

Auditor

Blake Frazier



March 02, 2012

County Council;

Please consider approving the 2011 BOE Stipulations. They will be prepared for your review by Travis Lewis. They are on the March 14th Agenda.

Thank You,

A handwritten signature in cursive script that reads "Kathryn Rockhill".

Kathryn Rockhill
BOE Clerk



2011 BOE Adjustments

Serial #	New Market Value	Old Market Value	MV Difference	New Taxable Value	Old Taxable Value
HPCR-207-AM	\$ 55,000.00	\$ 775,000.00	\$ (720,000.00)	\$ 55,000.00	\$ 775,000.00
HPCR-301-AM	\$ 45,000.00	\$ 775,000.00	\$ (730,000.00)	\$ 45,000.00	\$ 775,000.00
HPCR-462-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
HPCR-463-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
HPCR-464-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
HPCR-466-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
HPCR-411-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
HPCR-412-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
HPCR-414-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
HPCR-415-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
HPCR-416-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
HPCR-417-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
HPCR-421-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
HPCR-423-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
HPCR-424-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
HPCR-425-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
HPCR-426-SP	\$ 60,000.00	\$ 330,000.00	\$ (270,000.00)	\$ 390,000.00	\$ 330,000.00
CDRHTS-1	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-10	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-11	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-12	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-13	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-14	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-15	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-16	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-17	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-18	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-19	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-2	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-20	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-21	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-22	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-23	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-24	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00
CDRHTS-3	\$ 13,823.00	\$ 17,921.00	\$ (4,098.00)	\$ 17,921.00	\$ 17,921.00

CDRHTS-4	\$	13,823.00	\$	17,921.00	\$	(4,098.00)	\$	17,921.00	\$	17,921.00
CDRHTS-5	\$	13,823.00	\$	17,921.00	\$	(4,098.00)	\$	17,921.00	\$	17,921.00
CDRHTS-6	\$	13,823.00	\$	17,921.00	\$	(4,098.00)	\$	17,921.00	\$	17,921.00
CDRHTS-7	\$	13,823.00	\$	17,921.00	\$	(4,098.00)	\$	17,921.00	\$	17,921.00
CDRHTS-8	\$	13,823.00	\$	17,921.00	\$	(4,098.00)	\$	17,921.00	\$	17,921.00
CDRHTS-9	\$	13,823.00	\$	17,921.00	\$	(4,098.00)	\$	17,921.00	\$	17,921.00
Totals for 3/14/2012	\$	1,331,752.00	\$	6,930,104.00	\$	(5,598,352.00)	\$	6,380,104.00	\$	6,930,104.00
Totals for 03/7/2012	\$	241,385,261.00	\$	272,247,838.00	\$	(30,862,577.00)	\$	266,805,492.00	\$	272,247,838.00
Totals for 2/8/2012	\$	33,211,366.00	\$	41,044,466.00	\$	(7,833,100.00)	\$	33,211,366.00	\$	17,332,593.23
Totals for 1/18/2012	\$	230,747,813.00	\$	244,764,244.00	\$	(14,016,431.00)	\$	329,944,614.23	\$	244,084,815.30
Totals for 1/11/2012	\$	77,590,904.00	\$	92,549,668.00	\$	(14,958,764.00)	\$	71,239,944.00	\$	92,549,668.00
Totals for 12/14/2011	\$	27,384,253.00	\$	31,143,110.00	\$	(3,758,857.00)	\$	27,032,050.00	\$	268,183.00
Totals for 12/7/2011	\$	46,165,733.00	\$	56,032,964.00	\$	(9,867,231.00)	\$	40,357,231.00	\$	56,032,964.00
Totals for 11/30/2011	\$	74,045,506.00	\$	113,265,689.00	\$	(39,220,183.00)	\$	65,334,025.00	\$	57,713,979.98
Totals for 11/16/2011	\$	28,200,432.00	\$	57,293,470.00	\$	(29,093,038.00)	\$	25,479,889.00	\$	57,293,470.00
Totals for 11/9/2011	\$	64,789,101.00	\$	68,855,543.00	\$	(4,066,442.00)	\$	59,073,582.00	\$	63,846,159.00
Totals for 11/2/2011	\$	22,659,413.00	\$	27,176,420.00	\$	(4,517,007.00)	\$	20,000,329.00	\$	27,176,420.00
Totals for 10/26/2011	\$	163,884,443.00	\$	229,949,534.00	\$	(66,065,091.00)	\$	155,706,959.00	\$	163,884,443.00
Totals for 10/12/2011	\$	102,565,931.00	\$	124,219,936.00	\$	(21,653,465.00)	\$	91,729,629.00	\$	1,072,192.35
Totals for 10/5/2011	\$	52,000,489.00	\$	59,929,053.00	\$	(7,928,564.00)	\$	50,875,257.00	\$	504,120.82
Totals for 9/21/2011	\$	164,340,877.00	\$	219,139,928.00	\$	(54,799,051.00)	\$	139,345,499.00	\$	219,139,928.00
Totals for 9/14/2011	\$	85,729,024.00	\$	119,777,161.00	\$	(34,048,137.00)	\$	71,377,372.00	\$	119,777,161.00
Totals for 8/31/2011	\$	84,373,698.00	\$	101,976,442.00	\$	(8,743,072.00)	\$	65,653,679.00	\$	101,976,442.00
Running Total	\$	1,500,405,996.00	\$	1,866,295,570.00	\$	(357,029,362.00)	\$	1,519,547,021.23	\$	1,501,830,481.68

Annette,

So far this year(2011)the Market value decrease is (\$ 357,029,362) As of 03/14/2012

We have sent 2,169 appeals to the council for signature. That is 99 % of the appeals.

We have 2,178 appeals for 2011.



