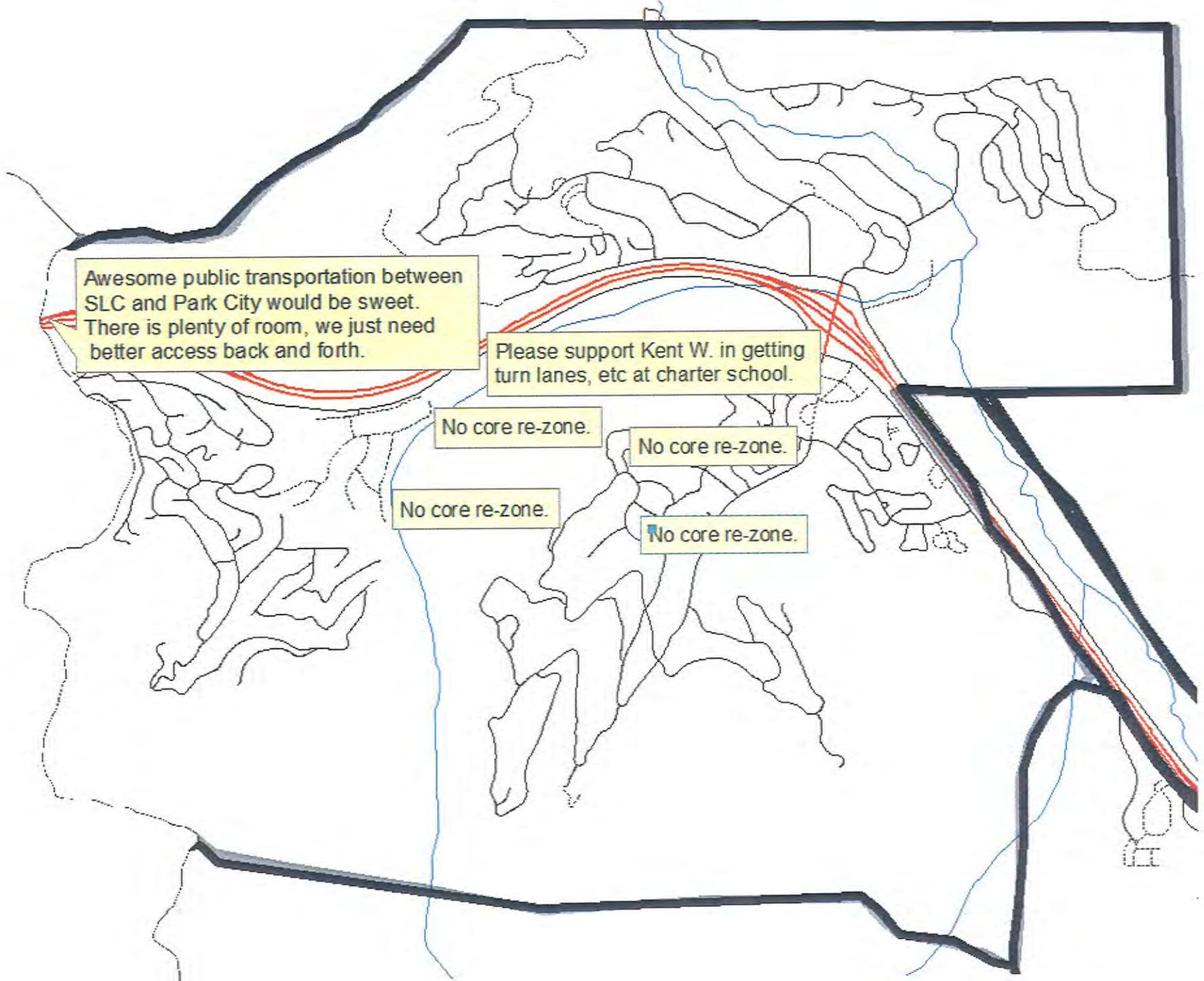
Comment: No Growth

0

Land Use Plan

- Several appropriate uses are located on a map in the General Plan

Summit Overall Comments



Awesome public transportation between SLC and Park City would be sweet. There is plenty of room, we just need better access back and forth.

Please support Kent W. in getting turn lanes, etc at charter school.

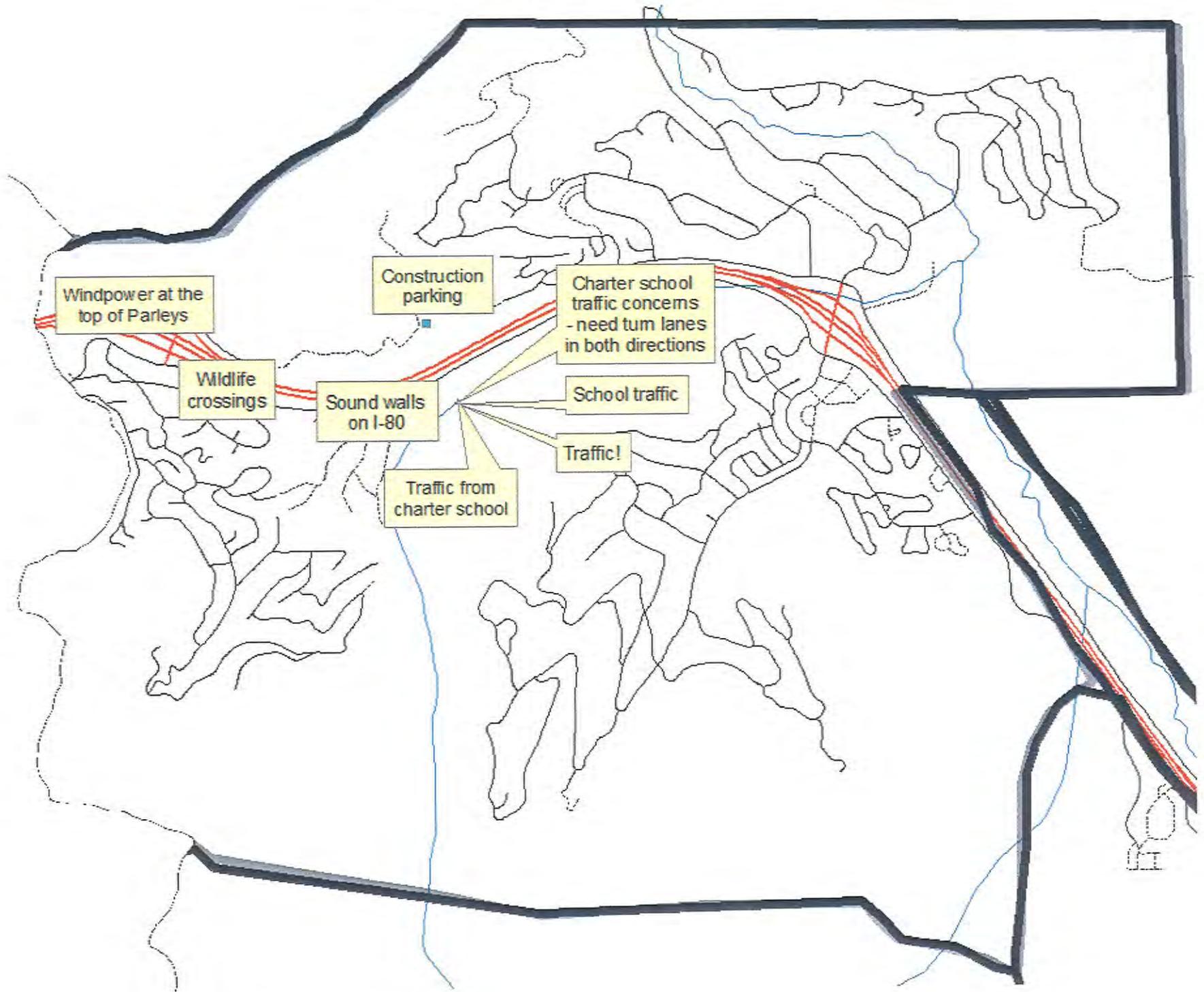
No core re-zone.

No core re-zone.

No core re-zone.

No core re-zone.

Summit Neighborhood Comments



Neighborhood	Sticker Count	Category
2 - THE SUMMIT	22	Neighborhood Character Objective
		11 · This neighborhood is largely built-out.
		11 · Retain as much meaningful open space as possible.
	15	Physical Design and Aesthetics
		1 · Commercial development is sensitive to the surrounding mountain environment.
		1 · Architecture shall be compatible with the mountain environment. Comment: All construction, both items, should be tied together
		1 · Streetscapes shall be pedestrian friendly. Comment: Include bikes in this design
		4 · Exterior lighting should be minimized to the extent possible. Comment: Please! Get rid of the Albertsons' parking lot lights. I need window shades at night
		· Commercial building facades shall present a "front door" appearance to I-80.
		· Landscape elements shall indigenous.
		2 · Signs within commercial development shall not attract traffic from Interstate 80.
		· Landscaping and special design treatments should be employed in the Pinebrook area. Comment: Why just Pinebrook?
		1 · Mechanical equipment shall be screened with architecturally compatible materials.
		1 · Commercial development should be neighborhood in scale and use.
		2 · Preserve the Gorgoza Park recreation area hillside view shed.
		2 · Summit County will consider beautification of the Jeremy Ranch I-80 Interchange. Comment: Fix it!
	9	Environmental Objectives
		5 · Development is prohibited in all sensitive areas.
		4 · Development shall be integrated into the natural landscape.
	9	Transportation Objectives
		2 · Traffic calming techniques shall be employed, where appropriate.
		· All development will contribute to infrastructure improvements.
		· Minimize number of access points (curb-cuts) on County roads.
		· Commercial parking shall be the minimum amount necessary to serve the commercial land uses within a development.
		· Underground parking is encouraged.
		4 · Pathways should connect residential development to Schools.
		3 {Paving & Road Upkeep} 1 @ Especially pinebrook road by Fresh Market Comment: Snow removal has been great, thanks - Ramon

8

Recreation and Amenities

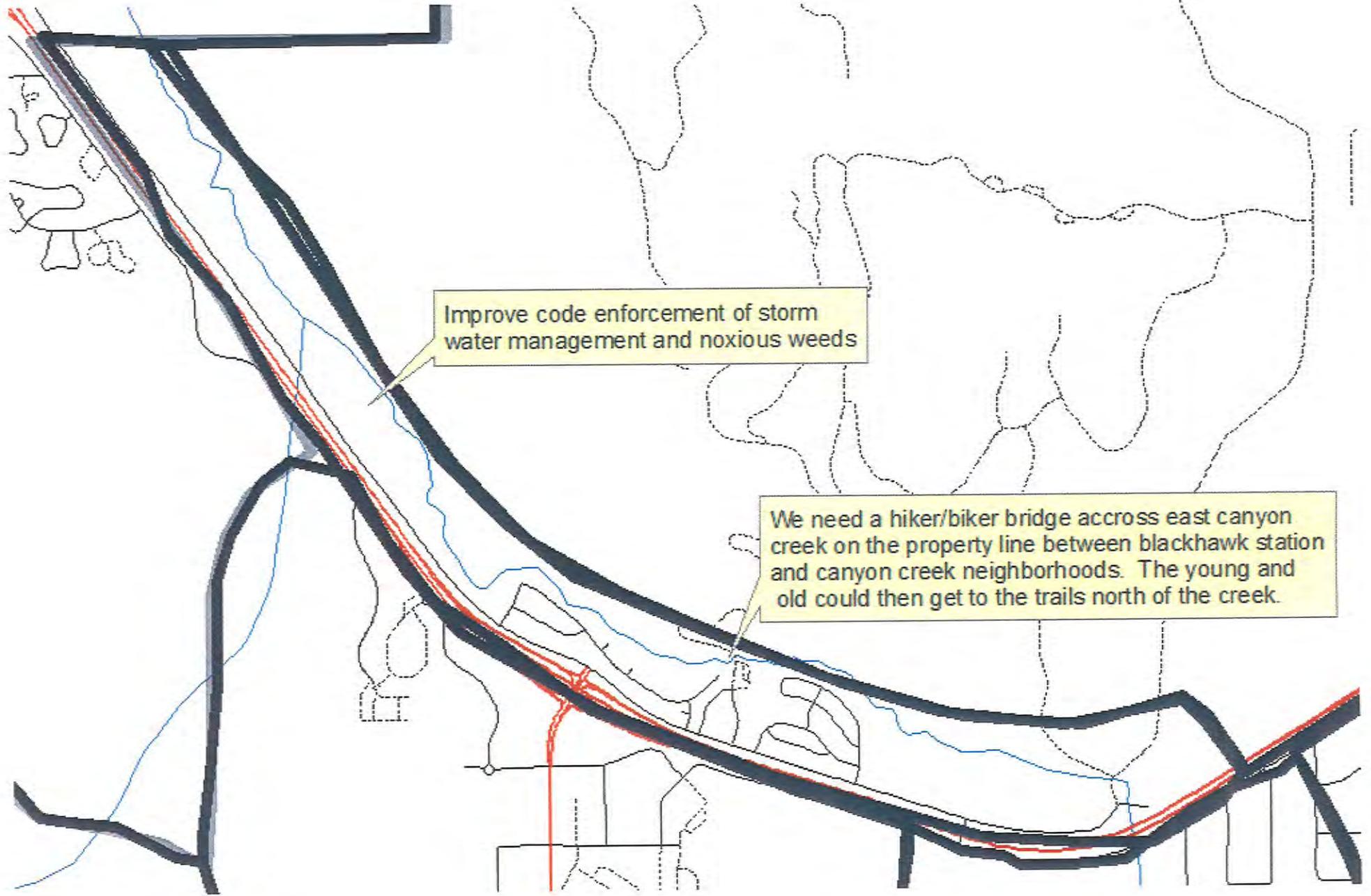
- 1 · Existing parks and trails should be enhanced.
- Where appropriate, new development shall provide trail connections to the
6 community trail system.
- New open space shall be contiguous to adjacent open space.
- 1 · Park and recreation facilities shall be provided in all residential developments.

6

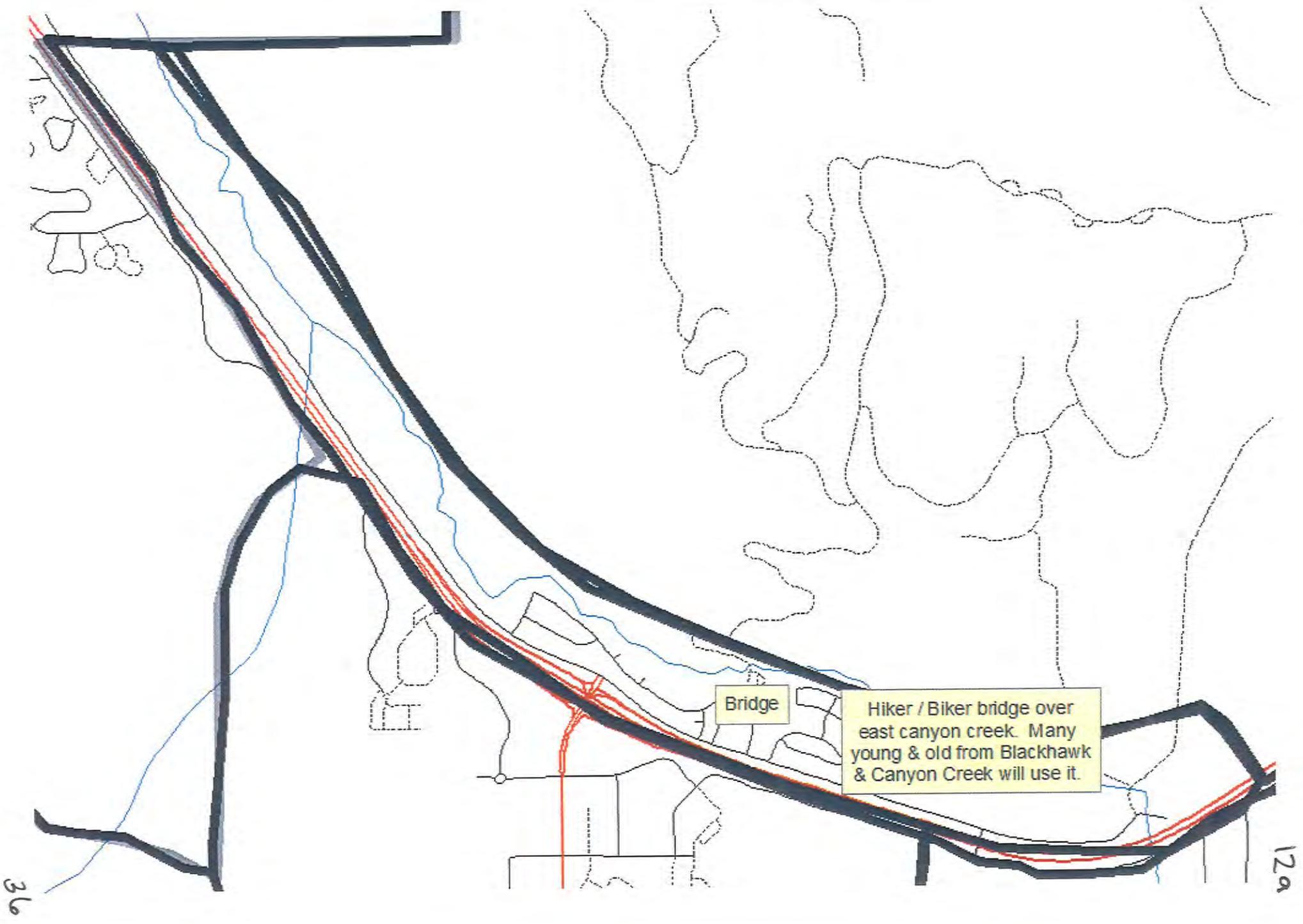
Function and Scale

- Gathering places shall be encouraged.
- 3 · Large scale commercial uses are inappropriate.
- 1 · Public spaces shall function as the "front yard," whenever possible.
- 2 · Strip commercial development is prohibited.
- Summit County shall control construction impacts in Summit Park.

Bitner/Rasmussen Overall Comments



Bitner/Rasmussen Neighborhood Comments



Neighborhood	Sticker Count	Category
3 - RASMUSSEN / BITNER	6	<p>Recreation and Amenities</p> <ul style="list-style-type: none"> 1 - New open space shall be adjacent to existing open space. 1 - Access to stream corridor shall be provided frequently. - Development shall include features, such as walkways, picnic areas, etc. 4 - Development shall be required to provide land and park facilities.
	6	<p>Physical Design and Aesthetics</p> <ul style="list-style-type: none"> - Development shall enhance East Canyon Creek corridor - Architectural design is consistent with the mountain character. - Maintain hillside view sheds. - Commercial buildings must be sensitively placed in natural environment. - No roof pitch shall exceed 8:12. - Building facades fronting roadways shall present "front door" appearance. - Vary building heights. - Conceal elements that do not comply with the design guidelines. - Signs shall be limited in size. - Special landscape requirements shall be established between Frontage Road and adjacent buildings. <ul style="list-style-type: none"> - Buildings shall be separated from parking areas. 2 - Lighting shall be minimized and conform to current standards. - Parking lots shall be behind buildings, outside of the public view from the road. 1 - Preserve existing significant meadow view sheds that. 2 - No structure shall extend into a skyline. 1 - The ranching history of the area shall be preserved. - Neighborhood commercial area is appropriate east of Spring Creek subdivision. - Setbacks that pull commercial buildings closer to the roadway are appropriate.
	2	<p>Neighborhood Character Objectives</p> <ul style="list-style-type: none"> - Location for service-oriented commercial, office, and light industrial uses. - Integration of commercial and residential development is appropriate. 2 - Scale and intensity of uses must be consistent with rural mountain character. - Exterior storage of goods is not appropriate.

1

Transportation Objectives

- Identify traffic concerns related to Rasmussen and Bitner Roads.
- Development will contribute to infrastructure improvements.
- Access points (curb-cuts) from Rasmussen and Bitner Roads shall be minimized.
- 1 - Traffic calming techniques shall be employed.
- Loading and unloading are required to occur within the development parcel.

1

Environmental Objectives

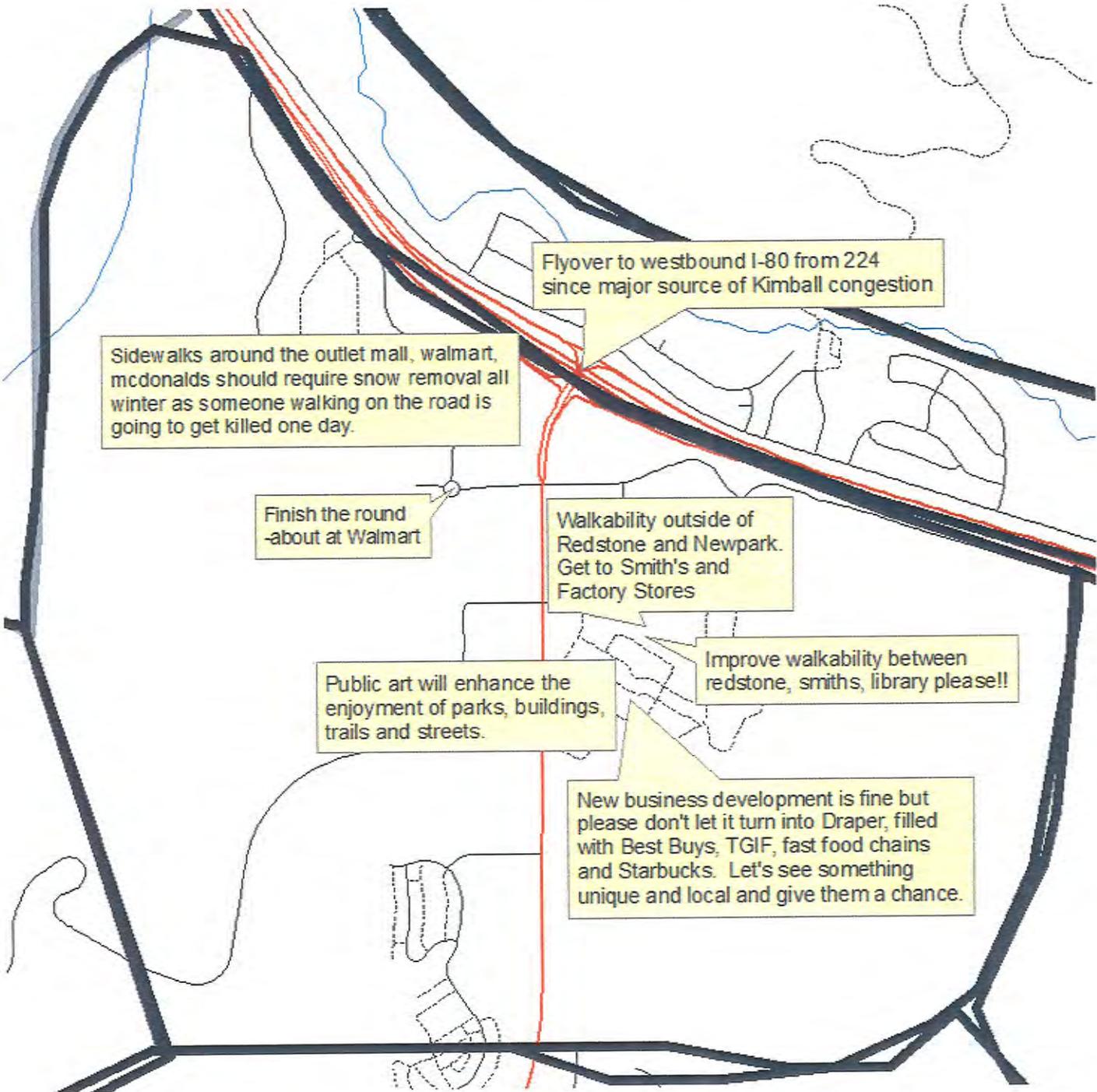
- Development is prohibited in all sensitive areas.
- 1 - East Canyon Creek shall be protected and enhanced.
- Development shall be integrated into the natural landscape and environment.