MEMORANDUM:

Date: March 14, 2012

To: Council Members

From: Robert Jasper

Re: Recommendation to appoint member to the Snyderville Basin Open Space Advisory Committee (BOSAC)

Advice and consent of County Manager's recommendation to appoint Thomas Brennan to the Snyderville Basin Open Space Advisory Committee (BOSAC) to fill the unexpired term of Chris Donaldson. Thomas Brennan's term to expire March, 2013.

Advice and consent of County Manager's recommendation to appoint Jim Magruder and Ramon Gomez, Jr., to the Snyderville Basin Open Space Advisory Committee (BOSAC). (Jim Magruder and Ramon Gomez, Jr., are members recommended by the Snyderville Basin Recreation District.) Jim Magruder and Ramon Gomez, Jr.'s terms to expire March, 2015.



MEMORANDUM:

Date: March 14, 2012

To: Council Members

From: Annette Singleton

Re: Summit County Mosquito Abatement District Board of Trustees

Appoint Nathan Brooks, Sue Pollard and Tal Adair to the Summit County Mosquito Abatement District Board of Trustees. Each of their terms of service to expire December 31, 2015.

**RESOLUTION CORRECTING AN ERROR IN THE NORTH SUMMIT
RECREATION SPECIAL SERVICE DISTRICT BOUNDARIES**

WHEREAS, on July 16, 2008, the North Summit Recreation Special Service District (the “District”) was created pursuant to Summit County Resolution No. 2008-22; and,

WHEREAS, the boundaries of the district were proposed to be co-terminus with the boundaries of the North Summit School District; and,

WHEREAS, on January 2, 2001, Summit County approved the Development Agreement for the Promontory Specially Planned Area in Eastern Summit County, Utah (the “Development Agreement”), which is located within the North Summit School District; and,

WHEREAS, the Promontory Specially Planned Area (“Promontory”) is designated as Taxing District #51 on the records of Summit County; and,

WHEREAS, pursuant to §4.7.3 of the Development Agreement, Promontory annexed all of Taxing District #51 into the Snyderville Basin Recreation Special Service District prior to the creation of the District; and,

WHEREAS, UCA §17D-1-202(2)(a) prohibits a district from including property within its proposed boundaries when that property is already within the boundaries of an existing special service district which provides the same service; and,

WHEREAS, at the time of the creation of the District, Taxing District #51 was already within the Snyderville Basin Recreation Special Service District, which provides the same services as those proposed within the District; and,

WHEREAS, as a function of state law, Taxing District #51 cannot be within the District and it was in error not to exclude such from the District at the time of creation of said District; and,

WHEREAS, it is in the best interests of Summit County to correct the error within the District's boundaries to exclude Taxing District #51;

NOW, THEREFORE, be it resolved by the County Council, Summit County, Utah, that Exhibit 1 to Summit County Resolution No. 2008-22 setting forth the boundaries of the North Summit Recreation Special Service District is corrected and amended so as to exclude Taxing District #51.

APPROVED AND ADOPTED this _____ day of _____, 2012.

SUMMIT COUNTY COUNCIL
SUMMIT COUNTY, UTAH

ATTEST:

By: _____
David Ure, Chair

Kent Jones
County Clerk

APPROVED AS TO FORM:

David L. Thomas
Chief Civil Deputy



MOUNTAIN REGIONAL WATER
SPECIAL SERVICE DISTRICT

MEMORANDUM

TO: Summit County Council

From: Scott Green, CFO

Date: March 6, 2012

Subject: Public Hearing for \$1.28 M State Loan for Green Projects

Public Hearing

The State of Utah requires Mountain Regional to hold a public hearing to receive public input on the issuance of the Series 2011B bonds, and any potential economic impact that the Projects funded by these bonds may have on the private sector.

Background

Last fall, the Council approved an authorizing resolution for Mountain Regional to issue up to \$1.50 M in zero interest bonds to the State of Utah (Series 2011B), with a twenty year term.

The actual amount of the bonds is \$1.28 M that will be issued in April 2012. The proceeds will be used to pay for projects that reduce power consumption long-term. It is projected the power cost savings will meet or exceed the debt payments.



MOUNTAIN REGIONAL WATER
SPECIAL SERVICE DISTRICT

NOTICE OF PUBLIC HEARING IN RELATION TO NON-VOTED REVENUE BONDS

Mountain Regional hereby notifies System users that a public hearing related to the issuance of non-voted revenue bonds will be held in front of the Summit County Council (Council) on March 14, 2012 at 6:00 p.m. at the Coalville Courthouse. The courthouse is located at 60 N. Main Street, Coalville Utah.

The proposed revenue bonds have a par amount of \$1.278 million with a zero percent interest rate. The term of the bonds is twenty years, which will be paid off as follows:

Year	Principal Due	Loan Balance
2012	-	1,278,000
2013	54,000	1,224,000
2014	54,000	1,170,000
2015	55,000	1,115,000
2016	66,000	1,049,000
2017	66,000	983,000
2018	66,000	917,000
2019	66,000	851,000
2020	65,000	786,000
2021	66,000	720,000
2022	65,000	655,000
2023	66,000	589,000
2024	65,000	524,000
2025	66,000	458,000
2026	65,000	393,000
2027	66,000	327,000
2028	65,000	262,000
2029	66,000	196,000
2030	65,000	131,000
2031	66,000	65,000
2032	65,000	-

The proceeds will be used to fund “Green Projects” that reduce the energy consumption; including installing more efficient pumps; upgrading SCADA systems to allow more pumping during off-peak power hours, which have lower rates; and adding a new skid at the treatment plant to allow more water to be treated during off-peak power hours as well. It is anticipated the power cost savings from these projects will exceed the annual debt service costs of the bonds. The issuance of these bonds should have no impact on District water rates and fees.

System users may respond to Mountain Regional in writing or in the public hearing. All written comments shall be public record and shall be forward to the Council for consideration at the hearing. Written comments should be mailed or delivered to 6421 N Business Park Loop Road, Suite A – PO Box 982320 – Park City, UT 84098; or faxed to 435-940-1945.