0

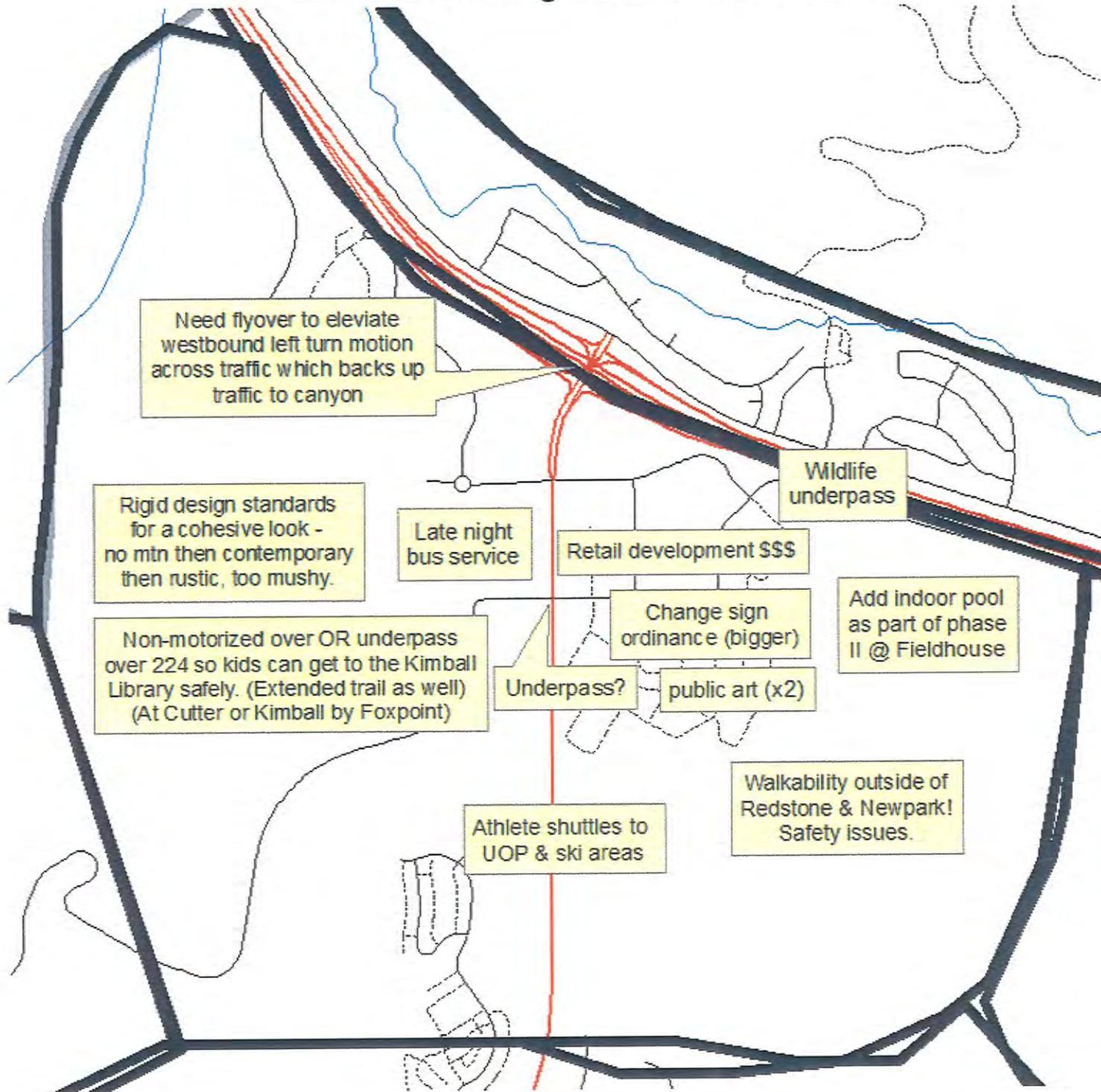
Function and Scale

- Commercial and office uses must be of a scale consistent community use.
- Maximum building height is two stories.
- Strip commercial development oriented to the interstate is discouraged.

Kimball Junction Overall Comments



Kimball Junction Neighborhood Comments



Neighborhood	Sticker Count	Category
4 - KIMBALL JUNCTION		
	8	Transportation 5 - Connect to the Utah Olympic Park - Provide solutions for parking - Present solutions for parking for the future 3 - Transit service shall be considered - Integrate all transportation corridors - Limit number of accesses on Hwy 224 - Road which must be altered to improve circulation
	4	Physical Design & Aesthetics 1 - Create a quality environment 1 - Preserve open spaces, meadows, and mountain slopes 1 - Developments shall not dominate ground - Compatible Building Scale - Evolving architecture and design 1 - Promote an aesthetic character - Promote visually pleasing architecture - Appropriate gateway designs - Follow the Highway 224 Corridor Enhancement Plan - Welcoming streetscape - A hospitality/info center is appropriate - The Utah Olympic Park road may require modification - Public street lighting shall be decorative
	2	Highway Enhancement Corridor, View Shed Areas, and Buffers 2 - Minimize commercial development - Minimize visual impact - Adopt a landscape enhancement and management master plan for the Hwy 224 Corridor - Continue to work with UDOT to enhance and preserve the "view from the road" - Promote redevelopment and infill
	1	Environmental 1 - Development must preserve nature and the eco system in this neighborhood - Integrate development into the natural environment - Recognize the environment

- 1 **Function & Scale**
 - Produce sustainability
 - Provide central neighborhoods
 - Carefully plan type of land uses that are permitted
 - 1 - Town Center should remain a focal point

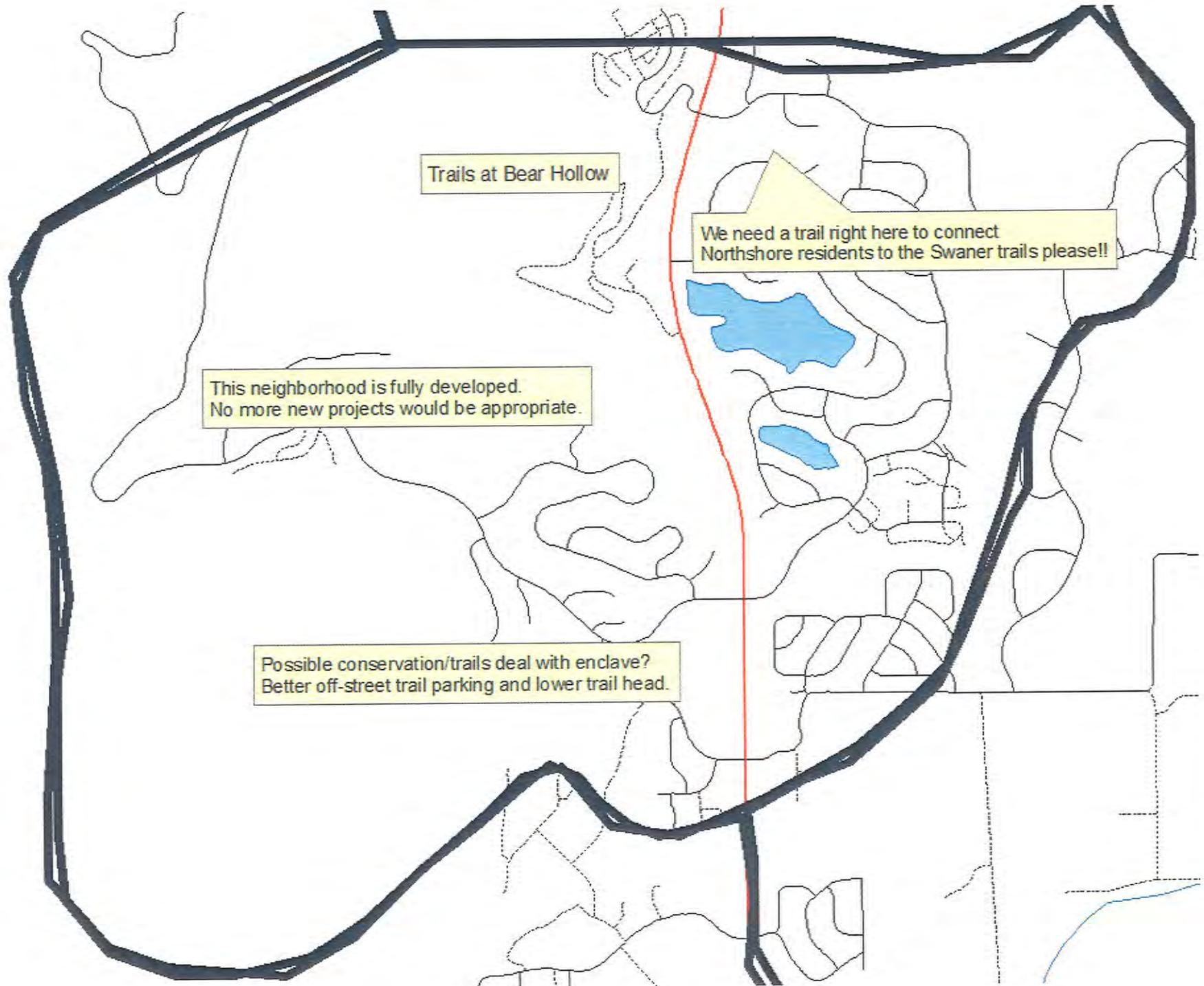
- 1 **Recreation & Amenities**
 - Provide recreation and amenities
 - 0.5 - Parks and plazas shall be provided
 - 0.5 - Provide community park facilities
 - Preserve Swaner Memorial Park

- 1 **Economic Development**
 - 1 - Commercial development shall support the residents and visitors
 - Complement the resort experience
 - Carry out activities, programs, and other matters which foster a sense of history and local community

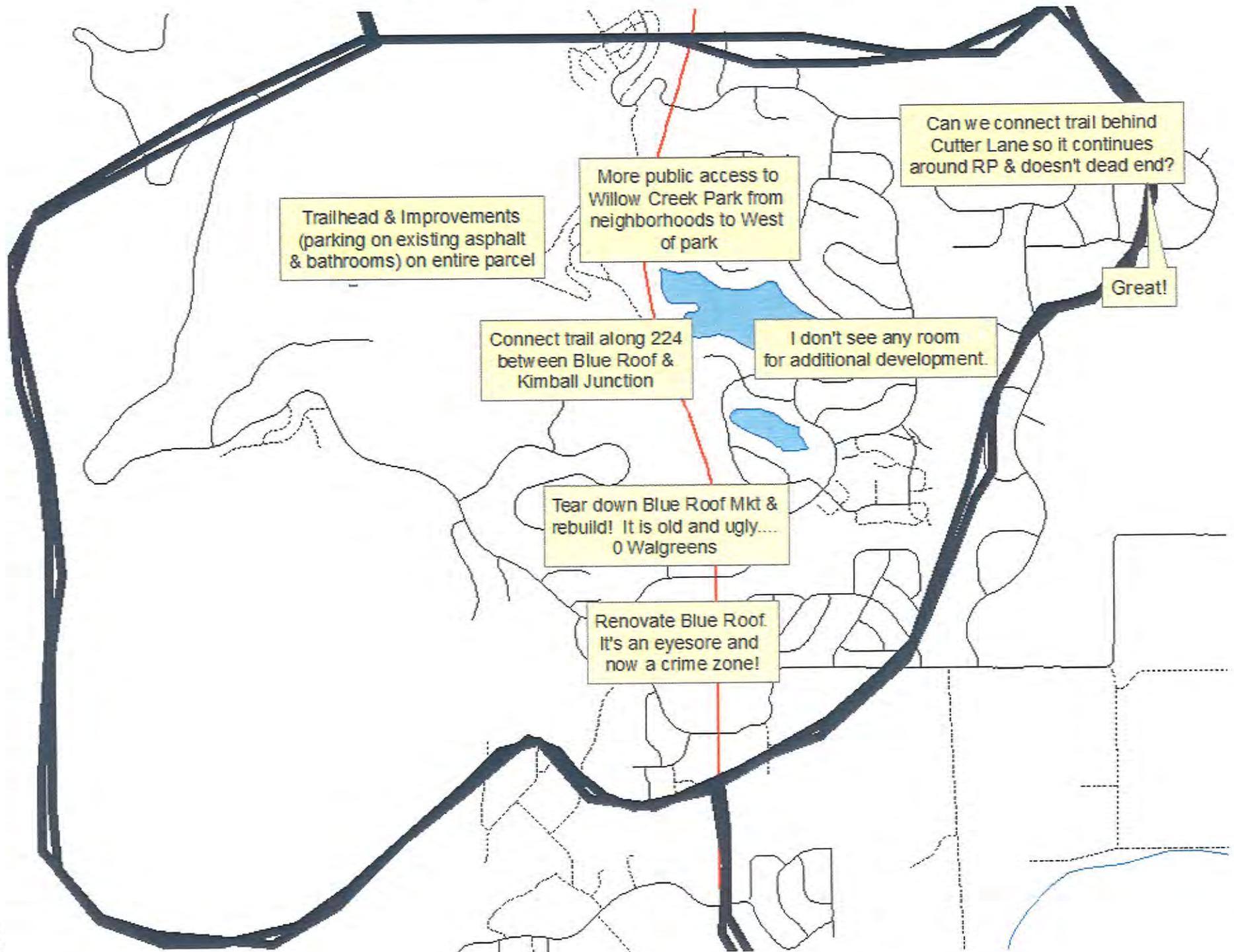
- 0 **Land Use Plan**
 - Land use must be related to other land uses within this neighborhood
 - Promote traditional mountain character

- 0 **Neighborhood Character**
 - Describe the amount, size and type of commercial development
 - Produce quality living environment
 - Promote a place where residents can feel pride for their hometown

Sun Peak/Silver Spring Overall Comments

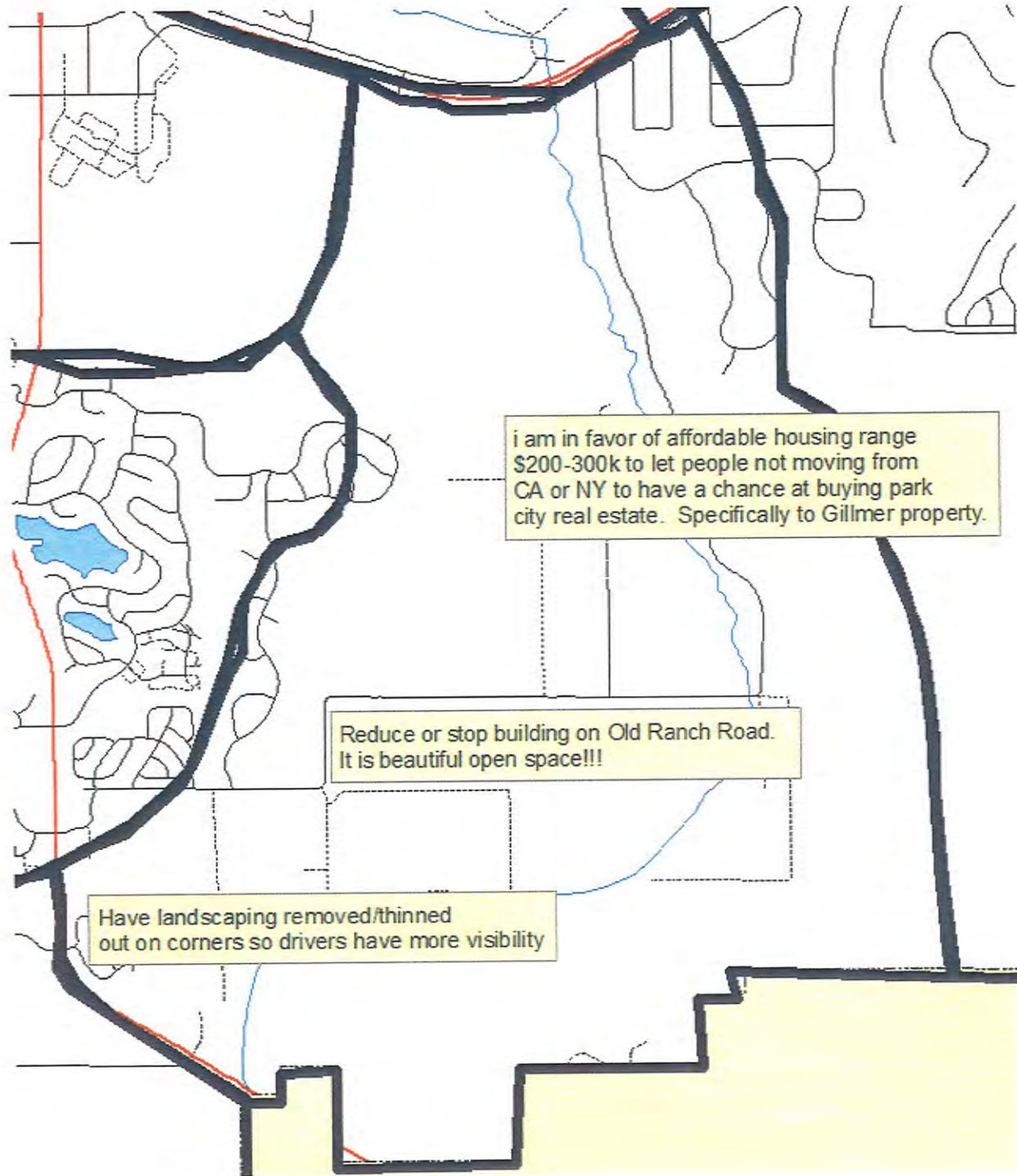


Sun Peak/Silver Spring Neighborhood Comments



Neighborhood	Sticker Count	Category
5 - SUN PEAK / SILVER SPRINGS		
	15	Recreation & Amenities 4 · Appropriate park and trail improvements 11 · Establish appropriate trail linkages
	11	Physical Design & Aesthetics 1 · Views from roads shall be ones of quality · Direct entries beyond the existing ones · Work with UDOT to minimize visual impact · Design shall be appropriate with the mountain environment · Ensure quality view sheds 1 · Present "front door" appearance along highway corridors · Special landscape designs required 1 · Lighting along Hwy 224 shall be minimized 1 · Use indigenous landscaping · Locate development away from highway noise 2 · Work with existing homeowners · Esthetically enhance Sun Peak Drive and Hwy 224 5 · Prohibit hillside and ridge development
	3	Neighborhood Character 2 · Subdivided and substantially built out · Any changes shall be planned appropriately 1 · Commercial uses shall be in neighborhood character scale
	3	Function & Scale · Future change to an existing consent agreement for the purposes of altering approved uses, densities, and configurations shall require developers to establish 2 appropriate massing/lot size relationships · With the exception of those commercial uses covered under approved consent 1 agreements, all other commercial uses shall be neighborhood in scale character
	2	Land Use Plan 2 · Maintain existing standards · Consideration of development in Sun Peak/Silver Springs is indicated on a map in the General Plan

Old Ranch Road Overall Comments

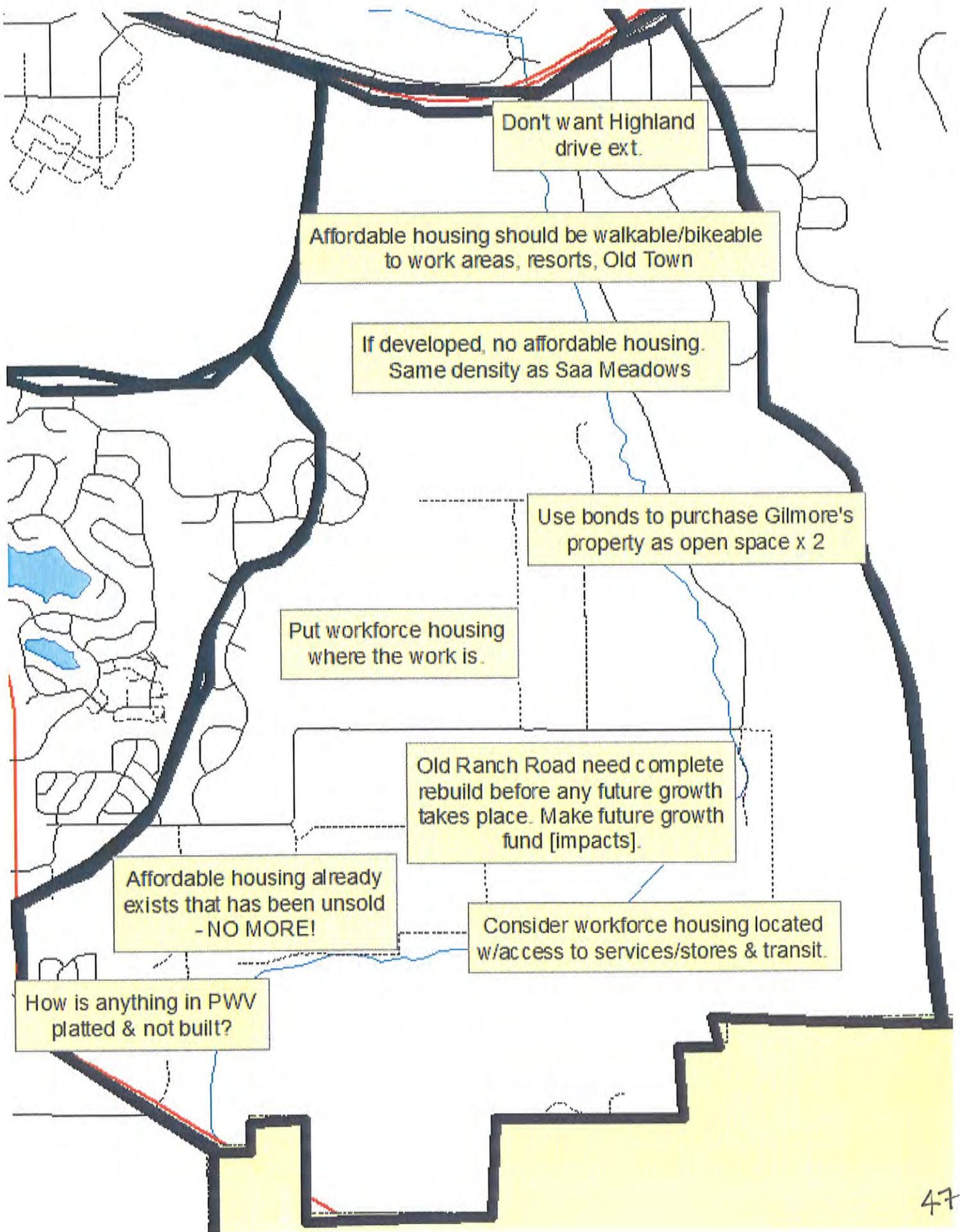


i am in favor of affordable housing range \$200-300k to let people not moving from CA or NY to have a chance at buying park city real estate. Specifically to Gillmer property.

Reduce or stop building on Old Ranch Road. It is beautiful open space!!!

Have landscaping removed/thinned out on corners so drivers have more visibility

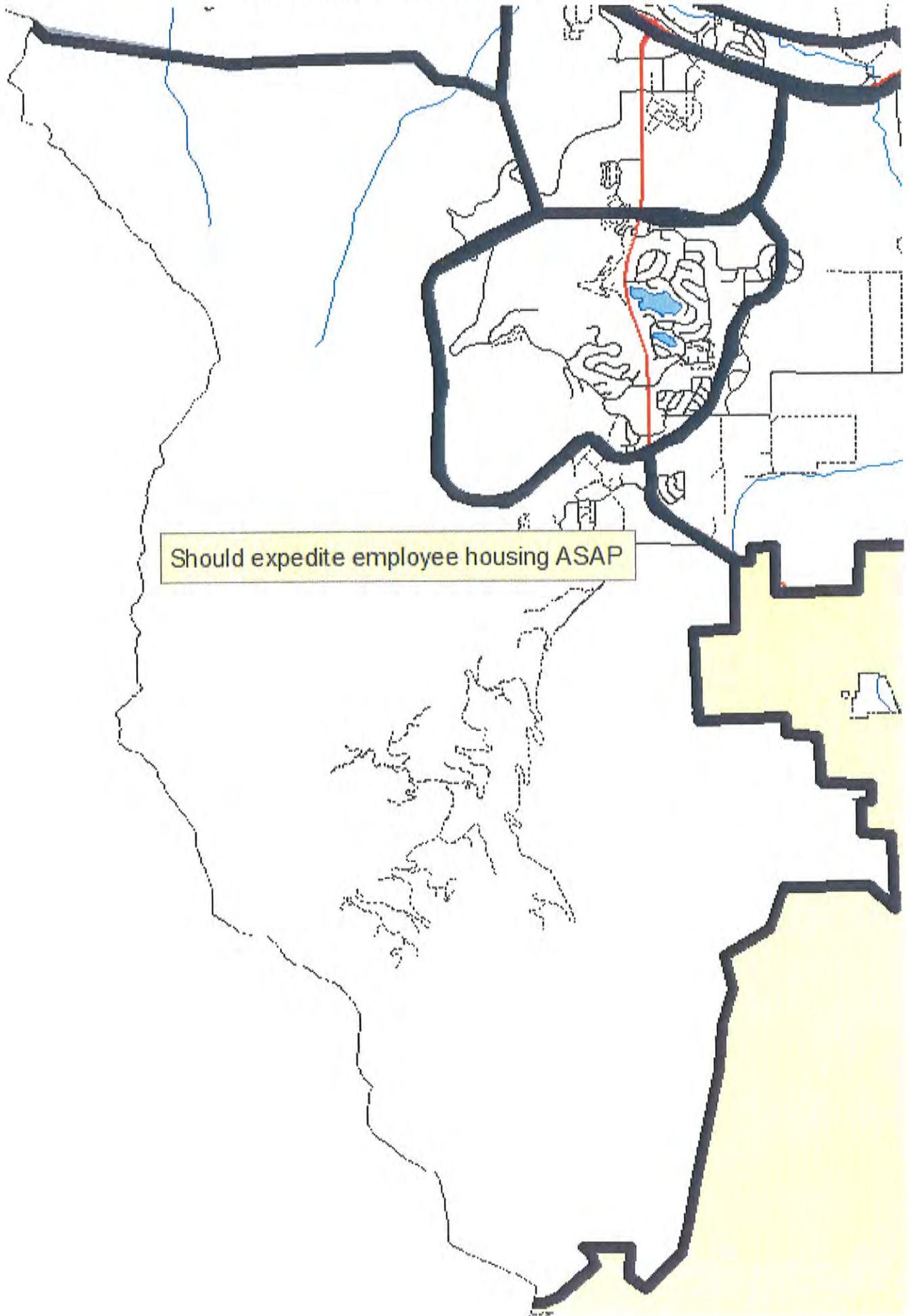
Old Ranch Road Neighborhood Comments



Neighborhood	Sticker Count	Category
6 - OLD RANCH ROAD		
	16	Physical Design & Aesthetics
	10	<ul style="list-style-type: none"> - Protect and enhance the rural character - Ensure structures do not encroach into visually sensitive areas - Bridge streams and 100 year floodplain - Architecture shall be consistent with the rural, mountain, and ranch character
	4	<ul style="list-style-type: none"> - Ensure trail access - Create appropriate entries to neighborhood - Create a neighborhood gateway - Include landscaping and other features to compliment Old Ranch Road - All fencing shall be ranch style fencing
	2	<ul style="list-style-type: none"> - Exterior lighting shall be minimal and directed downward
	15	Environmental
	4	<ul style="list-style-type: none"> - Implement Recreation and Trails Master Plan - Provide internal trail connections
	1	<ul style="list-style-type: none"> - Properly manage livestock to minimize impacts on water and environment
	1	<ul style="list-style-type: none"> - Designate equestrian trails - Establish trails with benches and trash receptacles - Maintain fishing accesses
	5	<ul style="list-style-type: none"> - Swamer Park trail system is a priority
	4	<ul style="list-style-type: none"> - Preserve natural landform, vegetation, scenic quality, and eco balance - Integrate development into environment
	12	Neighborhood Character
	12	<ul style="list-style-type: none"> - Preserve the unique natural features
	12	Transportation
	1	<ul style="list-style-type: none"> - Realign Old Ranch Road with Hwy 224
	3	<ul style="list-style-type: none"> - Designate Old Ranch Road as scenic roadway
	2	<ul style="list-style-type: none"> - Road pavement width shall be preserved
	2	<ul style="list-style-type: none"> - Old Ranch Road should serve as principal limited access roadway - Establish a series of small county lanes
	2	<ul style="list-style-type: none"> - Curves and narrow roads should be used to reduce speeds
	2	<ul style="list-style-type: none"> - Only widen roads for trails - Curb and gutter are not appropriate - Reduce traffic speeds with road signs - Include the extension of Highland Drive for future expansions
	8	Function & Scale
	8	<ul style="list-style-type: none"> - Comply with rural road and site planning
	2	Land Use Plan
	2	<ul style="list-style-type: none"> - Guide developments with appropriate environmental sensitivity classifications

West Mountain Overall Comments

16a



Should expedite employee housing ASAP

None

Neighborhood	Sticker Count	Category
7 - WEST MOUNTAIN		
	2	Economic Objectives
	1	<ul style="list-style-type: none"> - Resorts support recreational nature of area. - Development character is sustainable.
	1	<ul style="list-style-type: none"> - Promote recreation uses & resort facilities. - Promote an appropriate supply of affordable and seasonal employee housing.
	1	Neighborhood Character Objectives
		<ul style="list-style-type: none"> - Resort development compatible with surrounding neighborhoods.
	1	Recreation and Amenities
	1	<ul style="list-style-type: none"> - Development shall provide adequate park and recreation facilities or contribute to other areas. - Developed trails shall be consistent with the Recreation and Trails Master Plan. - Equestrian trails shall be designated. - The Canyons Resort Center is an ideal location for amenities oriented toward the general population.
	1	Transportation Objectives
		<ul style="list-style-type: none"> - Designate roads as "Scenic Roadways." - Pavement surfaces shall be narrow and curved appropriately. - Curb and gutter is not appropriate. - Reduced speeds shall be promoted. - Private roads must provide year round access. - All local streets shall integrate aesthetically with private development. - Corridors shall include pedestrian connections to neighborhoods, and commercial areas.
	1	<ul style="list-style-type: none"> - Transit services should be developed. - Parking lots shall be smaller. - Restrict property access points {curb-cuts} on Highway 224.
	0	Environmental Objectives
		<ul style="list-style-type: none"> - Development prohibited in all sensitive area. - Protection of wildlife and habitats is a high priority. - Development must preserve natural landform, vegetation, scenic quality, and ecological balance. - Development shall be located in a manner that reduces fire danger. - Development shall provide an adequate water supply for fire fighting. - Public infrastructure may be limited in rural areas.

0

Function and Scale

- Maintain low development densities.
- Preserve access to mountains.
- Development shall not burden services, infrastructure or be highly visible.
- New open space shall be placed next to existing open space.
- Residential areas should include trails, and other compatible uses.

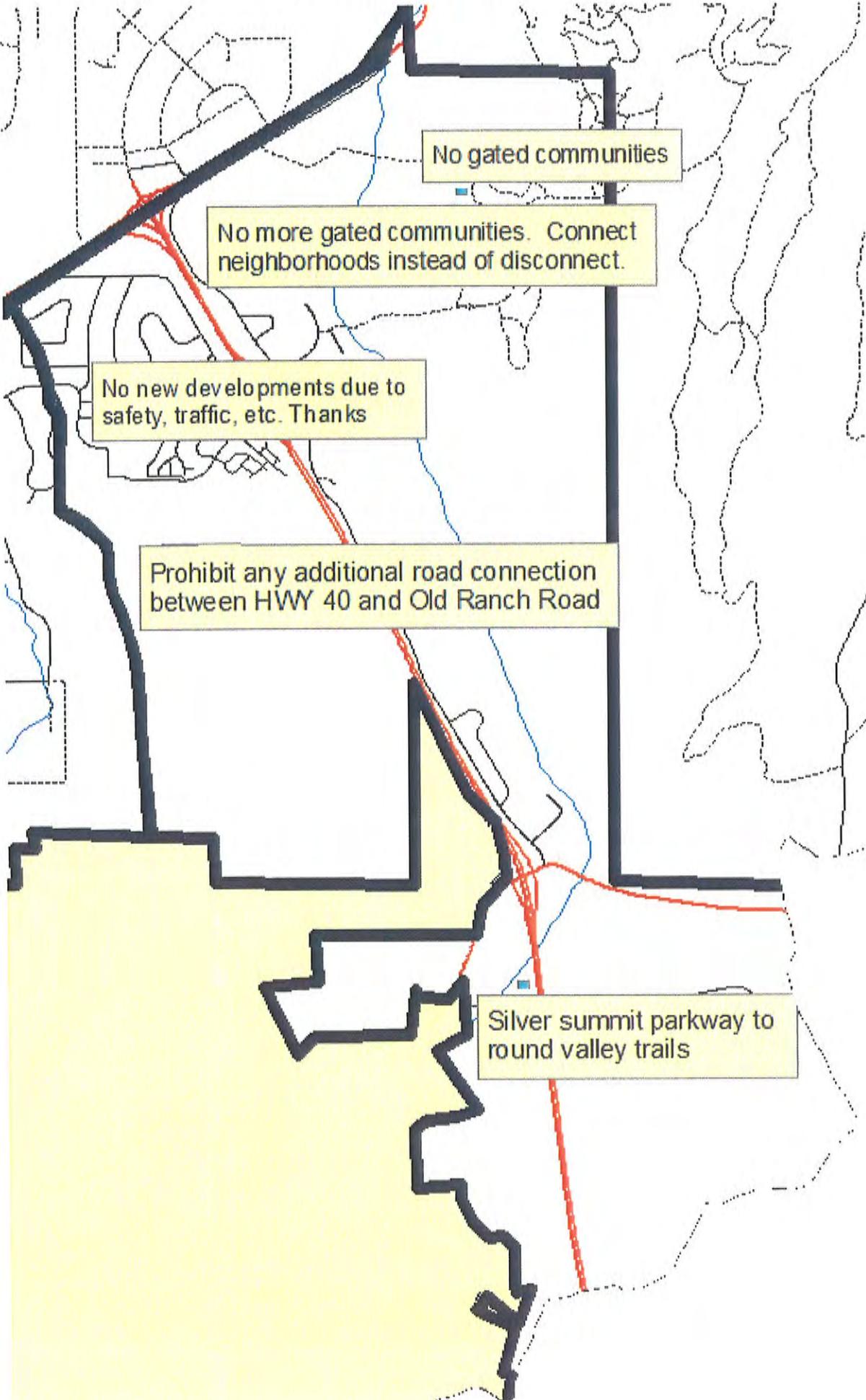
0

Physical Design and Aesthetics

- All development shall protect area character.
- Architectural design, materials, and colors will be consistent.
- No structure shall extend in to a skyline.
- Neighborhood fencing shall be ranch style and wildlife sensitive.
- Exterior lighting shall be minimal.
- Pedestrian village shall include water features, benches, etc.

East Basin Overall Comments

17a



No gated communities

No more gated communities. Connect neighborhoods instead of disconnect.

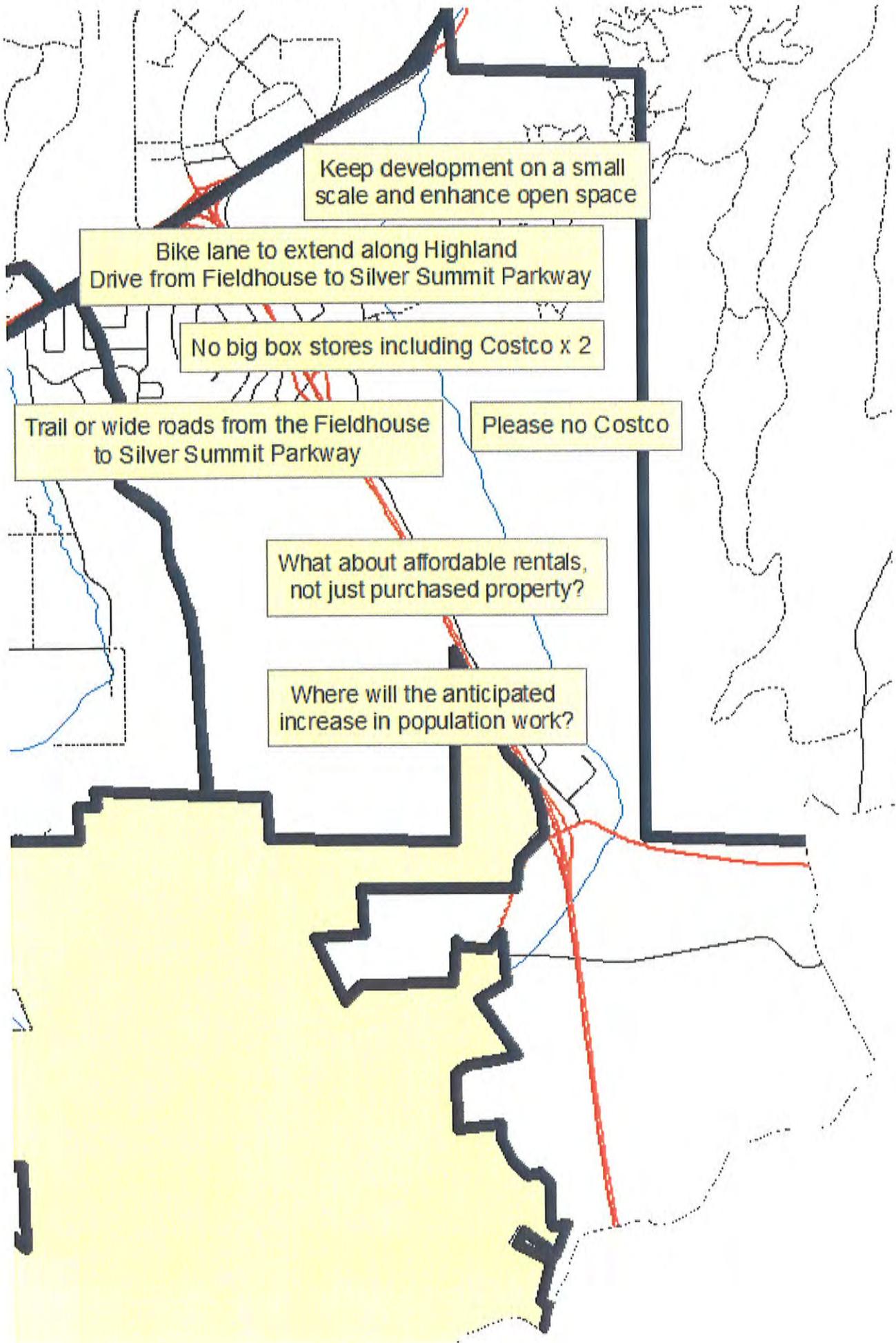
No new developments due to safety, traffic, etc. Thanks

Prohibit any additional road connection between HWY 40 and Old Ranch Road

Silver summit parkway to round valley trails

East Basin Neighborhood Comments

17a



Neighborhood	Sticker Count	Category
8 - EAST BASIN		
	15	Environmental 5 - Development Prohibited in wetlands, ridgelines, hillsides, and critical wildlife habitats 10 - Development must preserve natural landform and vegetation
	11	Neighborhood Character - Dominate feature shall continue to be large tracts of perpetual open space consisting of critical view corridors and other critical and sensitive lands
	8	Physical Design & Aesthetics 1 - Development shall create and support rural and resort character 1 - No structure shall extend into any skyline 2 - Structures shall be sited to preserve scenic views 2 - Every effort should be made to place structures on outer edge of Hwy 40 meadow 2 - New structures shall avoid "big box" appearances
	7	Recreation & Amenities 3 - Open space required for new development shall be placed next to existing open space 1 - Residential development shall provide appropriate neighborhood parks 2 - New development shall help to implement the Recreation & Trails master plan 1 [Sidewalks and Wide Streets]
	2	Function & Scale 2 - All development must be in scale and compatible with rural, resort, and mountain environment - Development shall be clustered in appropriate locations - Industrial and non-highway oriented uses should be allowed - Development and gateway areas shall promote a sense of hospitality and arrival
	0	Transportation - Transportation corridors shall integrate aesthetically with private portions of developed area - Property access points shall be limited on Hwy 248
	0	Economic Development - Provide location for industrial uses - Develop in a phased manner - All development should be built to existing neighborhood scale

What about better internet/fiber optic network in the basin? Current bandwidth is pathetic. Working with the ISPs to promote upgrades would bring business and allow home offices to thrive.

Public art should be included in all development. Public art is wonderful!

Encourage clustering of density around bus stops, present and future.

You don't show utility service areas vis-a-vis growth and affordable housing.

Leave new zoning at 1 unit per 20.
No core rezone for increased density.
No big box rezone.
More trails.

Other:
Commercial development
Public art x 5
IT infrastructure/increase bandwidth
Sidewalks and wide streets with bike lane
Bike park
Stop commercial development.

Excellent event!
Great, do it more!

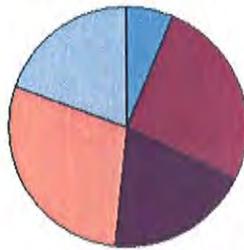
Please provide opportunity for neighborhood residents to directly participate in any changes to General Plan. Committees from each neighborhood planning area would work well.

Neighborhood Participation

From the map above, enter the number of the neighborhood in which you live.

Answer Options	Response Percent	Response Count
1. North Mountain	6.5%	2
2. Summit	25.8%	8
3. Rasmussen/Bitner	0.0%	0
4. Kimball Junction	0.0%	0
5. Sun Peak/Silver Springs	19.4%	6
6. Old Ranch Road	29.0%	9
7. West Mountain	0.0%	0
8. East Basin	19.4%	6
9. Park City	0.0%	0
<i>answered question</i>		31
<i>skipped question</i>		0

From the map above, enter the number of the neighborhood in which you live.



- 1. North Mountain
- 2. Summit
- 3. Rasmussen/Bitner
- 4. Kimball Junction
- 5. Sun Peak/Silver Springs
- 6. Old Ranch Road
- 7. West Mountain
- 8. East Basin
- 9. Park City

What do you think is the most important issue facing the Snyderville Basin?



List three things that you would change about the Snyderville Basin.

- Limit new construction
- Preserve open space
- Limit affordable housing to certain areas
- reduce overdevelopment
- Community
 - do not meddle with the low densities prescribed in our present general plan
 - Infill development with more densities and preservation of hillsides and scenic corridors
 - get rid of neighborhood nazis
 - less zoning changes
 - Quit thinking that Snyderville Basin must absorb Summit's Affordable Housing
 - put density where it already exists
 - improved pedestrian access
 - Dog poop scoop up more enforced especially around Willow Creek
 - Change planning commission affordable housing plan so that vacant lots in Ranch Place and Jeremy Ranch could have affordable housing
 - Kimball Jct. (the name)
 - less unnecessary big shops like Michaels and Bed Bath and Beyond
 - bike/walk paths along all frontage roads
 - more wide or hard packed trails connecting for families to ride bikes together
 - Replace all stop lights with roundabouts
 - Improved bus service especially to The Canyons
 - Better Planned Development, roads
 - Affordable housing practices
 - traffic
 - increased walkability and bikability to functions (school, commercial, resorts etc)
 - reduce reasons we have to get in our cars
 - would like to see additional retailers in New Park/Redstone so I never have to go to Salt Lake
 - Park and ride in summit park
 - traffic minimization
 - Stop speeding
 - Safety
 - complete ped transportation trail from the junction to Park City
 - allow more progressive design
 - following the code
 - Quit expanding the Snyderville Basin Recreation Dept. Staff
 - add more playing fields and expand Rec Center indoor fields
 - increased early morning/late night bus service
 - snow plows going slower in neighborhoods
 - Why aren't Ranch Place , Jeremy Ranch, Silver Springs required to have vacant lots developed as affordable housing?

- Signage Code (allow retail to succeed)
- traffic
- Less asphalt, more grass
- less grass that needs watering
- add more indoor recreation for kids in winter
- Put I-80, with its noise, lights, & pollution, underground
- more commuter trails on the flat areas of the basin primarily along the east side of 224 and on highland dr
- Roads
- increased NEIGHBORHOOD oriented business
- Complete gaps in asphalt bike/hike trail system
- Improve bike lanes
- Recreation
- mandatory recycling
- recycle greywater... reduce sewage...
- listening to the residents
- Encourage more efforts to expand open space...bond if necessary
- add outdoor pool
- reduced retail
- Ridgeline development
- density
- More scenic entrance, less houses along corridor
- fewer big box stores
- concentrate commercial/industrial development in limited areas
- less incentives for dense development
- Can't change overlay
- mass transit to slc

Please provide any additional comments, topics, or concerns that you would like to share.

- The thing I like least about living in the Snyderville Basin is trash found along I-80 and other roads. Our HOA appreciates the attention Summit County is currently giving to Summit Park. Don Jacobs President, Summit Park HOA 435-901-2356
- I like least about living in Snyderville Basin: Retired baby boomers with agendas.
- I like least traffic, over development, and houses too close in Snyderville Basin. Worried about traffic at exit with the "woods at parley" and increased density. Mass transit stop?? Maybe busses could go across from freeway from Sinclair.
- No affordable housing. Affordable housing should not be an issue in Snyderville Basin.
- Development is the thing I like least about living in the Snyderville basin.
- Things I like least: Speeding cars, Excess development, Oversized homes. Big concern about overuse of water from East Canyon Creek. Need bike lane from Old Ranch Road to I-80 overpass on Highland Drive.
- Any additional growth on Old ranch Road needs to shoulder the impact additional traffic has on the road. Currently the County cannot fund the road maintenance at present levels.
- Put affordable housing where the density already exists. Old Ranch Road is the only remaining quasi-rural neighborhood. Don't ruin it.
- Thanks for asking!
- you don't know what you've got till its gone... regulation and planning are insidiously imposing a much more suburban character on this growing resort community and squeezing the life out of it... when everybody knows the right answer nobody needs to speak... nothing really new has been planned since 2000... we need something to be planned and built that will give young people with money a reason to hang out here... our moneyed class is aging... we need a new wave after 'new park' and 'bear hollow not village'...
- I would like to see the planning commission follow the wishes of the residents in the basin and not follow the agenda of the developers. I would like to see the planing commission follow existing code and not change it to suit thier whims and desires.
- I would really like improved pedestrian access in Kimball Junction I don't want additional commercial development in Kimball Junction that is not in-fill development I wish there were smaller pockets of neighborhood-scale commercial
- Splash pad is no replacement for an public outdoor pool in the summer with lots of grounds and trees around it, to lap swim, recreate, picknick.

- Affordable housing should not just be dumped into new projects. It's unfair to the people living next to the new projects. It lowers the property values and is really just a tax on the people living near the affordable housing. This tax should be shared by other neighborhoods. Vacant lots could be required to build affordable housing and be subsidized by the county. I worked hard to get here and recent government subsidies to people who did not work as hard as me to get here.

- I moved to the basin almost 18 years ago after living in Park City proper for 6 years before that. How do I answer a question about what I would like to see stay the same in Snyderville Basin since it has changed at an alarming rate for the past 20 years?! Nothing stays the same long enough to determine what should stay the same! Why wasn't there a question about how long someone has lived in the Basin? Are the people reading this survey new to town in the past few years? In the ranking of goals for the general plan, who defined quality growth? My ranking is based on my view of quality growth; however, I doubt if I translate it the same way as the survey readers. I appreciate the survey, but I question it's validity and interpretation.

- I believe a top priority should be in building codes requiring that all new structures be built, at the very least, w/r to the sun, not the road so they consume less energy summer and winter. Need a non-motorized pathway connecting Highland Estates et al to Kimball Jct.

- I would like to see more residents using public transportation when not cycling, walking or skiing. I would like to see more solar power generation, greater utilization of recycled waste material, and less trash along the roadsides. I would invite state-of-the-art telecommunications companies and other utilities to use this community as a test bed, setting new and better standards for efficiency and modernization. I would like this community to be the role model for the rest of the state and the country for its judicious use of taxes in satisfying the basic common needs of all residents.

- I feel that the whole issue of Affordable housing has become as stain on the basin. I feel the issue must be resolved soon and a plan put together to move forward so they residents can move on to other issues. I also feel that a new study may need to be conducted on the need for this type of housing especially under the new economic conditions. If the county does decide we need more affordable units I feel these should be dispersed over all the neighborhoods and not just one or two.

- I would hope that in the future the planners could find a way that things work better together so that there is some semblance of plan, so that at least roads could line up for better flow, so that houses don't end up on ridgelines by accident, so we aren't spending money fixing problems that should have been seen ahead. Plan and control.

- I would make old ranch road a biking road with a lane the whole way but first I would make it safe to ride to the store. It can be real bad sometimes trying to make that run from the bridge to old ranch road. Love the view but can't enjoy it for fear of the cars.

- The proposed Stone bridge development will not enhance the Synderville Basin. Affordable housing should be near transportation, grocery stores, etc. Also, the density does not match the neighborhood plans. Old Ranch Road is a major recreation destination for Summit County residents and we need to preserve that heritage. We should be buying the open space instead of destroying it.
- Love Willow Creek Park and Round Valley and increased the services at Redstone/newpark. Would love more winter outdoor recreation. Would love to see the outdoor ice rink at willow creek improved and lighted so my family could use after I get home from work.

H. GREGORY LAWSON
5570 North Old Ranch Road
Park City, UT 84098

June 8, 2010

Kimber Gabryszak
County Planner
Summit County Courthouse
P.O. Box 128
Coalville, UT 84017

Re: Update to Snyderville Basin General Plan

Dear Kimber:

Many of us in the Old Ranch Road Neighborhood Planning Area did not fully understand the objectives, procedures and time schedule for the updating of the Snyderville Basin General Plan. We believe a number of general planning issues warrant special attention for updating, especially in the Old Ranch Neighborhood Planning Area.

Of particular concern is moving forward with the multiple-use-corridor planning for Old Ranch Road and the surrounding trailheads. This neighborhood planning objective has been the keystone in our neighborhood planning area for approximately 20 years. The Traffic Calming Program most recently implemented in 2008 has demonstrated that educating drivers and installing signage and enforcing the speed limit can be effectively used to improve the safety and enjoyment of Old Ranch Road for a wide variety of recreational users.

A second planning objective strongly related to the multiple-use-corridor is preservation of the equestrian character of the ORR Neighborhood. With large estate sized lots and proximity to equestrian trailheads, the ORR Neighborhood continues to be a viable residential area for horses. Equestrian trails along Old Ranch Road should be improved for safer access to the trailheads to Round Valley. Entry statements at either end of Old Ranch Road expressing the equestrian theme of the area would also preserve and enhance this important feature.

We believe the updating of the General Plan should include resident participation in an intensive evaluation of what can be done to continue the progress for enhancing the special character of Old Ranch Road for residents of the neighborhood as well as recreational users from throughout the Snyderville Basin. There are numerous examples from around the country where rural roadways located in equestrian areas have been enhanced as multiple use corridors.