In accordance with the Americans with Disabilities Act, Mountain Regional Water Special Service District will make reasonable accommodations for all to participate in the hearing. Request for assistance can be made by calling 435-940-1916 at least 48 hours in advance of the hearing to be attended.



*Don B Sargent, Director
(435) 336-3125
dsargent@summitcounty.org*

MEMORANDUM

DATE: March 8, 2012
TO: Summit County Council (SCC)
FROM: Don Sargent, Community Development Director 
RE: March 14, 2012 SCC Meeting - Lot of Record - Eastern Summit County
Development Code Amendments

This item is a continued public hearing on proposed amendments to the Eastern Summit County Development Code that clarify existing provisions and codify policies and procedures concerning the determination and application of lots of record and legally created lots. The proposed amendments also include provisions addressing agricultural subdivisions.

At the initial public hearing before the SCC on January 25, 2012, several issues dealing with agricultural subdivisions and the re-subdivision of existing lots of record were discussed. A subcommittee of the Council comprised of Council Members Robinson and Ure was established and Planning Commission Chair Brown and Legal and Planning Staff were invited to participate in refining the proposed amendments and bring the language back to the Council for approval consideration.

Attached as Exhibit A are the most recent proposed amendments as edited by the subcommittee (mostly Councilmember Robinson with input from Staff). Also attached for reference as Exhibit B, is the original language as recommended by the Planning Commission presented at the January 25th hearing. Other than minor language clarifications throughout, substantive edits that have been included in the documents since the January 25th public hearing include the following:

- The “Legally Platted Lot” language was changed to “Legally Created Lot” to account for property situations which may qualify for exemption of filing a subdivision plat.
- The existing agricultural subdivision sections were refined consistent with the intent of the State Code and suggestions of the subcommittee and Staff members.

*Don B Sargent, Director
(435) 336-3125
dsargent@summitcounty.org*

The following policy questions regarding the amendments were also discussed by the subcommittee:

- Consideration of amnesty for all parcels that were created since the enactment of the subdivision ordinance in 1992 to today, which met zoning. It was generally felt that this policy may resolve the lot of record “property splits” which have occurred overtime but would also create an administrative challenge to equitably apply and would be counterintuitive to basis for the lot of record provisions as a whole.
- Allowing the acreage of parcels that are not lots of record or legally created lots to be counted for density purposes when combined with adjacent lots of record or legally created lots. The policy of the County has been to *not* count the acreage of parcels that are not lots of record or legally created lots for density purposes to ensure equitable accounting of all property with respect to development eligibility.

The subcommittee and Staff is proposing language in this section that accounts for any existing density that has been utilized for development purposes in the total density of the combined parcel, thus resolving the major policy concern with this provision.

Several other edits to the language since the last meeting have been discussed and clarified in the proposed amendments. The concerns regarding these edits were mostly related to understanding the meaning of the language and being able to effectively administer the provisions accordingly.

Staff recommends that the SCC review the proposed subcommittee amendments, address the policy questions raised if needed and discuss any other language edits. Staff further recommends the SCC conduct a public hearing and consider adopting the amendments by Ordinance 768 (Exhibit C).

Attachments:

EXHIBIT A: Subcommittee Proposed Amendment Language

EXHIBIT B: Original Proposed Amendment Language as Recommended by the Planning Commission

EXHIBIT C: Ordinance 768

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Lot Provisions

Final Subcommittee Revisions 03-14-12

11-4-1: PURPOSE:

The purpose of this chapter is to provide both a simple and comprehensive explanation for consideration of development applications. (Ord. 481, 3-1-2004)

Except as otherwise provided for in this Title, a "lot of record" or "legally created lot" is required for the development of a single family dwelling, subdivision, or other development action, permit, or use identified in Section 11-3-13 of this Title. The "lot of record" or "legally created lot" status of a property gives the land owner, or designated representative, the right to apply for such entitlement.

Land divisions or partitions for agricultural purposes do not qualify for non-agricultural uses unless the property complies with Section 11-4-5 of this Title, in which case "lot of record" or "legally created lot" status is not required.

11-4-2: LOT OF RECORD:

- A. Any parcel/lot described in a deed, sales contract or survey, that was recorded in the office of the Summit County Recorder before August 1, 1977, is a "lot of record." Any parcel/lot described in a deed, sales contract, or survey that was recorded in the office of the Summit County Recorder between August 1, 1977 and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation, is also a "lot of record."

A "lot of record" is eligible for the development of a single family dwelling, subdivision, or other development action, permit, or use identified in Section 11-3-13 of this Title. The "lot of record" status of a property gives the land owner or designated representative the right to apply for such entitlement.

The allowable density for a "lot of record" is determined by the underlying zone district. A "lot of record" that is smaller than the applicable minimum parcel size for the zone district in which it is located may be eligible for one (1) unit of density, if all applicable provisions of this Title can be satisfied.

Any parcel/lot that is not a "lot of record" and that was not created in accordance with the land use ordinances of Eastern Summit County is eligible for development of a single family dwelling, subdivision, or other development action, permit, or use identified in Section 11-3-13 of this Title, by an action of the County through one of the processes as outlined in Section 11-4-2(F) herein, provided all Code and General Plan criteria can be met.