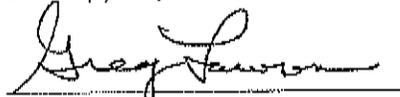
We suggest that an Old Ranch Road neighborhood committee be appointed to work on this proposal with the Planning Staff and Planning Commission as the updating of the General Plan proceeds. At the same time, the ORR committee could work on the issues recently raised during the public hearings on the proposed Stone Ridge project such as a second road connection to Highway 40 and developing more specific language and terminology for defining the goals and objectives for the ORR Neighborhood Planning Area.

We strongly believe that this current effort to update the General Plan is the appropriate opportunity to work on improvements to the Old Ranch Road Neighborhood Plan so residents can continue to make progress in accomplishing neighborhood goals and objectives.

Please provide us with the work plan and schedule for updating the General Planning. Our neighborhood group respectfully requests the opportunity to work with the Planning Staff and Planning Commission on this important

planning endeavor. We would appreciate the opportunity to discuss this proposal with the Planning Commission at the next work session on June 22nd associated with the General Plan update.

Sincerely yours,



Greg Lawson and Neighbors

Auditor

Blake Frazier



August 31, 2010

County Council;

As the Clerk of The Board of Equalization I am requesting that you review and consider approving the stipulations for the week of September 8, 2010. The spreadsheet will be e-mailed to you on the afternoon of September 6, 2010.

Thanks,

A handwritten signature in black ink that reads "Kathryn Rockhill". The signature is written in a cursive, flowing style.

Kathryn Rockhill

BOE Clerk

For the September 8, 2010 County Council meeting
RE: Wasatch / Summit County Children's Justice Center

SINCE OPENING STATISTIC TOTALS				
	Opening	Summit County	Wasatch County	Other Counties
Total Cases	1176	441	680	55
Physical Abuse	212	81	121	10
Sexual Abuse	763	284	446	33
Other	201	76	113	12

I will be giving them the above statistics, thanking the county for the \$12,000 in funding, talking about our budget, where we receive funding, which Summit County employees we have sent to trainings this year and which employees we have honored as our "heroes". I will also be sharing a portion of a letter from a child victim.

Kenna Jones

Director

Wasatch/Summit County
Children's Justice Center

435-657-1000



RESOLUTION NO. 2010-12

**A RESOLUTION DESIGNATING SEPTEMBER 2010 AS
WASATCH/SUMMIT COUNTY CHILDREN'S JUSTICE CENTER MONTH.**

WHEREAS, the scourges of child physical abuse, child sexual abuse, and child neglect have devastated the lives of individual children nation-wide; and

WHEREAS, children in Wasatch and Summit Counties have been physically and sexually abused and neglected, and must bear at a tender age the heartache and adverse impacts of these abhorrent acts committed upon them; and

WHEREAS, it is the role and duty of government to protect children from harm, to defend and speak for those who by virtue of their age are disenfranchised and cannot speak for themselves; and

WHEREAS, to this end, Wasatch County and Summit County have cooperated in the creation and operation of the Wasatch/Summit County Children's Justice Center; and

WHEREAS, the Center exists to ensure that governments efforts to protect children are coordinated; the system coming to the child on the child's terms – one interview regarding the abuse in a child-friendly home, rather than the stationhouse or a government office.

WHEREAS, public awareness of the Center and its intervention on behalf of children is necessary;

NOW THEREFORE, be it resolved by the Summit County Council as follows:

September 2010 is hereby declared to be Wasatch/Summit County Children's Justice Center month

APPROVED AND ADOPTED this _____ day of September, 2010.

SUMMIT COUNTY COUNCIL
SUMMIT COUNTY, UTAH

ATTEST:

Claudia McMullin
Council Chair

Kent Jones
County Clerk



STAFF REPORT

To: Summit County Council (SCC)
Report Date: Thursday, September 2, 2010
Meeting Date: Wednesday, September 8, 2010
Author: Kimber Gabryszak, County Planner 
Project Name & Type: The Canyons Development Agreement, Amendment to the Colony at White Pine Canyon
Type of Item: Public Hearing: Development Agreement Amendment

EXECUTIVE SUMMARY:

The applicants, Spencer White and Iron Mountain Associates, are requesting an amendment to the Canyons Specially Planned Area Development Agreement (Canyons SPA). The amendment is specifically for the Colony at White Pine Canyon, and includes a proposed relocation of the Mines Venture density from outside of the Colony into the approved development areas.

The application was originally for three (3) amendments. The Snyderville Basin Planning Commission (SBPC) held a public hearing on the amendments at their May 11, 2010 meeting, and voted unanimously to forward positive recommendation on each to the SCC. Their findings and conditions are included at the end of the Staff report.

The SCC held a public hearing May 19, 2010, continued the hearing until their May 26, 2010 meeting when they went on a site visit, and then closed the hearing and continued the decision to the June 9, 2010 meeting to allow the applicants to return with more information and revised Development Agreement language. At the June 9, 2010 meeting, the SCC voted to approve two (2) of the amendments, leaving this remaining amendment for further discussion.

Staff recommends that the SCC hold a public hearing, discuss the amendment, and make a motion to approve or deny the amendment, add or modify findings and conditions, or vote to continue the amendment to another meeting.

A. Project Description

- **Project Name:** The Canyons Development Agreement, Amendment pertaining to the Colony at White Pine Canyon (the Colony)
- **Applicant(s):** Spencer White; Iron Mountain Associates (IMA)
- **Property Owner(s):** Iron Mountain Associates (IMA)
- **Location:** The Canyons Resort; White Pine Canyon Road; Thaynes Canyon; Iron Mountain
- **Zone District & Setbacks:** Mountain Remote (MR) / Canyons Specially Planned Area (SPA)
- **Adjacent Land Uses:** Resort / Residential / Undeveloped / Open Space

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

P.O. BOX 128

60 NORTH MAIN STREET

COALVILLE, UT 84017

PHONE (435) 336-3132 FAX (435) 336-3046

KGABRYSZAK@CO.SUMMIT.UT.US

WWW.SUMMITCOUNTY.ORG

- **Existing Uses:** Resort / Residential / Undeveloped / Open Space
- **Lot of Record Status:** Yes

B. Community Review

The applicants requested an additional public hearing on the amendment, which Staff scheduled and noticed for August 11, 2010. Prior to that meeting, the applicants requested additional time, and the hearing was continued until the September 8, 2010 meeting. A hearing notice was published in the *Park Record*, and postcards mailed to all property owners within 1000' for the August 11, 2010 meeting, and all persons that attended the August 11 meeting or called to inquire about the hearing were notified of the date change to September 8, 2010.

C. Background

The Colony was approved as part of and is governed by The Canyons Specially Planned Area Development Agreement (Canyons SPA), which was recorded in July 1998; the SPA and subsequent amendments spell out the specific density apportioned to the Colony.

When the Colony was originally approved as part of the Canyons SPA, the density was calculated on base zoning, rather than through the SPA process of increasing density through the Matrix system of community benefits. The project consisted of 4,321 acres and was approved for a total of 183 lots, an average of one (1) unit per 23.6 acres. This number was determined from base density for the various zones in place, and the limitations for development on sensitive lands.

Through the Amended SPA Agreement and TDR Agreement, approved in November of 1999, 57 Lots were added to the Colony density pool, coming from Transferred Development Rights (TDRs), added terrain from the ski resort, and the first SPA density bonus, bringing the total number of units in the Colony pool to 240.

Later on, through the subsequent amendments, the density of the Colony was again increased through the addition of other TDRs, including twenty (20) from the Swaner Nature Preserve and nine (9) from the Mines Venture property. This brought the total number of units up to 269.

According to the Canyons SPA, the 269 density units in the Colony will be platted in five (5) phases. Article 2.2.5 of the SPA outlines the density for the Colony phases I and II, and Article 2.2.6 outlines phases III – V. Phase I was originally recorded in September 1998 and has been subsequently amended multiple times, and so far, of the 269 density units provided for in the SPA, approximately 195 units have been approved. Phases 4C, 4E, 4F, and 4G are currently being reviewed by Staff, but cannot be finalized as currently proposed without modifications to the allowed development areas.

The language of the Canyons SPA governs the land uses in the Colony, rather than the underlying zoning outlined in the Snyderville Basin Development Code (Code). Changes to the allowed uses, style of uses, density, and location of uses requires that the SPA be amended.

Over the last few years, the SBPC has processed many amendments to the platted lots in the Colony, combining lots, removing density from existing subdivisions due to avalanche paths or other concerns, and restoring the density to the “pool” of entitlements remaining in the Colony.

In December, 2009, Staff and the applicants held a work session with the SBPC to discuss these remaining entitlements: total remaining density, where the density came from or how it was approved, and where it would be placed. At that work session, the SBPC and applicants had a discussion about several upcoming amendments to clean up the remaining development bubbles and to relocate some remaining density. The applicants submitted these applications February 19, 2010 (Mines Venture, Development Areas, and Legacy Lots) and April 19, 2010 (Tombstone Base).

A work session on the first amendment application was held with the SBPC March 9, 2010, and a site visit was conducted by the SBPC members on March 23, 2010. During the March 23, 2010 site visit, the SBPC visited both the portions of the proposed modified development area that had the most potential to be visible, as well as the original Mines Venture lots, and discussed the relocation of the Mines Venture density into the modified development area. The applicants also submitted a separate application to request the restoration of density to the Tombstone base area.

The Snyderville Basin Planning Commission held a public hearing on each amendment at their May 11, 2010 meeting, and voted unanimously to forward positive recommendations on each to the SCC. Their findings and conditions are included at the end of the Staff report.

The development agreement amendments for the Tombstone Base density restoration and modified Development Areas were approved by the SCC at their June 9, 2010 meeting, excluding the visible portion of the development areas and leaving the density on the Mines Venture parcel. The Legacy Lot amendment request was withdrawn and may return separately at a later date.

D. Identification and Analysis of Issues

Mines Venture Lots

Most of the density in the Colony was included in a density pool which consisted of a total number of units to be platted throughout the proposal within the development areas, and not tied to a specific location. A separate portion of the density, consisting of nine (9) units on the Mines Venture mining claim property, was added later in the process and remained attached to a specific location. As the SPA currently exists, the Mines Venture density must be platted and constructed on a specific piece of land. A copy of the original Mines Venture exhibit is attached, as well as applicant visuals of the location.

The existing nine (9) Mines Venture lots sit on a hillside visible from State Road 224 (SR224), a view corridor designated in the Snyderville Basin General Plan. As part of this SPA amendment, the applicants are requesting approval to relocate six (6) of the Mines Venture units to a site higher on the hillside, to a location that will require an additional amendment to the development areas, with the remaining three (3) lots going into the overall density pool. Five (5) of these lots have the potential to be visible from Park City Municipal.

The applicants feel that, while the relocated lots are located on a ridgeline and will still be visible from State Road 224 in Park City, the relocation may result in less visibility than the original location on the Mines Venture property. They also recommend the relocation to avoid the excavation and grading that would be required to access the Mines Venture lots.

The Snyderville Basin Development Code Section 10-4-3(F) prohibits development that would break the ridgeline, and limits structures to 26 feet in height where that is not possible. However, the Code and General Plan encourage development that minimizes excavation and

road cuts, preserves vegetation, and protects view corridors from visual disturbances such as large cuts and fill. The applicants have submitted visual exhibits to demonstrate the differing construction impacts, as well as site analyses for each proposed relocation lot, including the identification of trees to be protected, the ridgeline, and setbacks.

SBPC process and recommendation

The SBPC visited both the original and proposed lot locations during the March 23, 2010 site visit. At the May 11, 2010 public hearing, the SBPC discussed the relocation of these lots, comparing the existing locations with the proposed relocations in terms of road cuts and grading impacts, utility access and visibility. They recommended approval of the relocation, with the added condition that the homes not be visible to the naked eye from the intersection of State Road 248 (Kearns) and Bonanza in Park City.

Applicant request

The applicants have looked into the condition of visibility from Kearns and Bonanza after the SBPC meeting, and have stated that the condition will cause the proposed six (6) relocation sites to be undevelopable. They have stated that if they cannot move the six (6) Mines Venture lots to the proposed new location, they would prefer to withdraw the amendment request and keep the units on the Mines Venture site. The applicants will also be bringing additional visuals to the meeting concerning visibility.

SCC Discussion and Site Visit

Following a public hearing on May 19, 2010, and a site visit and continued public hearing on May 26, 2010, the applicants provided a survey identifying the line behind which all structure would not be visible (the non-visible line), and modified the proposal to include the following mitigation efforts:

- Doubling the ridge setback for building pads, increasing it from 20' to 40'
- Limiting building height to 20' as measured from existing grade for the first 40' of the building pad
- Prohibiting excavation / cuts in areas most visible from Park City Municipal
- Allowing the home and guest house to be constructed anywhere in the building pads, but requiring barns and other accessory structures to be placed behind the non-visible line
- Modifying the design guidelines for those homesites to mitigate reflectivity, lighting, and more.

At the June 9, 2010 SCC meeting, the SCC discussed the proposed relocation and chose to continue the decision, requesting additional information and mitigation from the applicants.

Development Areas relating to Mines Venture

The original Colony development areas were intended to have some flexibility in location and configuration, per Exhibit K.2 of the amended SPA. This exhibit allows for administrative modifications to the development areas in order to accommodate the additional density; these modifications are approved by the Community Development Director on a plat by plat basis.

There were concerns about the potential for homes to be visible in one location along a ridgeline, which location was where the applicants proposed relocating the Mines Venture lots. As a result, the SCC requested additional exhibits and information from the applicants

concerning those lots. The applicants then provided a visual that demonstrates a line beyond which no structures could be visible; they have surveyed that line and provided a development area option which leaves out the ridgeline lots.

At their June 9, 2010 meeting, the SCC voted to approve modifications to the development areas, accepting the above surveyed line. This left the nine (9) units of density on the Mines Venture property.

Development Agreement Language

For the June 9, 2010 SCC meeting, the applicants provided three (3) versions of a Development Agreement Amendment, the final version to depend on the decision(s) made by the SCC. Version 2 included the restoration of the Tombstone Base density, and the modification of the development areas without the ridgeline lots. In this case, the Mines Venture lots remained where they existed and no portion of the ridgeline was included in the modified area, and the rest of the development areas are modified as proposed. **This version was approved by the SCC on June 9, 2010, through Ordinance #739.**

If this amendment is approved, there will be additional Development Agreement language adopted under Ordinance #739-A; the approval from June 9, 2010 will still be in effect, with the additional modifications will be approved on top of those approvals.

E. Consistency with the General Plan and Canyons SPA

Snyderville Basin General Plan

The Colony lies within the West Mountain Neighborhood Planning Area of the Snyderville Basin General Plan. Some of the goals outlined within this neighborhood planning area refer to large resort operations and may not be applicable to the Colony specifically. Additionally, the Colony was approved under a previous Development Code and General Plan, and the amendments appear to meet the goals of orderly growth, open space preservation, and economic / recreational nature of the area.

Another goal of the West Mountain Neighborhood Planning Area is also to protect the “unique and natural resources, and the scenic qualities of the area.”

Page 26 of the General Plan, under the section of View Shed Qualities, outlines areas to be protected. Preservation Areas are to be those areas that are environmentally sensitive, limited to low impact recreation areas and access, while Retention Areas are those areas that are visually sensitive but in which development may occur. Development in Retention Areas is not allowed to be visible from major roadways in the Basin, and native vegetation is permitted to aid in the screening. The current General Plan, however, no longer contains a map identifying these areas.

Canyons SPA

Section H.1 of the Canyons SPA goes on to further discuss viewshed guidelines for various designated areas of the Canyons development, with a map designating the original areas that existed in 1998. The Colony fell – and falls - within areas P (Preservation) R (Retention) and M (Modification). P encourages low visual impacts with minimal ecological changes; R

requires that “activities remain visually subordinate to the characteristic landscape”; M allows for higher intensity uses.

Specifically, the Mines Venture lots are proposed to be relocated primarily to an area designated as P and R, while the majority of the development bubble modification is proposed primarily in the P category. Development was not prohibited in the P area but was limited in scope to minimize impact; in fact, the original development bubbles for the Colony, which were approved at the same time as Section H.1, included all three area types: P, R, and M; Section H also calls out that the Colony is intended to be processed as location M, regardless of the underlying type.

F. Findings/ Code Criteria and Discussion

Before an application for a Development Agreement or Development Agreement Amendment is approved, it must conform to the criteria outlined in Section 10-3-19 of the Development Code. Most of these criteria were addressed through the original approval of the Canyons SPA, and will continue to be addressed through the requirements of the SPA.

Staff has *italicized* those items addressed either through the original SPA or through the application process and **bolded** the remaining applicable criteria below:

1. *The development agreement has been duly adopted in accordance with the provisions stated in this Section, unless it comprises an SPA plan, in which case, it is subject to the adoption and approval provisions of Section 10-3-10 of this Title.*
2. *The development agreement includes written consent by each landowner whose properties are included within the area described;*
3. **The County Council, after receipt of a recommendation from the Planning Commission and review and consideration of the development agreement, finds that the specific proposals, terms and conditions contained in the agreement promote the intent of the General Plan, result in benefits to the general public that would not otherwise occur under the literal application of this Title, and effectively protect the health, safety and general welfare of the public; a public hearing is required to be held.**
4. *Development allowed under a development agreement shall comply with appropriate concurrency management provisions of this Title, the infrastructure standards of this Title, and all appropriate criteria and standards described in the development agreement;*
5. *When appropriate, based on the size of the project, the landowner or applicant agrees to, at a minimum, contribute all capital improvements and facilities necessary to mitigate the impacts of the project on the County and its special districts;*
6. *The landowner or applicant will mitigate all fiscal impacts on the general public;*
7. *Development shall not be permitted to create unacceptable construction management impacts;*
8. **While a creative approach to the development and use of the land and related physical facilities may be allowed by a development agreement, all development approved in the**

agreement shall meet or exceed development quality objectives of the General Plan and this Title;

9. The development shall be consistent with the goal of orderly growth and minimize construction impacts on public infrastructure within Snyderville Basin;

10. The development shall protect life and property from natural and manmade hazards; and

11. The development shall prevent harm to neighboring properties and lands, including nuisances.

G. Recommendation(s)/Alternatives

Staff recommends that the SCC hold a public hearing, discuss the proposed amendment, and review the modifications and limitations proposed by the applicants. **IF** the SCC feels that the modifications address their concerns, they may vote to **approve** the relocation of the Mines Venture density into the development areas and modify the development areas to include the ridgeline area, with the findings and conditions below, and the removal of Condition 6 which was recommended by the SBPC:

Findings:

1. The amendment complies with the requirements of Section 10-3-19 of the Snyderville Basin Development Code. In
2. The amendment complies with the goals and policies of the Snyderville Basin General Plan.
3. The amendment complies with the Canyons SPA.

Conditions:

1. The proposed units shall be located as determined by the SCC.
2. Mature trees that screen the proposed units shall be delineated on the plat and development area exhibit(s), and a plat note placed to ensure protection throughout construction and throughout the natural life of the trees.
3. The setback from the edge of the ridge shall be as determined by the SCC, and shall be placed on the development area exhibit and any plats.
4. Total open space shall equal or exceed what is contained in the original development areas.
5. All service provider requirements shall be met prior to platting approval.
- ~~6. No structures shall be visible to the naked eye in the visual sight line from the intersection of State Road 248 (Kearns) and Bonanza.~~
7. The exhibits, site plans, and restrictions for the potentially visible five (5) lots shall be recorded as part of the Colony design guidelines to protect the horizon line, as modified by the SCC.
8. Any additional conditions as articulated by the SCC.

Alternative:

If the SCC feels that the modifications do not address their concerns, they may vote to **deny** the relocation of the Mines Venture density into the development areas and the modification of the development areas to include the ridgeline area, with the findings below:

Findings:

1. The amendment does not comply with the requirements of Section 10-3-19 of the Snyderville Basin Development Code, through development on a ridgeline.
2. The amendment does not comply with the goals and policies of the Snyderville Basin General Plan, through impacts to sensitive lands and view corridors.

The SCC may also choose to continue the item to another date, or to remand the item to the SBPC.

Exhibits

1. Overall Development Map (page 9)
2. Original Colony Development Area exhibit (page 10)
3. Digitized version of original development areas (page 11)
4. Original Proposed Future Development Areas with overlay of previous bubbles (page 12)
5. Natural Constraints Map (page 13)
6. Mines Venture - Original SPA Exhibit (page 14)
7. View from SR 224 at Osguthorpe Barn (page 15)
8. View from Kearns Blvd near the Park City Clinic (page 16)
9. Viewshed map – Exhibit H from the 1999 Amended SPA (page 17)
10. Viewshed quality analysis – Exhibit H from the 1999 Amended SPA (pages 18-22)
11. Visual rendering of road construction to access existing Mines Venture lots (page 23)
12. Visual rendering of road construction to access proposed relocation lots (page 24)
13. Exhibit K and K.2 from the amended SPA (pages 25-29)
14. Proposed modification to the design guidelines for the five (5) visible lots (pages 30-36)
15. Close up plan of Mines Venture and alternate Development Areas (pages 37-38)
16. June 9, 2010 approved development areas map – *Mines Venture as is* (page 39)
17. September 8, 2010 proposed development areas map – *relocating Mines Venture* (page 40)
18. Draft ordinance (page 41)
19. Draft Development Agreement Language (pages 42-49)