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Lot Provisions

Final Subcommittee Revisions 03-14-12

There are parcels/lots within Eastern Summit County that, while their existence may be recorded in the office of the Summit County Recorder, were not created in accordance with the land use ordinances of Eastern Summit County as described herein. Summit County will not process a development application or issue a building permit for such parcels/lots except as provided for in Subsection 11-4-2(F) herein

- B. Lot of Record Verification: The CDD or designated planning staff member shall verify “lot of record” status on all parcels for development applications in which an associated building permit will be issued, including requests to subdivide property, except as provided for in Subsection 11-4-2(G) herein. The CDD or designated planning staff member decision on the “lot of record” status will be made in writing and provided to the applicant and land owner.
- C. Parcel Combinations:
 - 1. In the event that two (2) or more adjacent “lots of record” are combined through a lot line adjustment process in accordance with this Title, the newly created parcel shall be considered one “lot of record.” Any further subdivision of the property would be subject to the underlying zone district with respect to density.
 - 2. In the event that one (1) or more adjacent “lots of record” or “legally created lots” are combined with one (1) or more parcels that are not “lots of record” through a lot line adjustment or plat amendment process in accordance with this Title, the newly created parcel shall be considered one “lot of record” (or if combined with a “legally created lot” through a plat amendment, one “legally created lot”). Any further subdivision of the lot would be subject to the underlying zone district and the acreage of the combined parcel will be counted for density purposes. However, if existing density has been utilized for development purposes, it shall be accounted for in the total density of the combined parcel.
- D. Appeal Procedure: A “lot of record” determination may be appealed to the County Council within ten (10) calendar days from the date of the decision in accordance with Section 11-7-17 of this Title.
- E. Standards for Verification: The following factors shall be taken into consideration in determining “lot of record” status, namely:

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Lot Provisions

Final Subcommittee Revisions 03-14-12

1. If a government action creates a public road that bisects a “lot of record,” the parcels on either side of the road are considered to be separate “lots of record.” If a government action results in the widening of a road within a “lot of record,” the parcel shall maintain its “lot of record” status.
 2. If the Union Pacific Rail Trail which follows the historic rail bed divides a “lot of record,” then the parcels on either side of the Rail Trail are considered to be separate “lots of record.”
 3. If a property owner petitions to have only a portion of a “lot of record” annexed into a city, the portion of the property remaining under County jurisdiction loses its “lot of record” status unless the property is subdivided in accordance with this Title prior to or concurrent with the annexation.
 4. Government survey lot(s), although shown as individual lots on ownership plat maps, are not considered to be "lots of record" unless the lot(s) otherwise conform to the definition of a “lot of record” and there is clear evidence that the government survey lot was owned, conveyed, or patented independent of the quarter section of which it was a part.
 5. Section lines do not divide a parcel into two (2) or more "lots of record" unless the parcel(s) otherwise conform to the definition of a "lot of record.”
 6. If the description of a "lot of record" has changed due to an updated survey for the purpose of confirming property boundaries, and the description does not create additional, separately described parcels, the “lot of record” status will remain intact.
 7. Multiple Assessor Parcel or property tax identification numbers are not conclusive proof of “lot of record”.
- F. Any parcel/lot that is not a “lot of record” and that was not created in accordance with the land use ordinances of Eastern Summit County is eligible for development of a single family dwelling, subdivision, or other development action, permit, or use identified in Section 11-3-13 of this Title, by an action of the County through one of the following development processes, as defined and outlined in Chapter 4 of this Title, provided all Code and General Plan criteria can be met.

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Final Subcommittee Revisions 03-14-12

1. Lot Line Adjustment/Boundary Line Agreement, including the combination of a “non-lot of record” with a “lot of record.”
2. Subdivision (In the case of recombining parcels which were broken off from a “lot of record,” the revised description of the parcel(s) must match the original description that complied with the “lot of record” definition, subject to modifications permitted under the preceding Section E).
3. Plat Amendment, including the expansion of a subdivision to include land outside of a subdivision, regardless of “lot of record” status of the expansion parcel(s).
4. Special Exception as granted by the County Council if the criteria for approval as outlined in Section 11-4-11(B) of this Title can be satisfied.

G. Exceptions:

1. Verification of "lot of record" status is not required for the following building improvements, permits, subdivisions, or structures:
 - a. Agricultural exempt buildings
 - b. Grading permits
 - c. Land Divisions for agricultural purposes
 - d. Building additions, remodels, detached garages, or other accessory structures less than 2,000 square feet which are associated with an existing residential dwelling

11-4-3: LEGALLY CREATED LOT:

A. A “legally created lot” is:

1. A lot within an existing platted and approved subdivision which was created in accordance with the subdivision regulations of Summit County and recorded in the office of the County Recorder; or
2. A lot that was created from the conversion of agricultural land divisions to a nonagricultural subdivision in accordance with the Section 11-4-5; or

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Lot Provisions

Final Subcommittee Revisions 03-14-12

3. a lot that successfully completes one of the development processes as outlined in Section 11-4-3(E), below.

A "legally created lot" is eligible for the development of a single family dwelling, re-subdivision, or other development action, permit, or use identified in Section 11-3-13 of this Title. The "legally created lot" status of a property gives the land owner or designated representative the right to apply for such entitlement.

The density of a "legally created lot" within an existing platted and approved subdivision is determined by the approved subdivision plat. In the event a lot owner of a "legally created lot" applies for a re-subdivision, the density is determined by the underlying zone district in accordance with the development approval process. A "legally created lot" that is part of a homeowners' association and is governed by CC&R's is not eligible for re-subdivision without the consent of all owners of record within the subdivision.

The density of a legally created lot outside of an approved subdivision plat is determined by the underlying zone district.

Any lot that is not created in accordance with the land use ordinances of Eastern Summit County is not entitled to "legally created lot" status. The owner of any lot which has lost its "legally created lot" status may be eligible to restore that status as provided for in Section 11-4-3(E) herein.

There are lots within Eastern Summit County that, while their existence may be recorded in the office of the Summit County Recorder, were not created in accordance with the land use ordinances of Eastern Summit County as described herein. Summit County will not process a development application or issue a building permit for such parcels/lots except as provided for in Subsection 11-4-3 (F) herein

B. Lot Combinations:

1. In the event that two (2) or more "legally created lots" are combined through a plat amendment or lot line adjustment process in accordance with this Title, the newly created lot shall be considered one "legally created lot." Any future subdivision of the lot would be subject to the underlying zone district with respect to density.
2. In the event that one or more "legally created lots" within an approved subdivision plat are combined through a lot line adjustment process with one or more adjacent "non-legally created lots," which also are within the same

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approved subdivision plat, the newly created lot shall be considered one “legally created lot.” Any further subdivision of the lot would be subject to the underlying zone district and the acreage of the combined “legally created lot” may be counted for density purposes. However, if existing density has been utilized for development purposes, it shall be accounted for in the total density of the combined “legally created lot”.

C. Standards for Verification: The following factors shall be taken into consideration in determining “legally created lot” status, namely:

1. If a government action creates a public road that bisects a “legally created lot,” the lots on either side of the road are considered to be separate “legally created lots.” If a government action results in the widening of a road within a “legally created lot”, the lot shall maintain its “legally created lot” status.
2. If the Union Pacific Rail Trail which follows the historic rail bed divides a “legally created lot,” then the lots on either side of the Rail Trail are considered to be separate “legally created lots.”
3. If a property owner petitions to have only a portion of a “legally created lot” annexed into a city, the portion of the property remaining under County jurisdiction loses its “legally created lot” status unless the lot is re-subdivided in accordance with this Title prior to or concurrent with the annexation.
4. Government survey lot(s), although shown as individual lots on ownership plat maps, are not considered to be “legally created lots” unless the lot(s) otherwise conform to the definition of a “legally created lot” and there is clear evidence that the government survey lot was owned, conveyed, or patented independent of the quarter section of which they are a part.
5. Section lines do not divide a lot into two (2) or more “legally created lots” unless the lot(s) otherwise conform to the definition of a “legally created lot.”
6. If the description of a “legally created lot” has changed due to an updated survey for the purpose of confirming property boundaries and the description does not create additional, separately described lots, the “legally created lot” status will remain intact.

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7. Multiple Assessor Parcel or property tax identification numbers are not conclusive proof of “legally created lot” status.
- E. Any lot that is not a “legally created lot” and that was not created in accordance with the land use ordinances of Eastern Summit County is eligible for development of a single family dwelling, subdivision, or other development action, permit, or use identified in Section 11-3-13 of this Title, by completing one of the following development processes, as defined and outlined in Chapter 4 of this Title, provided all Code and General Plan criteria can be met.
1. Lot Line Adjustment/Boundary Line Agreement
 2. Subdivision (In the case of reconstituting “legally created lots”, the revised description of the lot(s) must match the previous description that complied with the “legally created lot” definition, subject to modifications permitted under the preceding Section D.
 3. Plat Amendment, including the expansion of a subdivision to include land outside of a subdivision, regardless of the “legally created lot” or “lot of record” status of the expansion parcel(s).
 4. Special Exception as granted by the County Council if the criteria for approval as outlined in Section 11-4-11(B) of this Title can be satisfied.
- F. Exceptions:
1. Verification of “legally created lot” status is not required for the following building improvements, permits, subdivisions, or structures:
 - a. Agricultural exempt buildings
 - b. Grading permits
 - c. Land Divisions for agricultural purposes
 - d. Building additions, remodels, detached garages, or other accessory structures less than 2,000 square feet which are associated with an existing residential dwelling.

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11-4-4: DIVISIONS OF AGRICULTURAL LANDS:

- A. The purpose of this section is to exempt lots or parcels that result from the division or partition of agricultural land from the requirements of a subdivision process. Land may be divided without first going through a development, subdivision, or platting process if the land is a bona fide division or partition of agricultural land for agricultural purposes.
- B. Criteria: A lot or parcel may be legally divided or partitioned for agricultural purposes, or shall be deemed so if already existing, if it meets the following requirements:
 - 1. The parcel or lot qualifies as land in agricultural use under Section 59-2-502 of Utah Code Annotated; and
 - 2. The land is not used and will not be used for any nonagricultural purpose.
- C. Review Procedure: The CDD or designated planning staff member shall verify the criteria set forth in this section in order to determine whether an existing or prospective division or partition of agricultural lands for agricultural purposes complies with the requirements of this Section. This decision may be appealed to the County Council within ten (10) calendar days from the date of the decision in accordance with Section 11-7-17 of this Title.
- D. Exemption from Subdivision Process or Plat Requirements; Recording: Parcels or lots meeting the criteria in subsection B above are exempt from the requirements of the subdivision process or plat requirements, however, the boundaries of each lot or parcel exempted shall be either described in a deed through a metes and bounds description recorded with the County Recorder or graphically illustrated on a record of survey map recorded with the County Recorder.
- E. If a lot or parcel that is divided or partitioned pursuant to this section is thereafter used for a nonagricultural purpose, the lot or parcel must comply with the requirements of Section 11-4-5.

11-4-5: NON-AGRICULTURAL DEVELOPMENT OF LANDS DIVIDED FOR AGRICULTURAL PURPOSES:

Lands divided or partitioned for agricultural purposes are eligible for the development of a single family dwelling, subdivision, or other development action, permit, or use identified in Section 11-3-13 of this Title, by complying with the subdivision regulations of this Title and provided that all zone district, Code and General Plan criteria can be met.

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All existing dwelling units of the original agricultural parcel shall be evaluated and accounted for within the overall density of the nonagricultural subdivision.

“Lot of record” or “legally created lot” status is not required if (a) the property was originally divided or partitioned for agricultural purposes pursuant to Section 11-4-4, and (b) the boundaries of each lot or parcel are either described in a deed through a metes and bounds description recorded with the County Recorder or graphically illustrated on a record of survey map recorded with the County Recorder, and (c) the total area of the parcel(s) comprising the property is at least five (5) contiguous acres, and (d) the landowner certifies that:

1. The land has been actively devoted to agricultural use producing in excess of 50% of the average agricultural production per acre of similarly situated land for each of the preceding two (2) years; and
2. The land has been devoted to the raising of useful plants and animals with a reasonable expectation of profit.