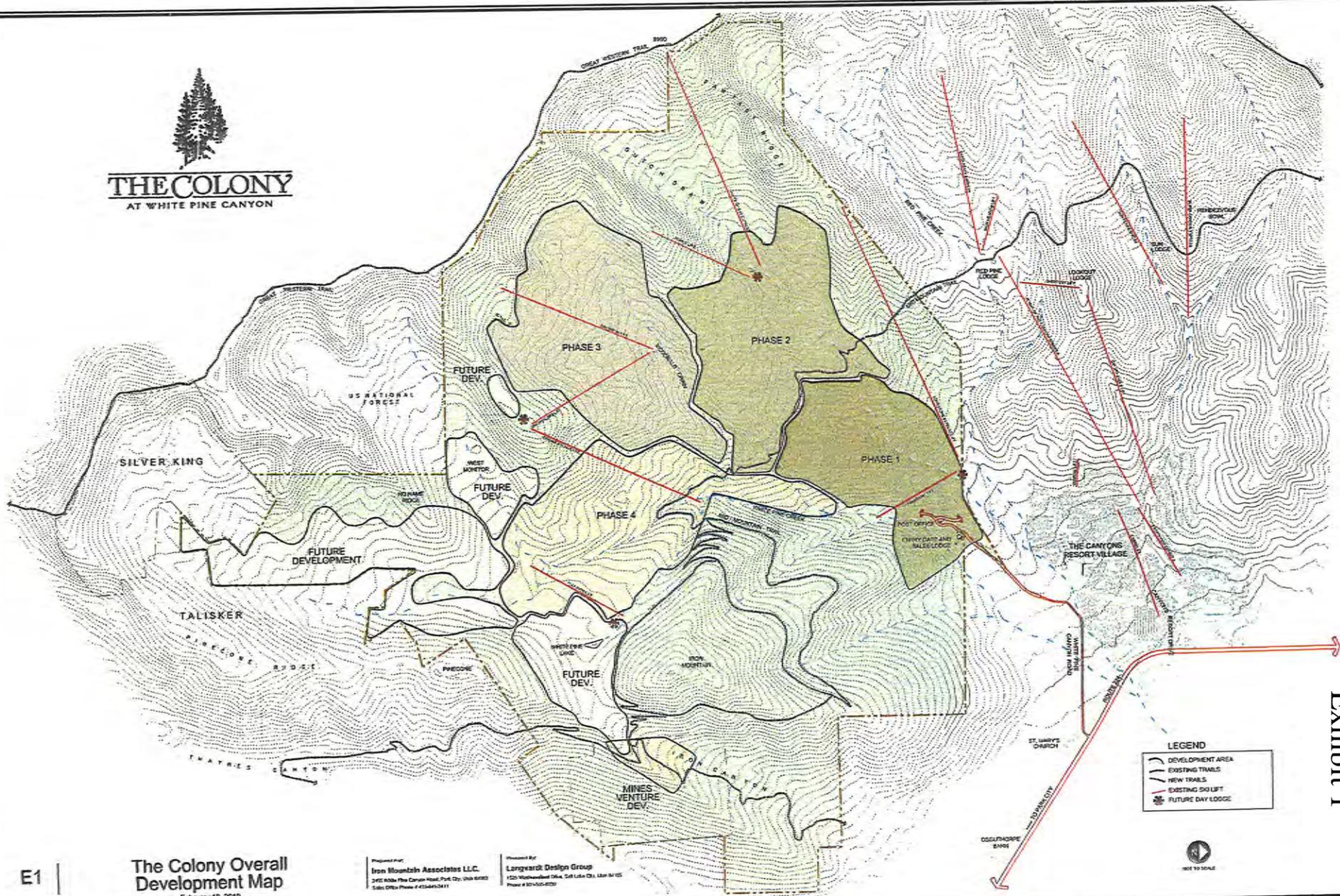


Exhibit 1

E1

The Colony Overall Development Map
February 18, 2010

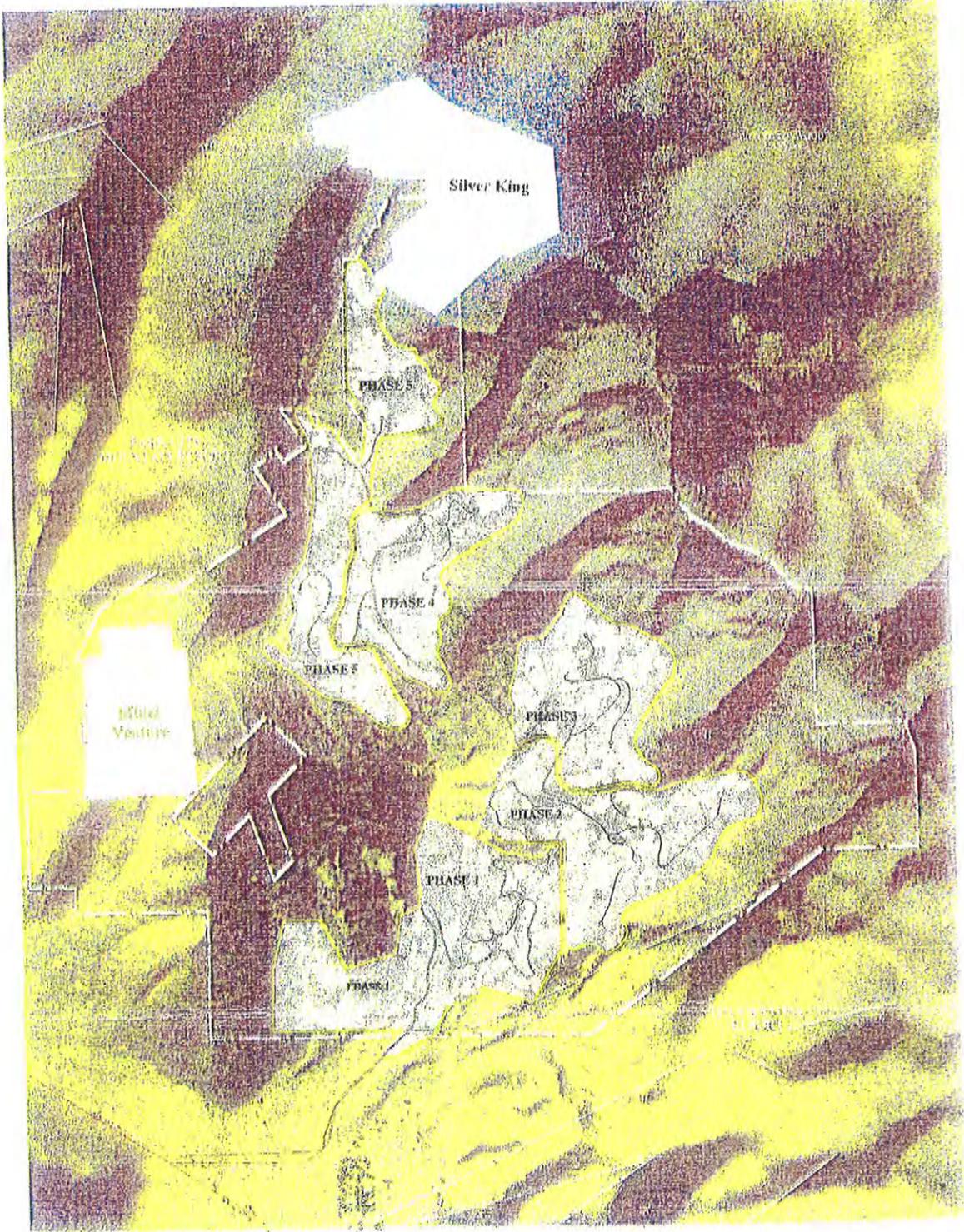
Prepared For:
Iron Mountain Associates LLC
2400 160th Ave Canyon Blvd, Park City, Utah 84302
Utah Office Phone # 435-649-3411

Prepared By:
Longford Design Group
1220 Woodward Office, Salt Lake City, Utah 84115
Phone # 801-555-8220

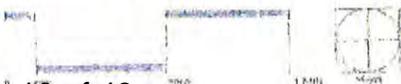
MapScale: 1"=1000' (Horizontal) 1"=1000' (Vertical)

WHITE PINE CANYON

PARK CITY UTAH



Master Plan



SUBMITTED BY:
 Two Pine City Associates, L.L.C.
 P.O. Box 681470
 Park City, Utah 84008

DESIGNED BY:
 DZBCH WILSON, INC.
 P.O. Box 102, Suite 102
 Vail, Colorado 81657

- Tract Boundary
- Property Boundary
- Proposed Road
- Proposed Fire Arroyo
- Proposed Phase Boundary
- Section Line
- Highway
- Custom Open Space



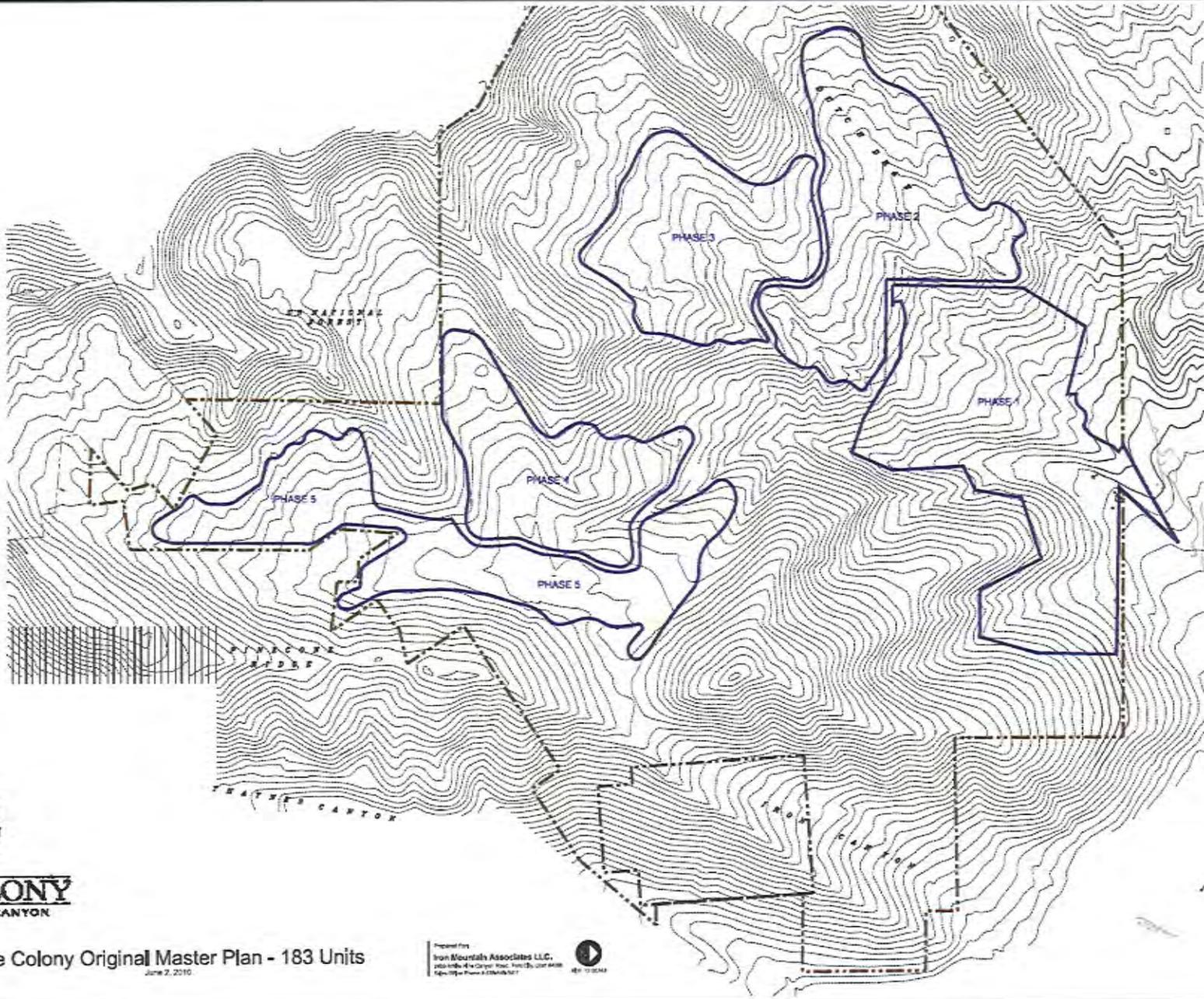


Exhibit 3



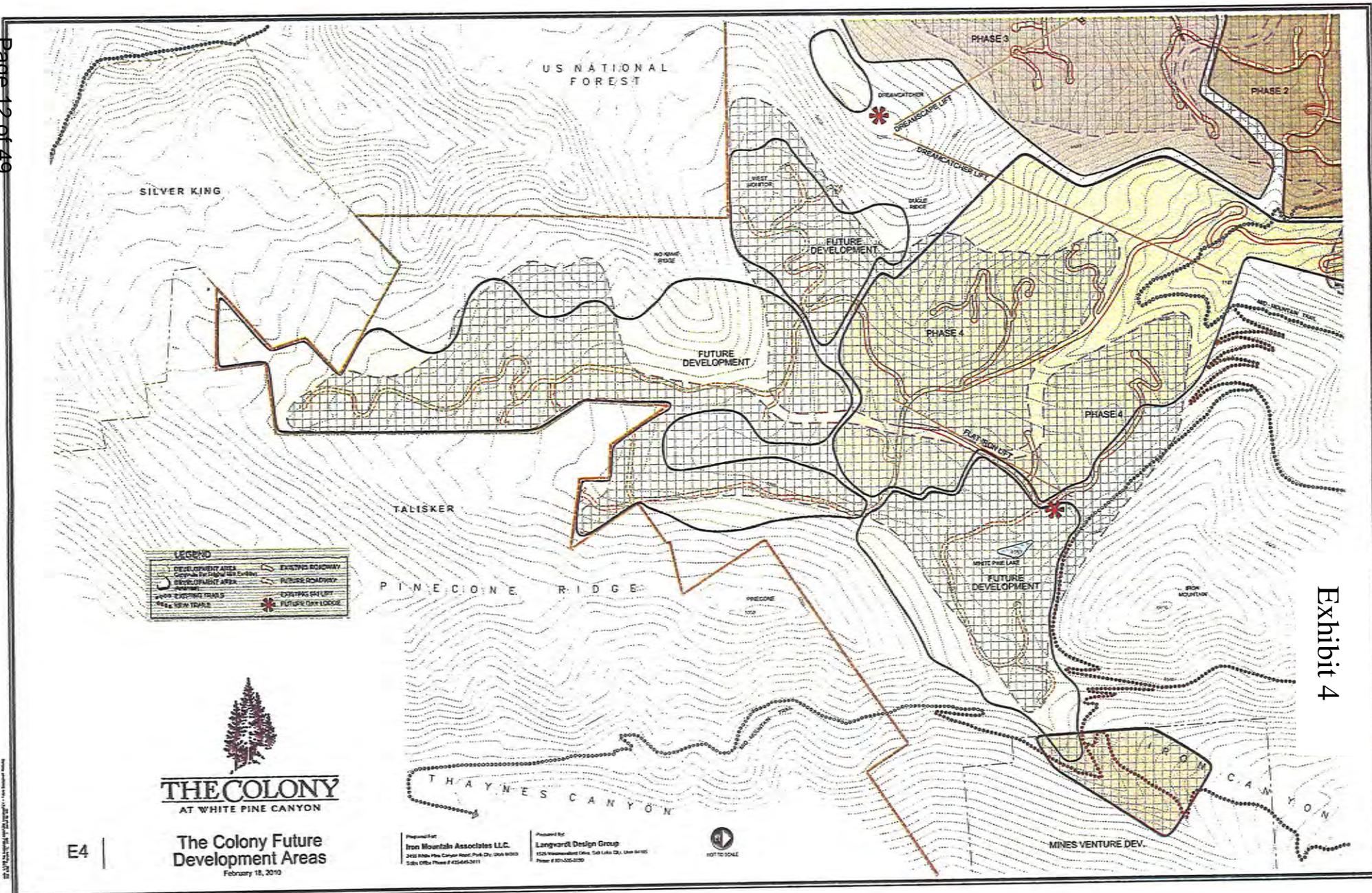


Exhibit 4



E4

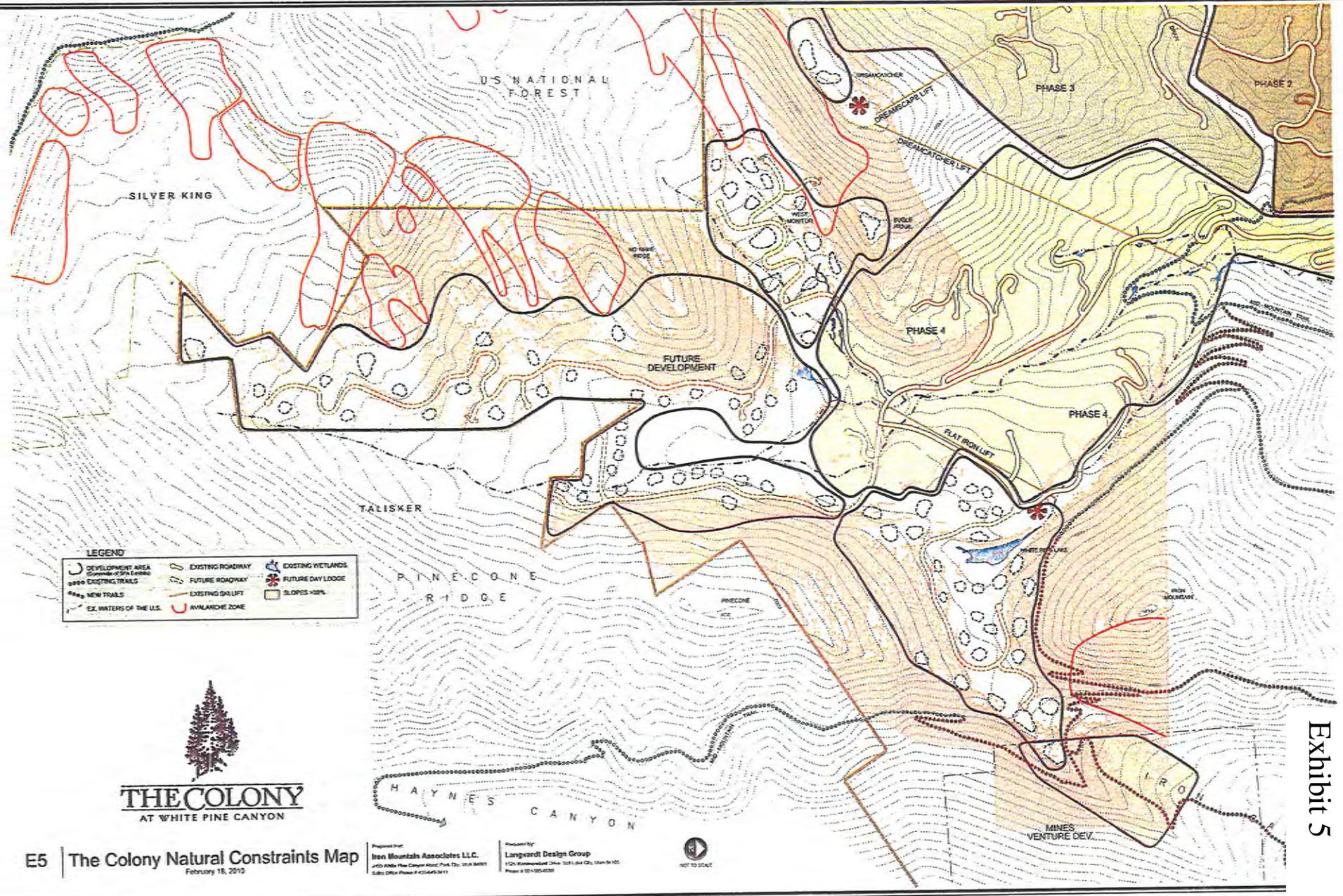
The Colony Future Development Areas
February 18, 2010

Prepared for
Iron Mountain Associates LLC
2402 Robin Pike Center Road, Park City, Utah 84303
Salt Lake Office Phone # 435.645.2411

Prepared by
Longvardt Design Group
1125 Westwood Drive, Salt Lake City, Utah 84119
Phone # 801.455.0100



MINES VENTURE DEV.



LEGEND

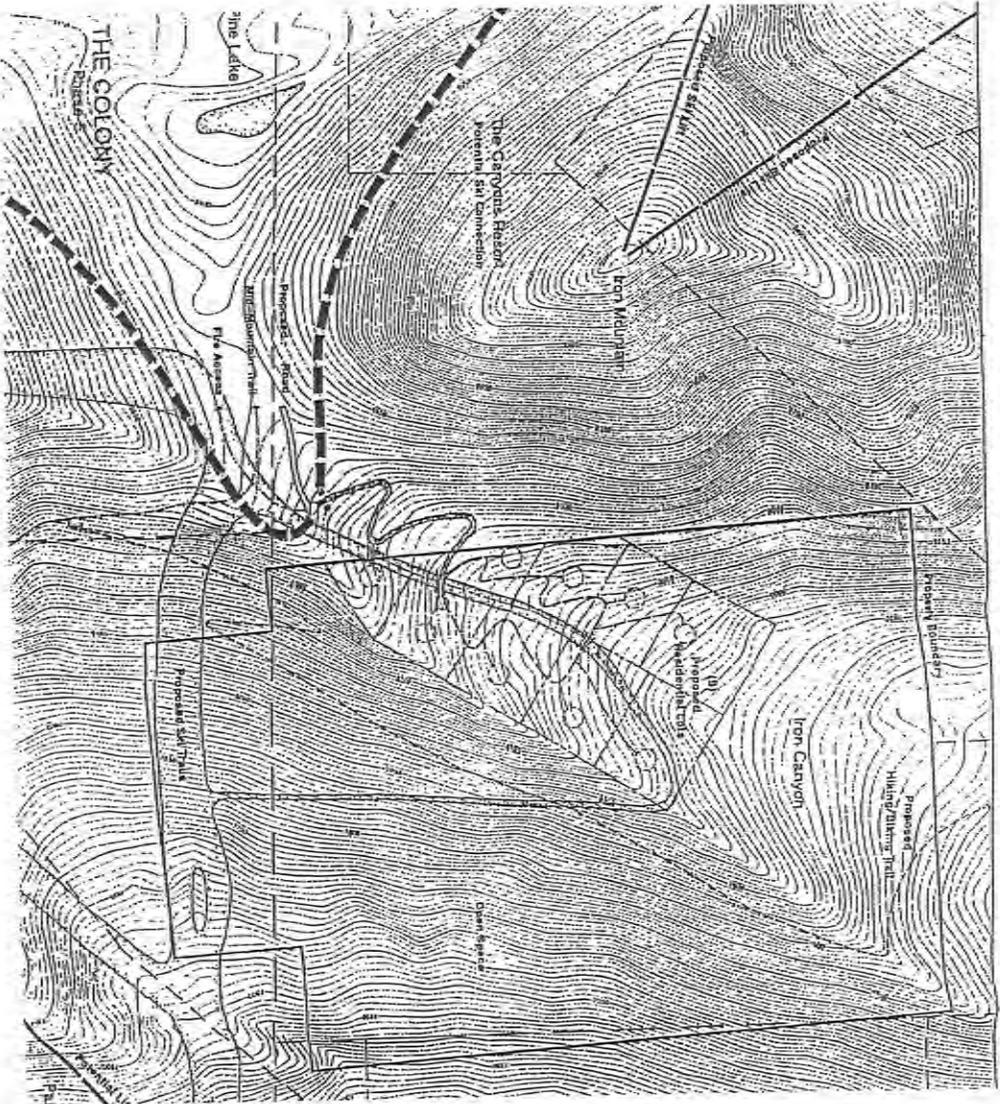


E5 | The Colony Natural Constraints Map
February 18, 2010

Prepared For:
Iron Mountain Associates LLC.
440 White Pine Canyon Road, Park City, Utah 84098
Sales Office Phone # 435-649-3411

Prepared By:
Langvardt Design Group
1700 Westwoodland Drive, Salt Lake City, Utah 84119
Phone # 313-325-0230



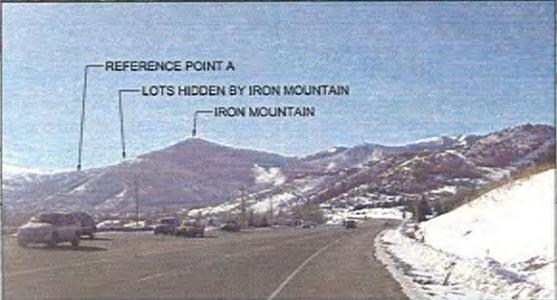
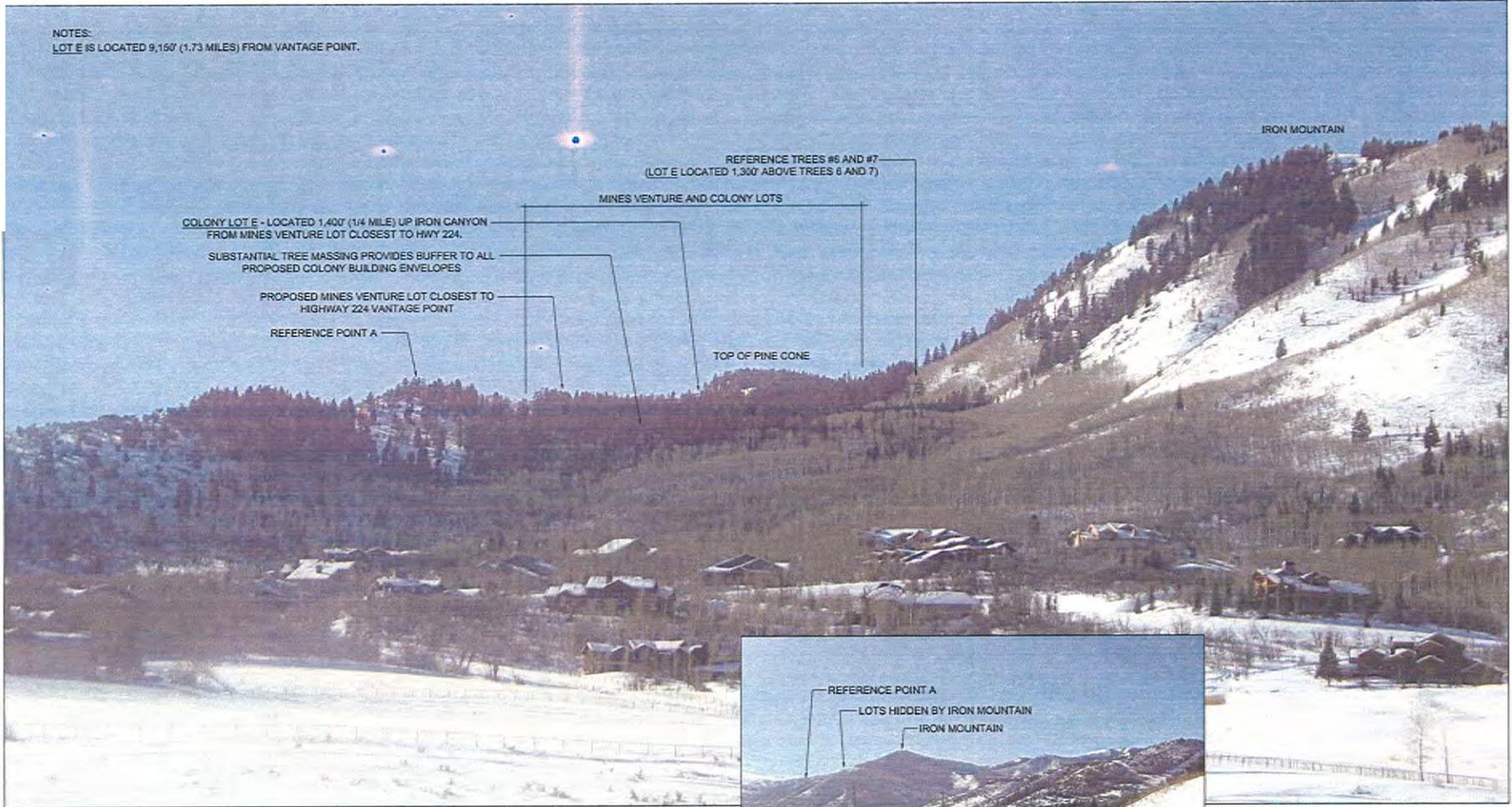


E6 | Mines Venture Original SPA Exhibit
February 18, 2010

Prepared For:
Iron Mountain Associates LLC
3500 White Pine Canyon Road, Park City, Utah 84098
Salt Lake Office Phone # 353-6644311