Review Procedure: The CDD or designated planning staff member shall verify the criteria set forth in this section in order to determine whether lands divided or partitioned for agricultural purposes are eligible for non-agricultural development consistent with the requirements of this Section. This decision may be appealed to the County Council within ten (10) calendar days from the date of the decision in accordance with Section 11-7-17 of this Title.

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Development Code Definitions

LOT: A parcel of real property describable either by metes and bounds, or by another legal plat designation held or intended to be held in separate ownership, or a parcel or unit of land shown as a lot or parcel on a recorded subdivision map. The existence of a lot does not necessarily mean that a structure can be constructed thereon. In order to obtain a building permit to construct a building on a lot, the lot must have been legally created. (See definition of Lot of Record, [Legally Platted-Created Lot](#)).

LOT, LEGALLY PLATTEDCREATED: 1) Aa lot within an existing platted and approved subdivision which was legally created in accordance with the subdivision regulations of Summit County and recorded in the office of the County Recorder, or 2) a lot that was created from the conversion of agricultural land divisions to a nonagricultural subdivision in accordance with the Utah Code and this Title, or 3) a lot that successfully completes one of the development processes as outlined in Section 11-4-3(E). (see also 11-4-3)

LOT, LOT OF RECORD: Any parcel/lot described in a deed, sales contract, or survey, that was recorded in the office of the Summit County Recorder before August 1, 1977, is a "lot of record." Any parcel/lot described in a deed, sales contract, or survey, that was recorded in the office of the Summit County Recorder between August 1, 1977 and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation, is also a "lot of record". [\(see also 11-4-2\)](#)

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11-4-1: PURPOSE:

The purpose of this chapter is to provide both a simple and comprehensive explanation for consideration of development applications. (Ord. 481, 3-1-2004)

A "lot of record" or "legally platted lot" is required for the development of a single family dwelling, subdivision, or other development action, permit, or use identified in Section 11-3-13 of this Title. The "lot of record", or "legally platted lot" status of a property, gives the land owner, or designated representative, the right to apply for such entitlement.

Land divisions for agricultural purposes do not qualify as building lots unless the property is converted to non-agricultural use through the subdivision process.

11-4-2: LOT OF RECORD:

A. Any parcel/lot described in a deed, sales contract or survey, that was recorded in the office of the Summit County Recorder before August 1, 1977, is a "lot of record." Any parcel/lot described in a deed, sales contract, or survey that was recorded in the office of the Summit County Recorder between August 1, 1977 and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation, is a "lot of record".

A "lot of record" is eligible for the development of a single family dwelling, subdivision, or other development action, permit, or use identified in Section 11-3-13 of this Title. The "lot of record" status of a property gives the land owner or designated representative the right to apply for such entitlement.

The allowable density for a "lot of record" is determined by the underlying zone district. A "lot of record" that is smaller than the applicable minimum parcel size for the zone district in which it is located may be eligible for one (1) unit of density, if all applicable provisions of this Title can be satisfied.

Any parcel/lot that was not created in accordance with the land use ordinances of Eastern Summit County is not entitled to "lot of record" status. The owner of any parcel/lot which has lost its "lot of record" status may be eligible to restore that status as provided for in Section 11-4-2-E herein.

There are parcels/lots within Eastern Summit County that, while their existence may be recorded in the office of the Summit County Recorder, were not created in accordance with the land use ordinances of Eastern Summit County as described herein. Summit County will not process a development application or

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issue a building permit for such parcels/lots except as provided for in Subsection 11-4-2:F herein

- B. Lot of Record Verification: The CDD or designated planning staff member shall verify "lot of record" status on all parcels for development applications in which an associated building permit will be issued, including requests to subdivide property, except as provided for in Subsection 11-4-2:F herein. The CDD or designated planning staff member decision on the lot of record status will be made in writing and provided to the applicant and land owner.

In the event that two (2) or more "lots of record" are combined through a lot line adjustment process in accordance with this Title, the newly created parcel shall be considered one "lot of record". Any further subdivision of the property would be subject to the underlying zone district with respect to density.

- C. Appeal Procedure: A "lot of record" determination may be appealed to the County Council within ten (10) calendar days from the date of the decision in accordance with Section 11-7-17 of this Title.

- D. Standards for Verification: There are situations where the legal description of a Lot of Record may have changed without losing the "lot of record" status:

1. If a government action creates a public road that bisects a lot of record, the parcels on either side of the road are considered to be separate "lots of record". If a government action results in the widening of a road within a lot of record, the parcel shall maintain its "lot of record" status.
2. If the Union Pacific Rail Trail which follows the historic rail bed divides a lot of record, then the parcels on either side of the Rail Trail are considered to be separate "lots of record".
3. If a property owner petitions to have only a portion of a "lot of record" annexed into a city, the portion of the property remaining under County jurisdiction loses its "lot of record" status unless the property is subdivided in accordance with this Title prior to or concurrent with the annexation.
4. Government survey lot(s), although shown as individual lots on ownership plat maps, are not considered to be "lots of record" unless the lot(s) otherwise conform to the definition of a "lot of record" and there is clear evidence that the government survey lot was owned, conveyed, or patented independent of the quarter section of which they are a part.