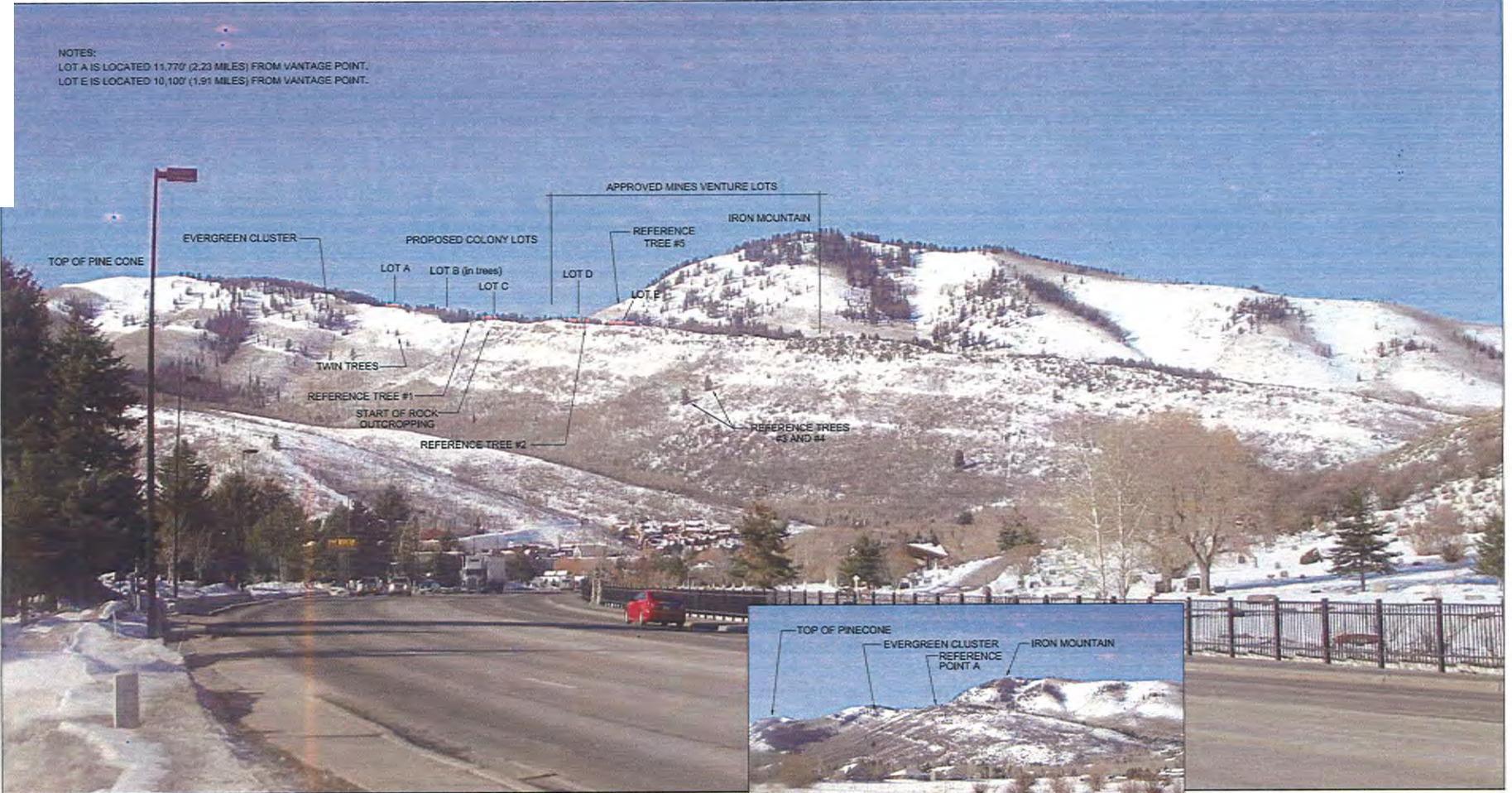
Prepared By:
Langranch Design Group
1120 Westwood Blvd., Salt Lake City, Utah 84119
Phone # 353-6644200





VIEW FROM HWY 224 NEAR RANCH PLACE ENTRY

NOTES:
 LOT A IS LOCATED 11,770' (2.23 MILES) FROM VANTAGE POINT.
 LOT E IS LOCATED 10,100' (1.91 MILES) FROM VANTAGE POINT.



VIEW FROM HWY 224 NEAR HOLIDAY RANCH LOOP ROAD

H.1 Viewshed & Visual Quality Analysis

Sno.engineering has prepared visual quality objectives and management practices consistent with the General Plan and The Canyons Global Principle requirements. The following narrative describes the objectives and practices while the maps and photo simulations show how the method is employed to achieve the desired results

Visual Quality Objectives and Management Practices

The visual quality objectives for The Canyons were established in accordance with the Snyderville Basin General Plan and Canyons Global Principles with Summit County Planning Department and public input. The Canyons Global Principles identify four Visual Quality Objectives to be established for The Canyons SPA application.

1. The Visual Quality Objectives are established according to the degree of visibility of a particular site, the amount and type of vegetation cover and the ability of the proposed project to mimic the natural visual condition. The existing natural condition includes trees, open areas, cleared slopes, existing skiing and lifts, ridges and bowls.
2. The Visual Quality Objectives established for the proposed area would be in accordance with the Snyderville Basin General Plan, Visual Quality Guide, and as detailed below, namely:

Preservation (P)

This objective would allow for very low visual impact recreation facilities and ecological changes. Examples are hiking and biking trails, and ski lifts that can be located in open bowls or with top terminals off of ridgelines, and appropriately painted or treated to minimize to the greatest degree possible, the visibility of the lift provided they are screened from public vantage points identified in the General Plan and Code. Only minimal removal of vegetation should be allowed. The thinning and grading program must be approved by the Low Impact Permit, through which visual impacts will be considered

In spite of designations on the attached Visual Qualities Objectives Map, the area on the west face of Iron Mountain requires further assessment regarding the level of preservation and retention and will be assessed at the time of Low Impact approval for any development in this area.

Retention (R)

An objective of Retention requires that activities remain visually subordinate to the characteristic landscape. Activities should repeat form, line, color and texture, but

changes in the quality, size, intensity and direction are allowed. Activities that introduce form or line should be developed to remain subordinate to the surrounding landscape patterns.

Modification (M)

This objective allows for activities that may dominate the visual landscape. Forms must borrow strongly from the natural forms, colors, textures so that its appearance and scale are compatible with the surrounding area character type.

Rehabilitation / Enhancement (E)

The Rehabilitation / Enhancement visual objective includes the rehabilitation of existing landscape visual quality and improvement of current visual quality to a more positive level. Enhancement includes vegetative alteration to improve edges, shapes, etc., terrain alterations to blend with natural terrain, and revegetation of cut and fill slopes. It also includes the addition of species to give an area a unique form or color, opening up of vegetation to enhance a view or the addition of structures which enhance the natural landscape.

Establishment of Visual Quality Objectives

The parameters of the Visual Quality Objectives were used to create a Visual Quality Objectives Photo Simulation. Guidance and input from the Planning Department and the public was provided in the form of photographs and text which described the visual sensitivity of areas to changes in land use. This information was transferred to photographs taken at various locations in the Snyderville Basin as identified by the Planning Department staff. The photographic information was transferred manually to a plan view of the ski area master plan. The plan view was then used to develop a simulation of the visual quality areas over laid on the appropriate photographs.

The simulation was developed from a combination of the photography of the site and a 3 dimensional computer generated model of the topography. The plan view of the visual quality objectives areas was used to create a 3 dimensional grid of the site. The grid was then oriented to the camera location and height, and orientation of the selected photograph. The grid and photograph are then combined into an overlay simulation. The 3-dimensional grid is then removed from the photograph resulting in an accurate representation of what areas would be visible from the selected viewpoint.

The completed photographs represent how the Visual Quality Guidelines would be implemented at The Canyons. The Preservation areas are all of the ridgeline areas surrounding the SPA including large areas north of Murdock Peak and the northern and eastern shoulders of Iron Mountain. The Retention areas include most of the ski terrain below the Preservation designations. Areas of Modification are the areas of The Colony,

and the development pods at Red Pine and Tombstone. The Village areas are also designated Modification. Enhancement areas are designated above the Village area and on the Condor ridge.

Management Practices

Management Practices that are appropriate to the Visual Quality Objectives are discussed in the following table. The Management Practice describes the technique or treatment that would be used to maintain visual quality in a particular view area. Because of the desire of The Canyons to maintain a high degree of visual quality, most Management Practices apply to all view areas. "Required" indicates that the technique is required to be used in the design and construction of ski or development facilities. "Suggested" indicates that a technique should be applied when it can be implemented without compromising other development objectives; e.g. in the base areas or other areas accessible by road, use of helicopters to install concrete is not required.

Visual Quality Management Practices

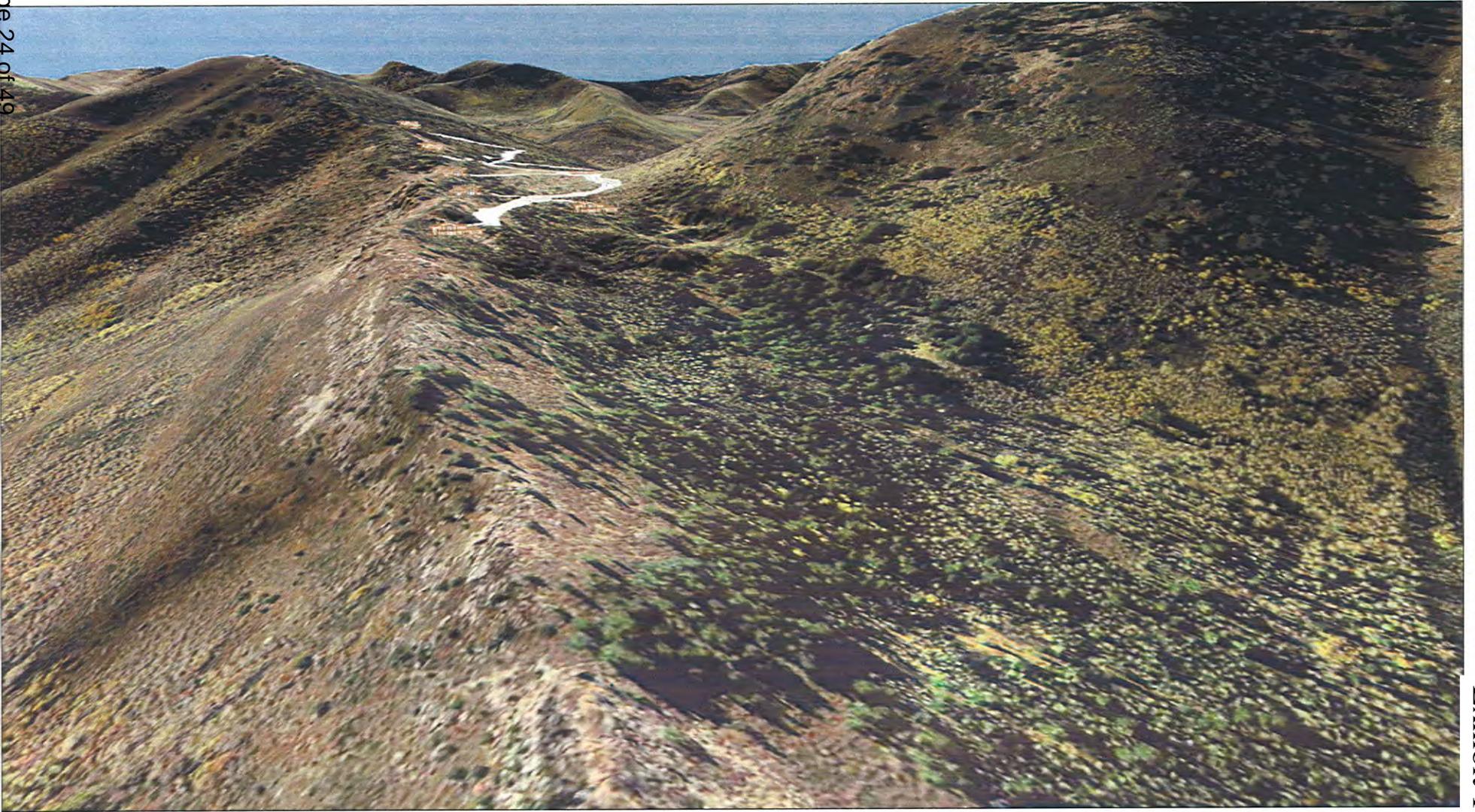
	Preservation	Retention	Modification	Rehabilitation / Enhancement
1. Runs can be shaped and natural openings used to minimize straight-line effects. Feathering and scalloping of run edges; thinning or glading of timber, and creating natural-appearing openings are effective methods.	Required	Required	Suggested	Only in very visible areas
2. Lift lines can be blended into ski runs, topography, and natural openings. -	Required	Required	Suggested	Suggested
3. Strict guidelines for design of structures and innovative construction methods, such as helicopter chair lift construction and pumping concrete to tower sites, can be used to lessen the overall visual changes.	Required	Required	Only in very visible areas	Suggested
4. Ski lifts and associated structures are usually located in reference to the topographic configurations of most mountains. The color selection and location of all structures should be made to achieve the best blending with the surrounding landscape during the summer season.	Required	Required	Suggested	Required
5. Use blending colors (i.e. – gray) as on the current installations or the darkening (or anti-reflective for galvanization) of untreated metals used for construction of lifts, and utilities to minimize the reflectance and color contrast with the forest backdrop.	Required	Required	Suggested	Required
	Preservation	Retention	Modification	Rehabilitation /

				Enhancement
6. Development and use of architectural design themes appropriate to the mountain environment. Include signing as a component of the architectural theme.	Required	Required	Required	Required
7. Integrate these visual mitigation measures with the vegetation management plan.	Required	Required	Required	Required
8. Mitigation measures must be integrated into all aspects of resort planning. Architectural design themes and planning documents must be checked for compliance with these basic visual management guidelines.	Required	Required	Required	Required
9. Monitoring during construction is a necessary step in the planning process. Periodic review in the field is needed to fine-tune the visual concepts on the ground by taking into consideration specific site conditions as they apply to the visual management guidelines.	Required	Suggested	Only in very visible areas	Only in very visible areas



The Colony - Intensity of Use Analysis - Mines Ventures

June 2, 2010



The Colony - Intensity of Use Analysis - Ridge Lots

June 2, 2010

Exhibit K

TDR AGREEMENT

This agreement is entered into to be effective as of December 1st, 1999, by and among Iron Mountain Associates, L.L.C., a Utah limited liability company (hereafter "IMA"); Ski Land, L.L.C., a Utah limited liability company (hereafter "Ski Land"); American Skiing Company Resort Properties, Inc., a Maine corporation (hereafter "ASCRP"); ASC Utah, Inc., a Maine corporation (hereafter "ASC Utah"); The Hansen Group, L.C., a Utah limited liability company (hereafter "Hansen"); Harold E. Babcock (hereafter "Babcock"); Halbet Engineering, Inc., a Utah corporation (hereafter "Halbet"); Jack Barnard (hereafter "Barnard"); Gregory A. Dean (hereafter "Dean"); Parkway Land Development, L.C., a Utah limited liability company and DRM Investment Company, L.C., a Utah limited liability company (hereafter collectively "Parkway").

RECITALS

A. IMA owns or controls numerous parcels of real property located in Summit County, Utah (hereafter the "IMA Property"). The IMA Property is used in connection with the development of a mountain residential community commonly known as The Colony at White Pine Canyon (hereafter "The Colony"). The Colony is proposed to be developed by IMA in five phases. In the Covenants, Conditions and Restrictions recorded against the property within The Colony (hereafter "The Colony CC&R's"), each residential lot in The Colony is referred to as a "Homestead."

B. Ski Land owns numerous parcels of real property located in Summit County, Utah (hereafter the "Ski Land Property") within the area proposed as Phase IV and V of The Colony.

C. ASCRP and ASC Utah own or control numerous parcels of real property located in Summit County, Utah (hereafter the "ASC Property"). The ASC Property is used in connection with the operation and development of a resort commonly known as The Canyons resort.

D. Hansen, Babcock, Halbet, Barnard, Dean and Parkway (hereafter collectively the "TDR Homestead Recipients") own land within or near The Canyons SPA which is eligible for the density transfers and "transfers of development rights" (hereafter "TDR" or "TDRs") as that term is defined and contemplated in the Snyderville Basin Development Code adopted by Summit County. The legal descriptions of the property owned by each of the TDR Homestead Recipients are attached hereto as Exhibits "A" through "F" and incorporated herein by reference (hereafter the "TDR Transfer Property"). The transfer of the TDR Transfer Property by the TDR Homestead Recipients, entitles them to receive Homesteads in The Colony.

E. Pursuant to that certain Development Agreement for The Canyons Specially Planned Area (SPA) Plan dated July 6, 1998, by and between Summit County, IMA, ASCRP, ASC Utah and certain other parties (hereafter the "July 6, 1998, Development Agreement"), the IMA Property and the ASC Property are included within "The Canyons Specially Planned Area" (hereafter "The Canyons SPA") and have been granted certain development entitlements. An Amended and Restated Development Agreement for The Canyons Specially Planned Area dated November 15, 1999 (hereafter the "November 15, 1999 SPA Amendment") has been or will be signed by ASCRP, ASC Utah, IMA, Ski Land, the TDR Homestead Recipients and others which restates and revises the terms of the Development Agreement. Hereafter, the July 6, 1998, Development Agreement and the November 15, 1999 SPA Amendment are jointly referred to as the "Development Agreement."

F. As a condition of its approval of the Development Agreement, Summit County has required that a certain number of Homesteads in The Colony be set aside for the purpose of acquiring and preserving open space in locations where Summit County deems such open space to be desirable and of benefit to the general public.

G. In the Development Agreement, Summit County has approved 240 residential lots (Homesteads) in The Colony. The 240 approved Homesteads have been allocated as follows:

IMA	164 Homesteads (the "IMA Homesteads")
Ski Land	45 Homesteads (the "Ski Land Homesteads")
TDR Homestead Recipients	26 Homesteads (the "TDR Homesteads")
Summit County	<u>5</u> Homesteads (the "County Homesteads")
Total:	240 Homesteads

H. Pursuant to the Ordinances approving Homesteads in The Colony and Summit County's Development Code, Summit County has found that there is a suitable ratio of density transferred from other appropriate sites in order to allow the inclusion in The Colony of the TDR Homesteads, the County Homesteads, the Ski Land Homesteads and the IMA Homesteads.

TERMS OF AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Schedule of Homesteads. The Development Agreement requires that the TDR Homesteads be incorporated into The Colony. The Schedule of Homesteads attached hereto as Exhibit "G" and incorporated herein by reference (hereafter the "Schedule of

Homesteads”) shows the phases of The Colony in which each of the TDR Homesteads, IMA Homesteads, Ski Land Homesteads, and County Homesteads are to be included. All parties hereto agree with the provisions of the Schedule of Homesteads concerning the number and phase location of the TDR Homesteads, the County Homesteads, the IMA Homesteads and the Ski Land Homesteads. It is agreed by the parties that the number of TDR Homesteads and County Homesteads in each phase of The Colony is fixed and may not be altered. However, the number of IMA Homesteads and/or Ski Land Homesteads in any phase is not fixed and may be altered at the discretion of IMA with the consent and approval of the Community Development Director of Summit County.

2. Consent of Inclusion of Ski Land Property. Ski Land hereby consents to the inclusion of its lands in The Colony and in this Agreement for the limited purpose of allowing IMA and Summit County to master plan the area and to insure consistency of zoning. Although the Ski Land property is shown as part of the master plan for Phases IV and V of The Colony, Ski Land is not a developer, but is an entity the purpose of for which is holding lands for investment only. Ski Land hereby agrees that it will sell or convey its property to IMA prior to the development of Phase IV, provided, however, that said sale or conveyance shall not be less than one (1) year from the effective date of this Agreement. Once the Ski Land property is conveyed to IMA, the Ski Land Homesteads shall become IMA Homesteads.

3. IMA Acceptance of TDR Homesteads and County Homesteads. IMA hereby agrees to accept the transfers of development rights relating to the TDR Homesteads and County Homesteads in The Colony. IMA agrees to accept the obligation to transfer all the TDR Homesteads and all the County Homesteads in each phase of The Colony to the Summit County Municipal Building Authority (hereafter “SCMBA”) within thirty (30) days of the recording of the plat for each phase of The Colony. SCMBA shall hold the TDR Homesteads for the benefit of each TDR Homestead Recipient and the County Homesteads for the benefit of Summit County. As provided in the Development Agreement, SCMBA agrees that it shall, within five (5) business days of a request for transfer from a TDR Homestead Recipient, convey to each requesting TDR Homestead Recipient the TDR Homesteads allocated to the requesting TDR Homestead Recipient in the platted phases of The Colony. SCMBA either may elect to retain the County Homesteads or it may elect to sell or convey to any party which SCMBA, in its sole discretion, may choose.

4. Development Obligations. Except for the obligations of ASCRP under Section 11 of this Agreement, and the obligations of the TDR Homestead Recipients and SCMBA under Section 10 of this Agreement, IMA, at its costs and expense, shall be solely responsible for all design, entitlement, permitting, subdivision and other land use approvals, development and infrastructure build out for each of the phases of The Colony. IMA shall have the sole right to design and to specify the location of all Homesteads within The

EXHIBIT K.2

**Description and Provisions of
Transfer of Development Rights (TDR) Programs**

1. Meadow Reserve Estates TDR.

1.1 Pursuant to Summit County Ordinance _____, the Mountain Meadows Consent Agreement (Ordinance 213) was amended to reduce the residential density on the Meadows Reserve Estates parcel from 60 single-family units to zero. Said Meadow Reserve Estates parcel, comprising approximately 94 acres, has been transferred to the Swaner Memorial Park Foundation (a Utah non-profit public foundation and land trust) and has been restricted to open space for the benefit of education in perpetuity.

1.2 In exchange for this open space dedication noted in Section 1.1, additional residential densities are granted within The Canyons SPA Zone District. These allowances were authorized by BCC action on _____, 1999; as incorporated into Summit County Ordinance _____. Said residential units are subject to all of the terms and conditions of this Amended Development Agreement, except that the forty (40) multi-family dwelling units (up to 80,000 sq. ft.) shall be treated as per the provisions in Section 2.2.8 of the Amended Agreement.

1.2.1 Two (2) additional residential lots of similar size to other Colony lots were allowed into The Colony development.

1.2.2 Forty (40) multi-family dwelling units (up to 80,000 sq. ft.) were permitted within the Snyderville West parcel.

2. Frostwood. In exchange for increased residential and commercial densities, the Frostwood Developers shall provide to the County a TDR site suitable for up to 50,000 square feet of multi-family residential development in a location designated as F6 as shown in Exhibit B.1 for use as a TDR receiving area. The site shall be conveyed to Summit County within 90 days of the Effective Date of this Amended Agreement.

3. Resort Center. In exchange for increased residential and commercial densities, the owner of the Snyderville West parcel shall provide to the County a four (4) acre TDR site suitable for up to a total of 82,500 square feet of multi-family residential development in a location designated as SW2 and SW3 as shown in Exhibit B.1 for use as a TDR receiving zone. In exchange for other increased densities, ASCRP shall convey to the County a TDR site suitable for up to a total of 30 accommodation units in

a location in Lower Village and a total of 20 accommodation units in the Resort Core for use as TDR receiving zones. The site shall be mutually agreed upon by ASCRP and Summit County and the conveyance shall be made within ninety (90) days of the Effective Date of this Amended Agreement.

4. **Mines Ventures Company.** In exchange for increased residential densities, Mines Ventures shall provide to the County at the time of Final Subdivision Plat one TDR lot in the Mines Ventures Development Area. The lot shall be comparable in quality, size, topography, location, and other site features to other lots within Mines Ventures Development Area. The Mines Ventures Developer shall provide infrastructure and utilities to the property line. The lot shall be conveyed to Summit County at the time of Final Subdivision Plat approval for the Mines Ventures Development Area. Upon closing of the sale of the lot by The County, The County shall have a \$175,000 infrastructure cost for its lot which shall be paid to the Mines Ventures Developer.

5. **Development Area Size.** The County shall increase the size of the development areas of Phases 3, 4 and 5 of The Colony in order to accommodate the increased number of lots that have been created in The Colony pursuant to this TDR program, so as not to decrease the average size of the lots that would have been created in the development areas prior to the addition of the TDR lots. The Summit County Community Development Director shall have discretion to review, adjust and approve the size of The Colony development areas

6. **Use of Certain County TDR Sites.** Summit County and the Summit County Municipal Building Authority shall make available for transfer or exchange by and among Summit County, the Summit County Municipal Building Authority, ASCRP, RVMA and/or various of the TDR Recipients a site or sites from its Resort Center TDR sites in order to facilitate the acquisition and development of the golf course property in accordance with the terms of the Amended Agreement. The site and/or sites shall be mutually agreed upon by Summit County and the TDR Recipient.



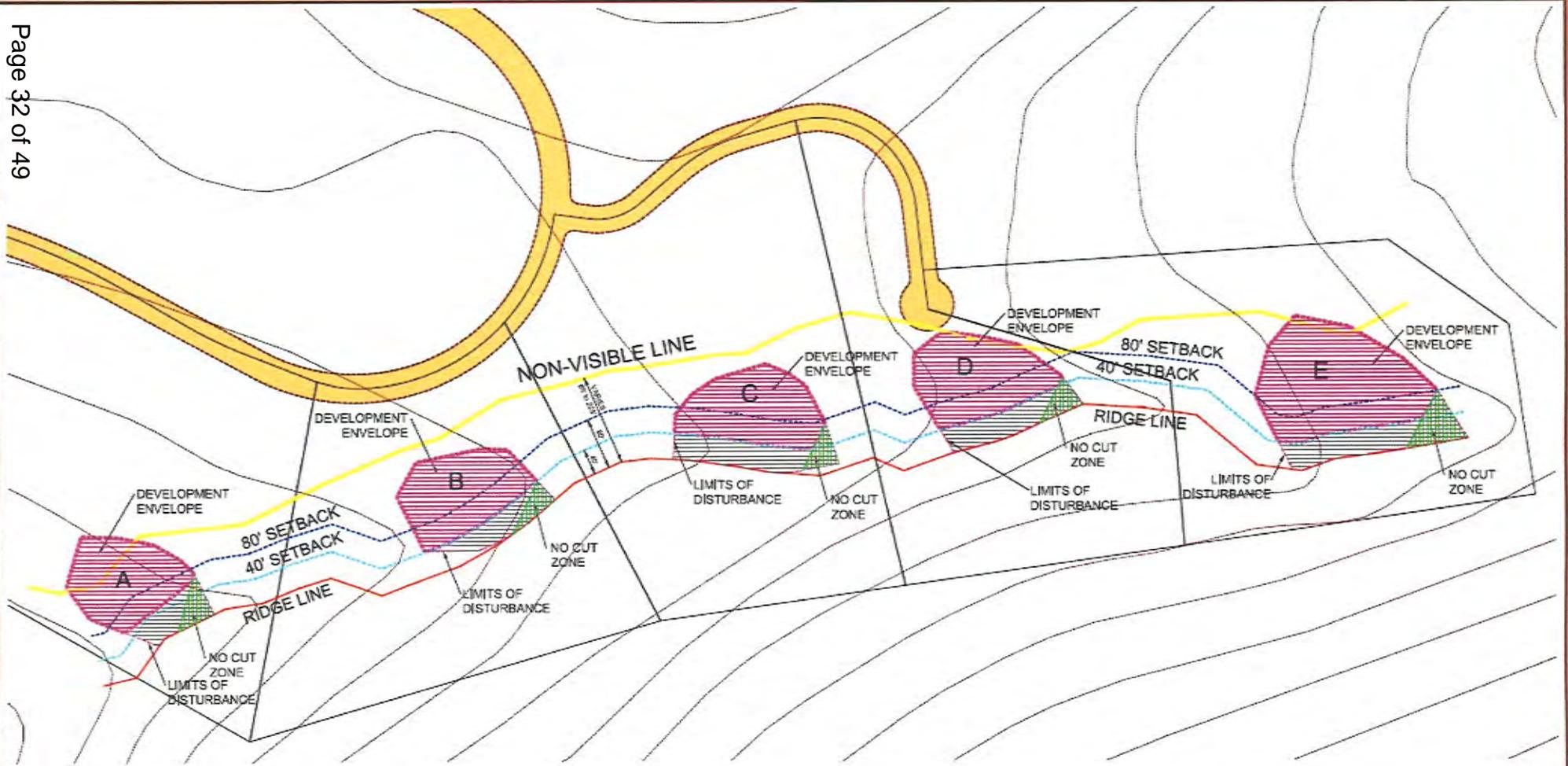
Memo

To: Kimber G
From: Spencer White
CC: Jami Brackin
Date: 6/1/2010
Re: Revisions to Iron Mountain Homesite Locations

We have continued to study the proposed homesite locations for the lots which would replace the entitlements associated with the Mines Venture Property. The outline below details the changes we are proposing and restrictions which we are willing to place on the property.

1. Ridge setback will be increased to 40 feet from the "Ridge Line" established in the field and surveyed.
2. The Building Height will be 20 feet as measured at the ridge edge of the Building Envelope. The maximum height will establish a plane which will be level from the initial point, allowing the building to gain height as the land falls off. The building height will be based on height above existing grade and will be increased to 32 feet at a point 40 feet behind the front of the building envelope.
3. Grading, landscaping and other hardscaping is allowed in the Building Envelope. Cuts will be prohibited in designated areas which would make the structure more visible from the Bonanza/Kearns intersection.

4. Additional revisions to the building envelopes will reduce the potential for visual impact. See the attached map for details.
5. The Guest Home structure is allowed, but must be located within the building envelope or behind the non-visible line shown on the Site Analysis map. The Building Height restrictions will apply in the same manner as the main home. The Barn must be located behind the not visible line as shown on the map.
6. A supplement to the Colony Design Guide will require careful planning and design for the five homesites. Issues specific to these lots include the use of tinted windows, overhangs to reduce possible reflectivity, lighting will be minimized and will require a lighting consultant, and the requirement to build "cold roofs" with asphalt shingles and/or use of flat roofs.



The Colony - Ridge Lots

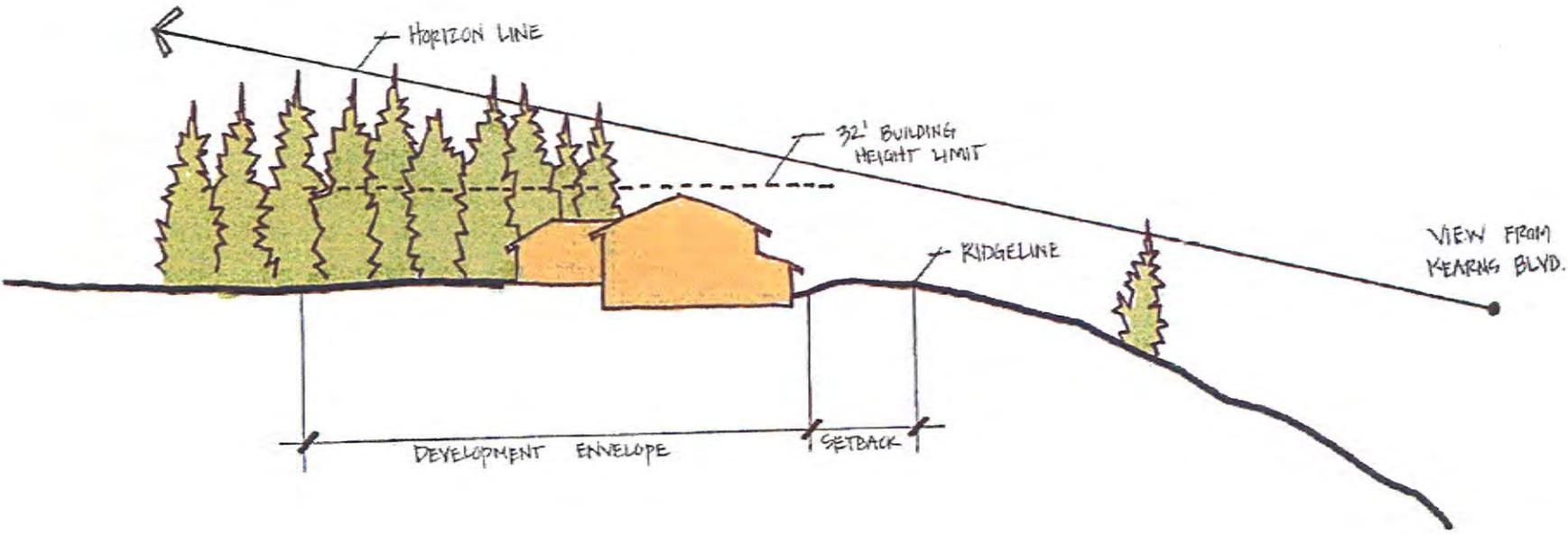
B.5.10(b)

June 2, 2019

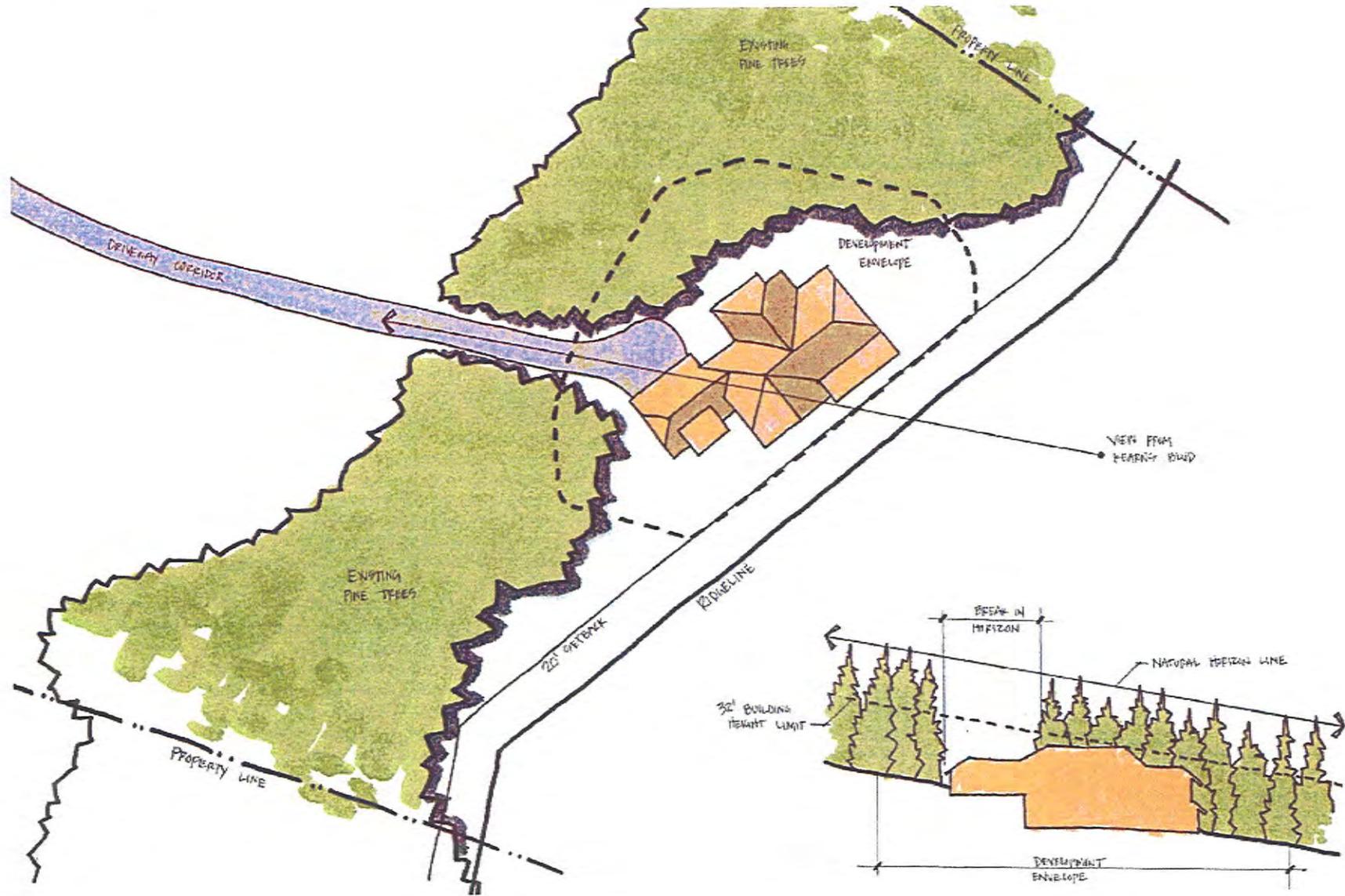
Prepared by
Bon Mountain Associates LLC
20000 4th Avenue, Suite 100, Littleton, CO 80120
303-750-1000 Fax: 303-750-1011



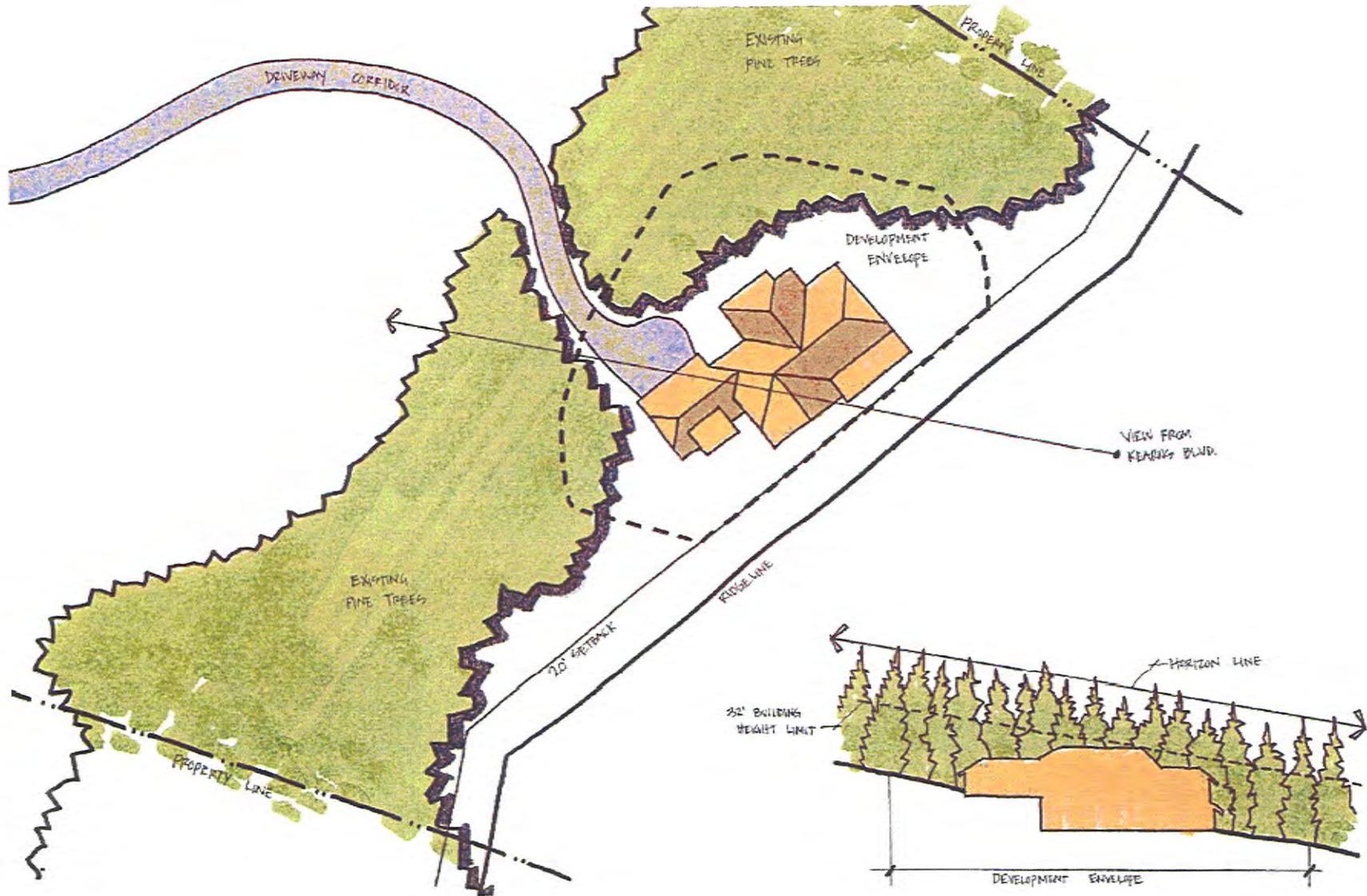
Horizon Line Analysis – No Structure in Skyline



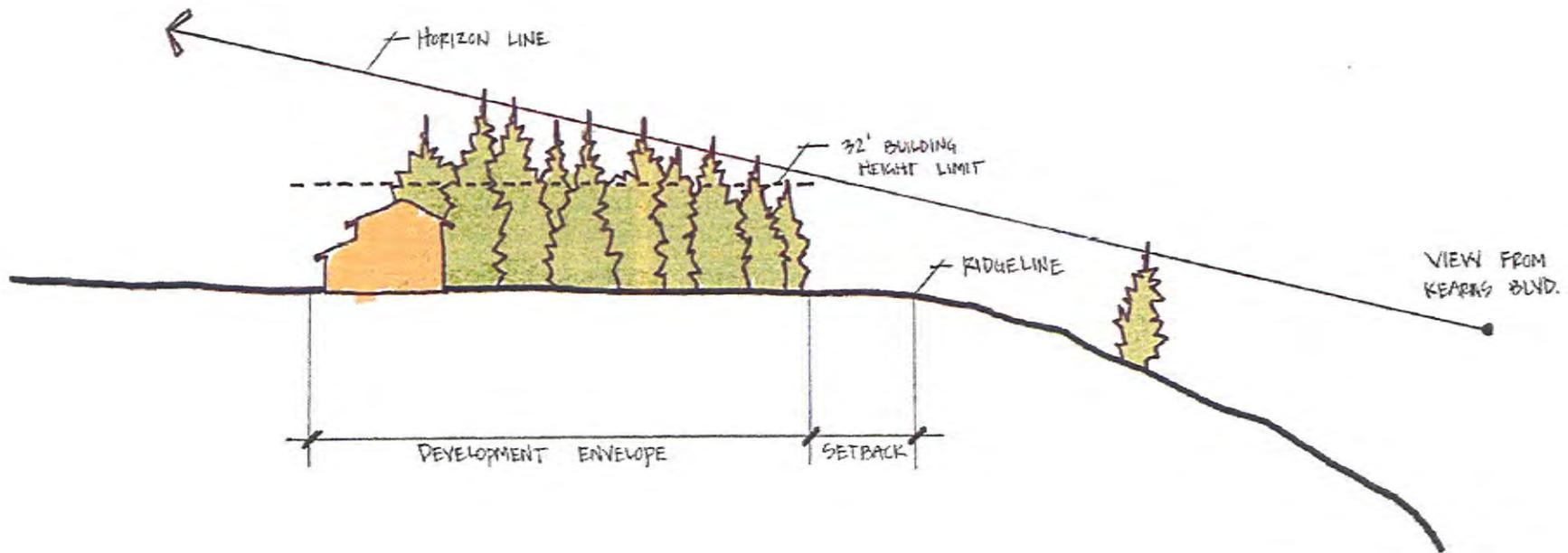
Prohibited – Structure in Skyline

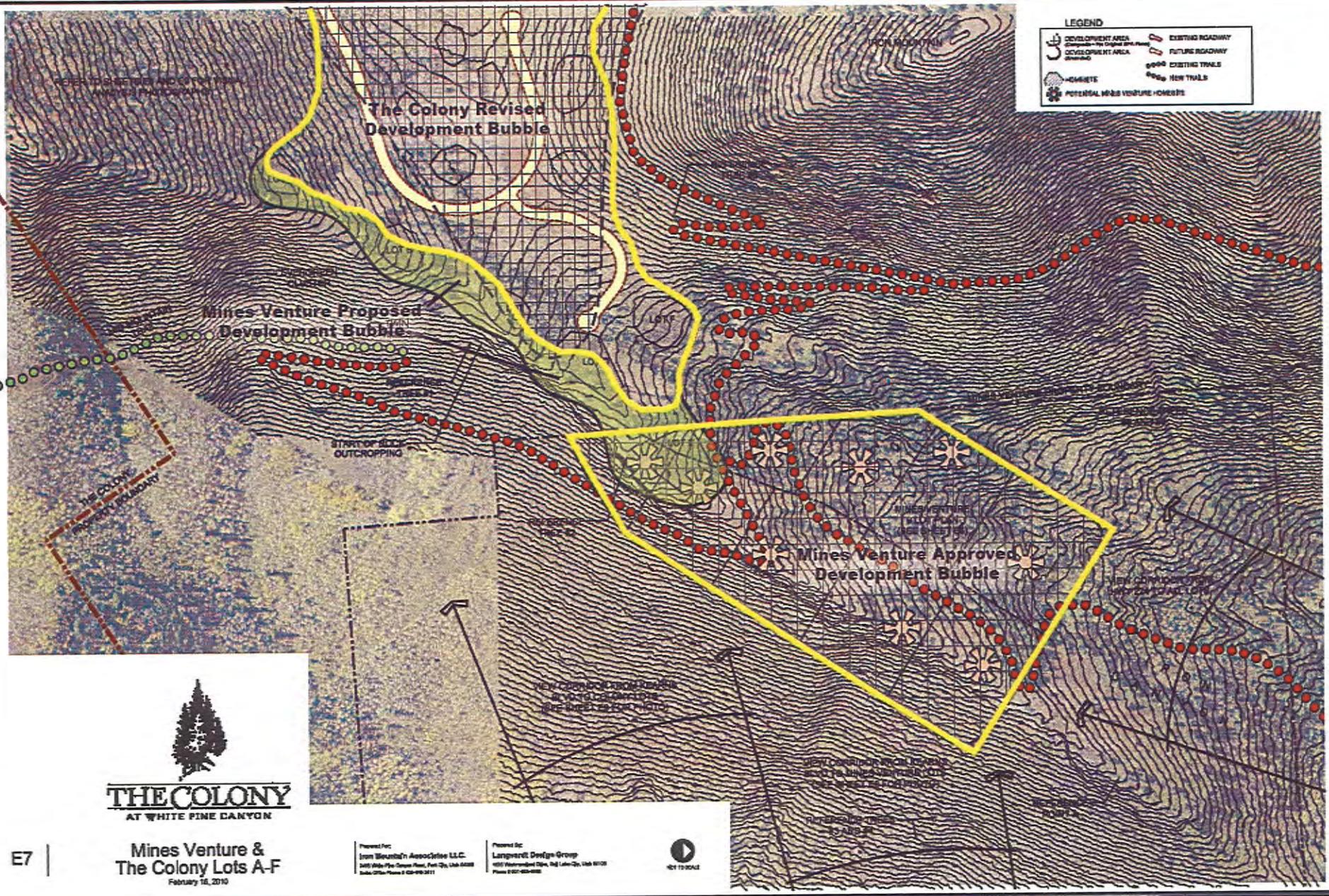


Permitted – No Structure in Skyline



Horizon Line Analysis – No Structure in Skyline





LEGEND

	EXISTING ROADWAY
	FUTURE ROADWAY
	EXISTING TRAILS
	NEW TRAILS
	POTENTIAL MINES VENTURE HOMESITE



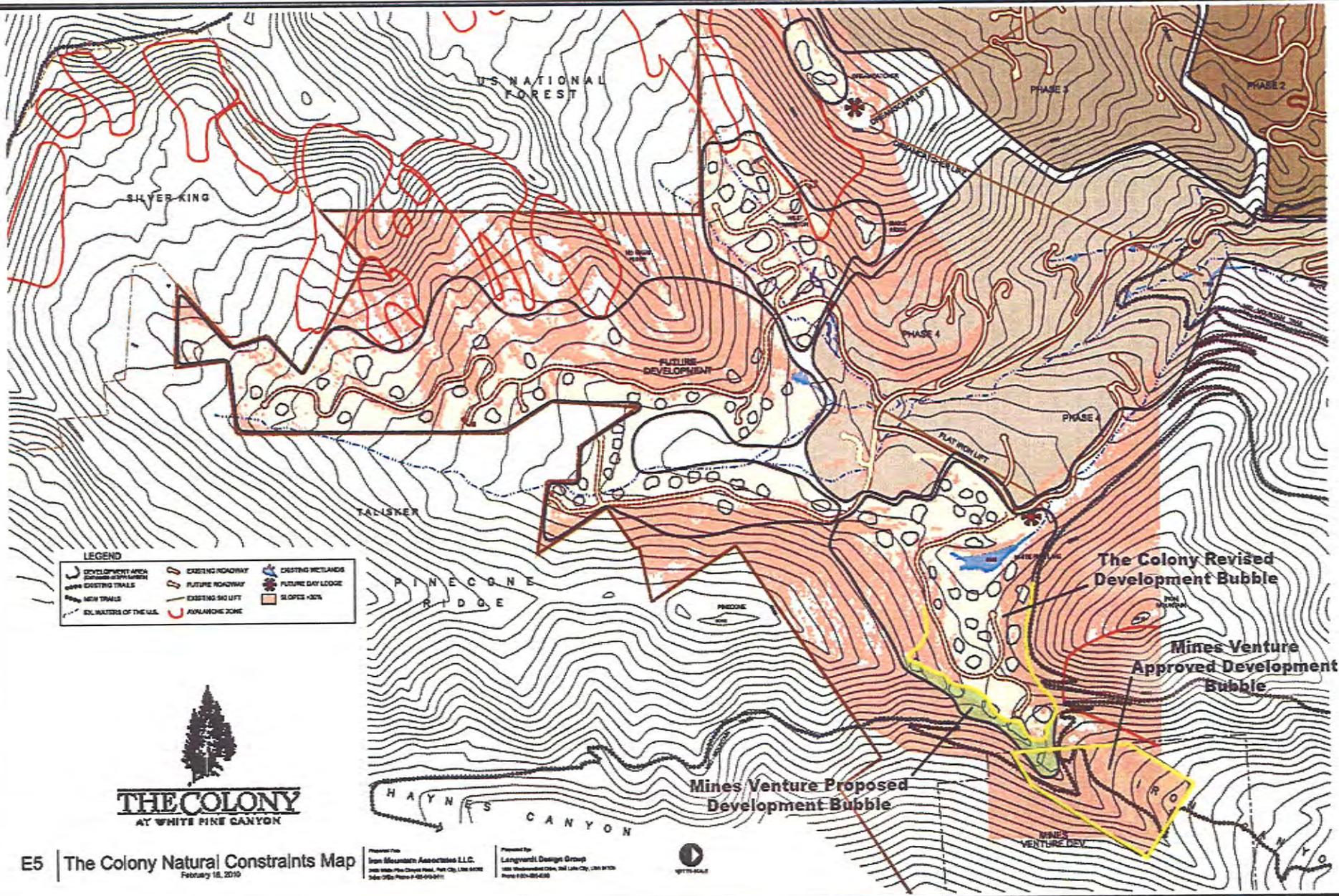
Mines Venture & The Colony Lots A-F
February 18, 2010