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5. Section lines do not divide a parcel into two (2) or more "lots of record" unless the parcel(s) otherwise conform to the definition of a "lot of record".
 6. If the description of a "lot of record" has changed due to an updated survey for the purpose of confirming property boundaries, and the description does not create additional, separately described parcels, the "lot of record" status will remain intact.
 7. Multiple Assessor Parcel or property tax identification numbers are not conclusive proof of "lot of record" or lawfully created lot status.
- E. The owner of any parcel/lot which has lost its "lot of record" status may be eligible to restore that status by completing one of the following development processes, as defined and outlined in Chapter 4 of this Title, provided all Code and General Plan criteria can be met. In the case of recombining parcels, the revised description of the parcel(s) must match the previous description that complied with the "lot of record" definition, subject to modifications permitted under the preceding Section D.
1. Lot Line Adjustment/Boundary Line Agreement
 2. Subdivision
 3. Plat Amendment
 4. Special Exception as granted by the County Council if the criteria for approval as outlined in Section 11-4-11:B of this Title can be satisfied.
- F. Exceptions:
1. Verification of "lot of record" status is not required for the following building improvements, permits, subdivisions, or structures:
 - a. Agricultural exempt buildings
 - b. Grading permits
 - c. Division of agricultural land for agricultural purposes in accordance with Section 17-27a-605 of the Utah Code Annotated and Section 11-4-4 of this Title
 - d. Building additions, remodels, detached garages, or other accessory structures less than 2,000 square feet which are associated with an existing residential dwelling

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11-4-3: LEGALLY PLATTED LOT:

A. A “legally platted lot” is a lot within an existing platted and approved subdivision which was created in accordance with the subdivision regulations of Summit County and recorded in the office of the County Recorder. A legally platted lot also includes a lot that was created from the conversion of agricultural land divisions to a non-agricultural subdivision in accordance with the Utah Code and this Title.

A "legally platted lot" is eligible for the development of a single family dwelling, re-subdivision, or other development action, permit, or use identified in Section 11-3-13 of this Title. The “legally platted lot” status of a property gives the land owner or designated representative the right to apply for such entitlement.

The density of a legally platted lot is determined by the approved subdivision plat. In the event a lot owner of a legally platted lot applies for a re-subdivision, the density is determined by the underlying zone district in accordance with the development approval process. A legally platted lot that is part of a home owners association and is governed by CC&R's that prohibit re-subdivision is not eligible for re-subdivision without the consent of all owners of record within the home owner's association subdivision.

Any lot that is not created in accordance with the land use ordinances of Eastern Summit County is not entitled to “legally platted lot” status. The owner of any lot which has lost its “legally platted lot” status may be eligible to restore that status as provided for in Section 11-4-3-E herein.

There are lots within Eastern Summit County that, while their existence may be recorded in the office of the Summit County Recorder, were not created in accordance with the land use ordinances of Eastern Summit County as described herein. Summit County will not process a development application or issue a building permit for such parcels/lots except as provided for in Subsection 11-4-3:F herein

B. Lot Combinations: In the event that two (2) or more “legally platted lots” are combined through a plat amendment/lot line adjustment process in accordance with this Title, the newly created lot shall be considered one “legally platted lot”. Any future re-subdivision of the lot would be subject to the underlying zone district with respect to density.

C. Standards for Verification: There are situations where the legal description of a

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“legally platted lot” may have changed without losing the “legally platted lot” status:

1. If a government action creates a public road that bisects a “legally platted lot”, the lots on either side of the road are considered to be separate “legally platted lots”. If a government action results in the widening of a road within a “legally platted lot”, the lot shall maintain its “legally platted lot” status.
 2. If the Union Pacific Rail Trail which follows the historic rail bed divides a “legally platted lot”, then the lots on either side of the Rail Trail are considered to be separate “legally platted lots”.
 3. If a property owner petitions to have only a portion of a “legally platted lot” annexed into a city, the portion of the property remaining under County jurisdiction loses its “legally platted lot” status unless the lot is re-subdivided in accordance with this Title prior to or concurrent with the annexation.
 4. Government survey lot(s), although shown as individual lots on ownership plat maps, are not considered to be “legally platted lots” unless the lot(s) otherwise conform to the definition of a “legally platted lot” and there is clear evidence that the government survey lot was owned, conveyed, or patented independent of the quarter section of which they are a part.
 5. Section lines do not divide a lot into two (2) or more “legally platted lots” unless the lot(s) otherwise conform to the definition of a “legally platted lot”.
 6. If the description of a “legally platted lot” has changed due to an updated survey for the purpose of confirming property boundaries, and the description does not create additional, separately described lots, the “legally platted lot” status will remain intact.
 7. Multiple Assessor Parcel or property tax identification numbers are not conclusive proof of “legally platted lot” status.
- E. The owner of any parcel/lot which has lost “legally platted lot” status may be eligible to restore that status by completing one of the following development processes, as defined and outlined in Chapter 4 of this Title, provided all Code and General Plan criteria can be met. In the case of reconstituting “legally platted lots”, the revised description of the lot(s) must match the previous description that

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complied with the "legally platted lot" definition, subject to modifications permitted under the preceding Section D.

1. Lot Line Adjustment/Boundary Line Agreement
2. Subdivision
3. Plat Amendment
4. Special Exception as granted by the County Council if the criteria for approval as outlined in Section 11-4-11:B of this Title can be satisfied.

F. Exceptions:

1. Verification of "legally platted lot" status is not required for the following building improvements, permits, subdivisions, or structures:
 - e. Agricultural exempt buildings
 - f. Grading permits
 - g. Division of agricultural land for agricultural purposes in accordance with Section 17-27a-605 of the Utah Code Annotated and Section 11-4-4 of this Title
 - h. Building additions, remodels, detached garages, or other accessory structures less than 2,000 square feet which are associated with an existing residential dwelling.

11-4-4: AGRICULTURAL SUBDIVISION:

A. Exemption from Plat Requirements - Agricultural Land Division: Parcels qualifying as land in agricultural use under Section 59-2-502 of Utah Code Annotated may be legally subdivided for agricultural purposes in accordance with Section 17-27a-605 of the Utah Code Annotated or as amended, subject to the following requirements:

1. The land division shall meet the minimum size requirement of the applicable land use ordinances (underlying zone district), and;
2. The land is not used and will not be used for any nonagricultural purpose, and;
3. The boundaries of each lot or parcel shall be graphically illustrated on a record of survey map and shall be recorded with the County Recorder.

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11-4-5: CONVERSION OF AN AGRICULTURAL SUBDIVISION TO A NON-AGRICULTURAL SUBDIVISION:

The conversion of agricultural subdivision lot(s) to non-agricultural subdivision lot(s) shall result in the creation of legally platted lot(s).