E7

Prepared For:
Iron Mountain Associate LLC
2405 White Pine Canyon Road, Park City, Utah 84303
Phone: 801-973-3411

Prepared By:
Langford Design Group
4055 Westwood Drive, Salt Lake City, Utah 84120
Phone: 801-973-0200





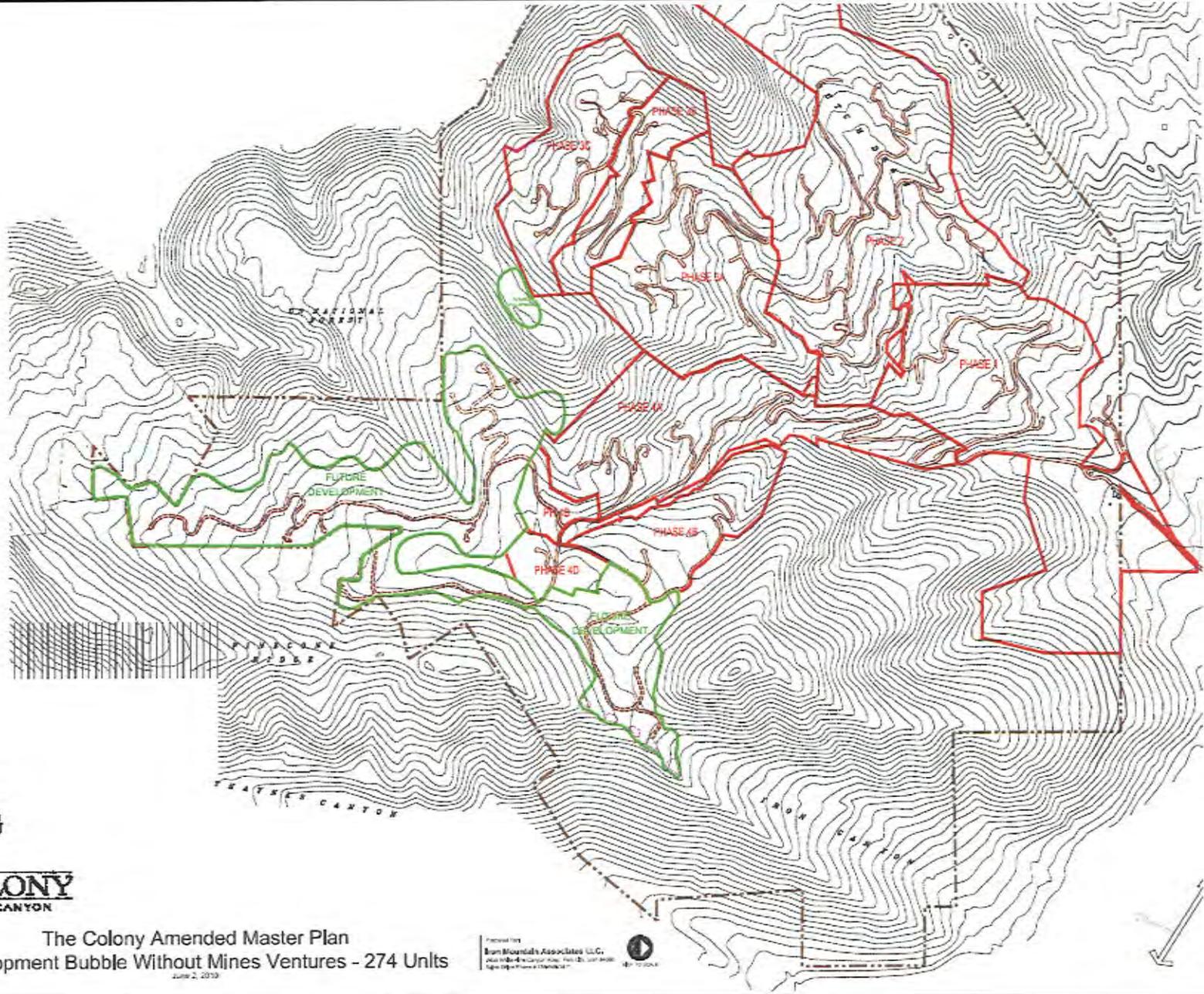
E5 | The Colony Natural Constraints Map
February 18, 2019

Prepared For:
Iron Mountain Associates LLC
200 West Pine Street Road, Park City, Utah 84302
Phone: (801) 975-4211

Prepared By:
Langford Design Group
100 Woodward Drive, Salt Lake City, Utah 84143
Phone: (801) 485-6500



Exhibit 17
Proposed Development Areas



B.5.10(a) | The Colony Amended Master Plan
Development Bubble Without Mines Ventures - 274 Units
JUNE 2, 2019

Prepared for
Sum Mountain Associates U.C.
2600 White Pine Canyon Road, Park City, Utah 84302
Telephone: 435.933.1111



SUMMIT COUNTY, UTAH
ORDINANCE NO. 739-A

**AN ORDINANCE APPROVING AND ADOPTING AN AMENDMENT TO THE CANYONS
SPECIALLY PLANNED ARE (SPA)
PERTAINING TO THE COLONY AT WHITE PINE CANYON**

WHEREAS, the Canyons Resort and related properties applied for and received from Summit County approval for a rezone to a Specially Planned Area (the Canyons SPA) in 1998 under Ordinance # 333; and

WHEREAS, the Canyons SPA Plan was approved by Summit County under ordinance number 334 in July, 1998 and amended under ordinance number 739 in June, 2010; and

WHEREAS, Section 5.13 of the Canyons SPA outlines the process for amending the SPA; and

WHEREAS, applications for an amendment to the Canyons SPA pertaining to the Colony at White Pine Canyon (Colony) were received February 19, 2010 and April 19, 2010; and

WHEREAS, the Snyderville Basin Planning Commission held a work session and conducted a site visit on the amendment March 9, 2010 and March 23, 2010; and

WHEREAS, the Snyderville Basin Planning Commission conducted a public hearing on May 11, 2010 on the amendment and voted unanimously to forward a positive recommendation to the Summit County Council for the amendment request; and

WHEREAS, the Summit County Council conducted a public hearing on each amendment on May 19, 2010 and an additional public hearing on this amendment on September 8, 2010; and

NOW THEREFORE, the County Legislative Body of the County of Summit, State of Utah [hereinafter "Board"], ordains as follows:

Section 1. The Canyons SPA, pertaining to the Colony at White Pine Canyon portion of the Development Agreement, is hereby amended according to the attached Development Agreement Amendment Language.

Section 2. This Ordinance shall take effect after fifteen (15) days of the date below and upon publication in a newspaper published and having general circulation in Summit County.

PASSED AND ADOPTED on this _____ day _____ 2010.

SUMMIT COUNTY COUNCIL, STATE OF UTAH

By _____
Claudia McMullin, Chair, Summit County Council

Commissioner Hanrahan voted _____
Commissioner Elliot voted _____
Commissioner Ure voted _____
Commissioner Robinson voted _____

ATTEST:

County Clerk, Summit County, Utah

WHEN RECORDED RETURN TO:

Summit County Clerk
Summit County Courthouse
60 North Main
Coalville, Utah 84017

**AMENDMENT
TO
AMENDED AND RESTATED DEVELOPMENT AGREEMENT
FOR THE CANYONS SPECIALLY PLANNED AREA**

**SNYDERVILLE BASIN, SUMMIT COUNTY, UTAH
(Affecting The Colony Development Area and Mines Ventures Development Area)**

THIS AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR THE CANYONS SPECIALLY PLANNED AREA (“Amendment”) is entered into to be effective as of _____, 2010 (“Effective Date”), by and between Iron Mountain Associates, L.L.C. (“IMA”), Ski Land, LLC (“Ski Land”) and Summit County, a political subdivision of the State of Utah, by and through the Summit County Council (“County”), [IMA, Ski Land, and County are hereinafter referred to as the “Parties”, unless otherwise noted], with reference to the following:

A. The Parties (with the exception of Ski Land) and certain other individuals and entities are parties to that certain Amended and Restated Development Agreement for The Canyons Specially Planned Area, dated November 15, 1999, and recorded as part of the official records of Summit County, Utah as Document No. 00553911, Bk01297, Pg00405-00503 (“Amended Agreement”). Capitalized terms which are used but not defined in this Amendment shall have the same meanings as are set forth in the Amended Agreement.

B. The Amended Agreement identifies certain areas within The Canyons SPA for purposes of determining allowable uses, density and configuration, as described and depicted in Exhibit B.1 to the Amended Agreement. Two of the Development Areas are “The Colony” and “Mines Ventures”.

C. IMA and Ski Land are owners of all of the land and entitlements in The Colony and Mines Ventures Development Areas. Ski Land is made a party to this Amendment because it has a property interest in some of the land and entitlements affected by this Amendment.

1 D. Within the Development Areas are Project Sites defined in Article 1 of the
2 Amended Agreement as predetermined locations of development within a Development
3 Area. The Colony Phases I and II are identified as one Project Site and The Colony
4 Phases III, IV and V are identified as a second Project site within The Colony
5 Development Area. Within Project Sites there are Colony Phase Development
6 Boundaries showing the general boundaries of where actual construction of structures
7 may take place.
8

9 E. Exhibit K.2 to the Amended Agreement allows for expansion of certain of
10 the Colony Phase Development Boundaries within The Colony Phase III, IV and V
11 Project Site. Paragraph 5 of Exhibit K.2 provides:
12

13 5. Development Area Size. The County shall increase
14 the size of the development areas of Phases 3, 4 and 5 of
15 The Colony in order to accommodate the increased number
16 of lots that have been created in The Colony pursuant to the
17 TDR program, so as not to decrease the average size of the
18 lots that would have been created in the development areas
19 prior to the addition of the TDR lots. The Summit County
20 Community Development Director shall have discretion to
21 review, adjust and approve the size of The Colony
22 development areas.
23

24 F. The Mines Ventures Development Area includes density for nine (9) lots to
25 be platted on a specific piece of land within the Development Area.
26

27 G. As part of the acquisition of property from Mines Ventures Company, Inc.,
28 IMA acquired entitlements and water rights for the development of the nine (9) Mines
29 Ventures Development Area lots.
30

31 H. Paragraph 4 of Exhibit K.2 to the Amended Agreement, relating to Mines
32 Ventures Company TDRs, refers to one of the nine Mines Ventures lots to be provided
33 to County upon recording of a Final Subdivision Plat in the Mines Ventures
34 Development Area. County received the benefit of an equivalent TDR lot in The Colony
35 in satisfaction of that provision and there is no longer an obligation to provide County
36 with a Mines Ventures lot upon platting. IMA is the current owner of the Mines Ventures
37 property and has the right to develop the nine Mines Ventures lots as presently
38 approved. The Mines Ventures lots are visible from the Snyderville Basin and other
39 areas where public view corridors and view sheds may be adversely impacted.
40

41 I. By previous amendment (Ordinance No. 739, recorded as part of the
42 official records of Summit County, Utah as Document No. 00902152, Bk02038,
43 Pg01131-01151) IMA was permitted to modify certain of the Colony Phase
44 Development Boundaries. The current Colony Phase Development Boundaries are
45 shown in Exhibit B.5.10(a) to the Amended Agreement.
46

1 J. IMA now wishes to transfer its nine (9) Mines Ventures Development Area
2 entitlements and water rights to The Colony Development Area, further expand the
3 Colony Phase IV Development Boundary to include five (5) of lots to be situated on the
4 ridgeline (“Ridge Lots”) and eliminate the Mines Ventures Development Area from the
5 Amended Agreement.
6

7 L. The County had determined, after due notice, public hearing and
8 deliberation, that it is in the public interest and to the public benefit to (i) allow transfer of
9 the nine (9) Mines Ventures Development Area entitlements to The Colony
10 Development Area, thus increasing the total entitlements for The Colony Development
11 Area to 274; (ii) allow further expansion of the Colony Phase IV Development Boundary
12 to include areas on the ridgeline, subject to certain restrictions on placement and height
13 of structures near the ridgeline; (iii) allow development of the five (5) Ridge Lots within
14 the expanded Colony Phase IV Development Boundary, subject to certain restrictions
15 as to location and height of structures; and (iv) eliminate the Mines Ventures
16 Development Area and development lots in the Mines Ventures Development Area as
17 currently authorized and planned.
18

19 NOW, THEREFORE, for good and valuable consideration, the receipt and
20 sufficiency of which is hereby acknowledged, and intending to be legally bound hereby,
21 the Parties agree as follows:
22

23 1. Amendments. The Amended Agreement shall be amended as follows:
24

25 a. Colony Phase Development Boundary Modifications and Ridge Lot
26 Restrictions. The Mines Ventures Development Area, The Colony Development Area
27 and The Colony Phase Development Boundaries for Phases 3, 4 and 5 within The
28 Colony Development Area (The Colony Phase III, IV and V Project Site) are hereby
29 modified as follows:
30

31 i. The attached “**Exhibit B.5.10(b)**”, is hereby substituted for,
32 replaces and restates Exhibit B.5.10(a) in its entirety.
33

34 ii. The Future Development area shown on Exhibit B.5.10(b)
35 includes five (5) Ridge Lots for future platting. The locations, building/
36 development envelopes, survey lines and setbacks for the Ridge Lots, are shown
37 on “**Exhibit B.5.11**” entitled “Ridge Lots” and identified as Lots A, B, C, D and E.
38 Exhibit B.5.11 is hereby made a part of the Amended Agreement. In lieu of
39 development of the nine (9) Mines Ventures lots as shown in the Mines Ventures
40 Development Area, Lots A, B, C, D and E may be platted and developed in the
41 general areas shown on Exhibit B.5.11 subject to the following restrictions to be
42 incorporated in the development agreement(s) covering those lots:
43

44 1) Structures shall be subject to a forty (40) foot setback
45 from the ridgeline as shown on Exhibit B.5.11. The ridgeline has
46 been established in the field by survey and staked for permanent

1 reference. The “**Development Envelope**” for each Ridge Lot, as
2 that term is defined in The Colony at White Pine Canyon Design
3 and Development Guidelines (the “**Colony Design Guidelines**”) is
4 also shown on Exhibit B.5.11. The ridge side edge of each
5 Development Envelope corresponds to the forty (40) foot setback
6 from the ridgeline. Development Envelopes may be modified
7 pursuant to the Colony Design Guidelines and other rights of IMA
8 as the developer so long as they comply with the setback
9 requirements of this Amendment.

10
11 2) Maximum building heights within the “**Development**
12 **Envelope**”, as that term is defined in The Colony at White Pine
13 Canyon Design and Development Guidelines (the “**Colony Design**
14 **Guidelines**”), shall be:

15
16 a) Within forty (40) feet of the edge of the
17 Development Envelope closest to the ridgeline, the
18 maximum building height shall be twenty (20) feet above
19 existing grade along the Development Envelope boundary
20 line. This maximum height restriction shall mirror the
21 elevations along the Development Envelope ridge side
22 boundary line. Structures may gain height as the land falls
23 off below this plane away from the Development Envelope
24 boundary line.

25
26 b) The maximum building height shall increase to
27 thirty two (32) feet at the line eighty (80) feet behind the
28 ridgeline (forty (40) feet behind the Development Envelope
29 ridge side boundary line).

30
31 3) Grading, landscaping and other hardscaping shall be
32 allowed within the Development Envelope, driveway corridor and
33 limits of disturbance. Cuts shall be prohibited in the “No-Cut
34 Zones” shown on Exhibit B.5.11.

35
36 4) A guest home structure is allowed but must be
37 located within the Development Envelope and subject to the same
38 restrictions as the main home structure.

39
40 5) Barn and other ancillary structures permitted by the
41 Colony Design Guidelines shall be located behind the “Non-Visible
42 Line” on Exhibit B.5.11. The Non-Visible Line represents areas of
43 the Development Envelopes where no portion of a structure is
44 visible from the intersection of Kearns Boulevard and Bonanza
45 Drive in Park City.
46

1 6) A supplement shall be added to the Colony Design
2 Guidelines requiring special planning and design considerations for
3 the five (5) Ridge Lots. Issues specific to these lots shall include
4 the use of tinted windows, minimum three (3) foot overhangs to
5 reduce reflectivity, engagement of a lighting consultant to minimize
6 lighting visible from the intersection of Kearns Boulevard and
7 Bonanza Drive, “cold roofs” with asphalt shingles and/or flat roofs
8 and stepped levels to conform to existing slopes.
9

10 6) Tree removal shall not be permitted on a Ridge Lot
11 without Site and Architectural Review Committee (“SARC”)
12 approval. Any changes to the natural landscape, including the
13 clearing of native vegetation and removal of standing trees must be
14 approved by SARC. Mature specimen trees within the
15 Development Envelope, driveway corridor and limits of disturbance
16 shall be identified on a site survey and SARC shall not approve
17 their removal unless there are no feasible alternatives. As required
18 by SARC, all combustible materials in the surrounding area within
19 the 400 foot limits of disturbance of the home will be cleared of
20 dead trees, as well as medium and high hazard vegetative fuels
21 and trees deemed unhealthy.
22

23 7) All other Colony Design Guidelines shall apply.
24

25 b. Transfer of Mines Ventures Development Area Entitlements to The
26 Colony Development Area. The Colony Development Area, Mines Ventures
27 Development Area and the entitlements chart for the Amended Agreement are hereby
28 modified as follows:
29

30 i. Exhibit B.5.9.2 to the Amended Agreement is hereby deleted
31 in its entirety and shall have no further force and effect, save and except
32 the following Design Conditions notes to Exhibit B.5.9.2:
33

34 “1. Any future connection to other ski resorts, counties or
35 municipalities must be first approved by Summit County and The
36 Canyons.
37

38 “2. A public trail, as shown on the concept site plan, shall
39 be constructed and conveyed to the Snyderville Basin Special
40 recreation district at the time of Final Subdivision Plat or as
41 otherwise provided for in this Amended Agreement.”
42

43 ii. The Mines Ventures Development Area, its entitlements, lots
44 and acreage in Exhibit B.2 to the Amended Agreement are transferred and
45 merged into The Colony Development Area and the approved density for
46 The Colony shall be increased by nine (9) entitlements as set forth in

1 paragraphs 1.b.iii, 1.b.iv and 1.b.v below. The Design Conditions notes to
2 Exhibit B.5.9.2 now apply to that portion of The Colony Development Area
3 that was formerly the Mines Ventures Development Area.
4

5 iii. The Colony Development Area density pool and entitlements
6 are hereby increased by nine (9) units representing the former Mines
7 Ventures Development Area approved entitlements/lots.
8

9 iv. Exhibit B.2. "Land Use and Zoning", page 3 of 5, sub-chart
10 titled "THE COLONY" under the heading "ON MOUNTAIN", shall be and is
11 hereby amended and restated in its entirety as follows:
12

THE COLONY	274 Lots, see note 3.9 for details		<i>Residential-Single Family Detached</i>
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13
14 v. Exhibit B.2 "Land Use and Zoning", note 3.9, is hereby
15 amended and restated in its entirety to read as follows:
16

17 Total Entitlements for The Colony: **274***

18
19 *This total includes all twenty (20) TDRs from the Swaner
20 nature preserve and the nine (9) Mines Ventures
21 Development Area TDRs. The County was granted one (1)
22 TDR in The Colony Development Area in exchange for the
23 Mines Ventures Development Area TDR described in
24 paragraph 3.7, above, which was subsequently purchased
25 by IMA. The County has received all TDRs to which it was
26 entitled in The Colony Development Area.
27

28 vi. Paragraph 4 of Exhibit K.2 to The Canyons SPA, relating to
29 Mines Ventures Company TDRs is deleted in its entirety. Summit County
30 has received an equivalent of the TDR lot referred to in that paragraph.
31

32 2. Miscellaneous.
33

34 a. Ratification of Agreement. Except as specifically provided in this
35 Amendment and without waiving any rights of the parties hereunder, the parties
36 specifically ratify, confirm, and adopt as binding and enforceable, all of the terms and
37 conditions of the Amended Agreement.
38

39 b. Effect of Amendment on Amended Agreement. The amendments
40 and modifications to the Amended Agreement contemplated by this Amendment are
41 limited precisely as written and shall not be deemed to be an amendment to any other
42 terms or conditions of the Amended Agreement. The Amended Agreement shall
43 continue in full force and effect as amended by this Amendment. From and after the
44 date hereof, all references to the Amended Agreement shall be deemed to mean the

1 Amended Agreement as amended by this Amendment. If and to the extent any
2 amendment or modification to the Amended Agreement set forth in this Amendment is
3 found to be unenforceable, the original provision of the Amended Agreement shall
4 automatically be reinstated but such reinstatement shall not affect the remaining
5 provisions of this Amendment. The amendments and modifications set forth in this
6 Amendment affect only IMA and Ski Land as owners of the land and entitlements
7 related to The Colony and Mines Ventures. The properties of other Developers or
8 interested parties which are not parties to this Amendment are not the subject of this
9 Amendment, and this Amendment shall not be construed to directly or indirectly impact
10 the properties of such other Developers or interested parties.

11
12 c. Headings. The section headings in this Amendment are intended
13 solely for convenience and shall be given no effect in the construction and interpretation
14 hereof.

15
16 d. Recitals. The representations, terms and provisions of the Recitals
17 are hereby adopted as part of this Agreement.

18
19 e. Counterparts. This Amendment may be executed in one or more
20 counterparts, and by the different parties hereto in separate counterparts, each of which
21 when executed shall be deemed to be an original but all of which taken together shall
22 constitute one and the same agreement.

23
24 f. Reservation of Enforcement Rights to County. Notwithstanding any
25 other provision of this Amendment or the Amended Agreement, the sole right to enforce
26 the Amended Agreement, as amended, is reserved to County and is not granted to or
27 delegated by the County to any other person.

28
29 g. Administrative Amendment. This Amendment constitutes both a
30 Substantial Amendment as specified in Section 5.13(a) of the Amended Agreement and
31 an Administrative Amendment as specified in Section 5.13(b) of the Amended
32 Agreement.

33
34 IN WITNESS WHEREOF, the Parties have executed this Amendment on the
35 date first set forth above.

36
37 SUMMIT COUNTY COUNCIL, STATE OF
38 UTAH

39
40 By: _____
41 Claudia McMullin, Chair

42
43 Attest and Countersign:

44
45 _____
46 County Clerk

1
2 [seal]

3 IRON MOUNTAIN ASSOCIATES, LLC.

4
5 By: WPA, LTD., its Manager

6
7 By: White Pine Associates, Inc., its
8 General Partner

9
10 By: _____
11 Walter J. Brett, President

12
13 Approved and executed as an interested party:

14 SKI LAND, LLC.

15
16 By: WPA, LTD., its Manager

17
18 By: White Pine Associates, Inc., its
19 General Partner

20
21 By: _____
22 Walter J. Brett, President

23
24
25 State of Utah)
26) §
27 County of _____)

28
29 On this ___ day of _____, in the year 20___, before me Reva Hazelrigg, a notary
30 public, personally appeared Walter J. Brett, whose identity is personally known to me
31 (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed,
32 did say that he is the President of White Pine Associates, Inc., and that said document
33 was signed by him in behalf of said Corporation by Authority of its Bylaws, or
34 (Resolution of its Board of Directors), and said Walter J. Brett acknowledged to me that
35 said Corporation executed the same. Witness my hand and official seal.

36
37 _____
38 NOTARY PUBLIC

39 S
40 E
41 A
42 L

43 ND: 4816-7836-1607, v. 2
44