For the purposes of nonagricultural development, the minimum land area requirements of the underlying zone district and development standards of this Title will be used to determine the eligibility of the property owner to apply for residential density, or other nonagricultural uses.

The lot(s) or parcel(s) shall require the review and approval of a subdivision plat in accordance with the subdivision regulations of this Title. All existing dwelling units of the original agricultural parcel shall be evaluated and accounted for within the overall density of the non-agricultural subdivision.

Lot of Record verification is not required if the property was originally divided for agricultural purposes, as documented by the land owner, in accordance with the following provisions of the Utah Code Annotated or as amended:

1. The existing lot(s) or parcels(s) meet the minimum size requirement of the underlying zone district, and;
2. The land is not used and will not be used for any nonagricultural purpose, and;
3. The boundaries of each lot or parcel shall be graphically illustrated on a record of survey map recorded with the County Recorder, and;
4. The land has been actively devoted to agricultural use producing in excess of 50% of the average agricultural production per acre of similarly situated land for each of the preceding five (5) years, and;
5. The land has been devoted to the raising of useful plants and animals with a reasonable expectation of profit, and;
6. Each lot or parcel is at least five (5) acres in size and is eligible for greenbelt tax assessment.

Development Code Definitions

LOT: A parcel of real property describable either by metes and bounds, or by another legal plat designation held or intended to be held in separate ownership, or a parcel or unit of land shown as a lot or parcel on a recorded subdivision map. The existence of a lot does not necessarily mean that a structure can be constructed thereon. In order to obtain a building permit to construct a building on a lot, the lot must have been legally created. (See definition of Lot of Record, [Legally Platted Lot](#)).

[LOT, LEGALLY PLATTED: A lot within an existing platted and approved subdivision which was legally created in accordance with the subdivision regulations of Summit County and recorded in the office of the County Recorder.](#)

LOT, LOT OF RECORD: Any parcel/lot described in a deed, sales contract, or survey, that was recorded in the office of the Summit County Recorder before August 1, 1977, is a "lot of record." Any parcel/lot described in a deed, sales contract, or survey, that was recorded in the office of the Summit County Recorder between August 1, 1977 and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation, is a "lot of record".

**SUMMIT COUNTY, UTAH
ORDINANCE NO. 768**

AMENDING THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE

WHEREAS, the current Eastern Summit County Development Code was adopted on May 6, 1996 by Ordinance No. 278; and

WHEREAS, the County is amending the Eastern Summit County Development Code to add provisions for Lots of Record, Legally Platted Lots, Agricultural Subdivisions and Conversion of Agricultural Subdivisions to Non-Agricultural Subdivisions; and

WHEREAS, the Eastern Summit County Planning Commission held several public hearings and on September 7, 2011 and October 19, 2011 recommended approval of amendments to the Eastern Summit County Development Code to the Summit County Council; and

WHEREAS, the Summit County Council held an initial public hearing on January 25, 2012 and continued the public hearing to subsequent Council meetings on February 1, 15, 29, and March 14, 2012 .

NOW THEREFORE, the County Legislative Body of the County of Summit, the State of Utah, hereby ordains the following:

Section 1. EASTERN SUMMIT COUNTY DEVELOPMENT CODE

The Eastern Summit County Development Code is amended as depicted in Exhibit A.

Section 2. Effective Date

This Ordinance shall take effect fifteen (15) days after the date of its publication.

APPROVED, ADOPTED, AND PASSED and ordered published by the Summit County Council, this 14th day of March, 2012.

**SUMMIT COUNTY COUNCIL
SUMMIT COUNTY, UTAH**

By: _____
David Ure, Council Chair

Councilor Elliott voted _____
Councilor Hanrahan voted _____
Councilor McMullin voted _____
Councilor Robinson voted _____
Councilor Ure voted _____



To: Summit County Council (SCC)
Report Date: Thursday, March 8, 2012
Meeting Date: Wednesday, March 14, 2012
From: Adryan Slaght, County Planner
RE: Utah Olympic Park – Proposed rezone to Resort Center, Specially Planned Area (SPA), Development Agreement
Type of Item: Public Hearing/Possible Approval
Additional Meetings: Final approval of Development Agreement & Final Plan required

EXECUTIVE SUMMARY: The Utah Athletic Foundation is seeking preliminary approval for their proposal to rezone their property (the Utah Olympic Park) from the Hillside Stewardship and Mountain Remote zones to the Resort Center zone, as well as to create a Specially Planned Area (SPA) and Development Agreement. As proposed, the SPA would consist of 67,230 sq ft of athlete/work force housing (112 units), a 40,000 sq ft sports medicine facility, an expansion to the existing day lodge, construction of additional office and athlete support space, and three residential development parcels, for a total of 295,700 sq ft. **Staff is recommending that the Summit County Council (SCC) consider the information provided in this report, and either approve with conditions, or continue the item.**

A. **Project Description**

- **Project Name:** Utah Olympic Park rezone and SPA
- **Applicant(s):** Colin Hilton, Utah Athletic Foundation
- **Property Owner(s):** Utah Athletic Foundation, Summit County/Park City
- **Location:** 3419 Olympic Parkway
- **Zone District & Setbacks:** Hillside Stewardship (HS), 30/55, 12, 12;
Mountain Remote (MR), 30/55, 12, 12
- **Adjacent Land Uses:** Dedicated open space, undeveloped land
- **Existing Uses:** Utah Olympic Park, undeveloped land
- **Parcel Number and Size:** KJS-5-X, 3.0 acres; KJS-6, 3.0 acres; PP-62-3-X, 2.0 acres; PP-62-4-X, 3.0 acres; PP-63-A-X, 265.71 acres; PP-65-A-X, 124.94 acres (Total 401.65 acres)

B. **Community Review**

Approval of a rezone and SPA requires public hearings before the Planning Commission and County Council prior to adoption. A public hearing was held on December 20, 2011 (*Exhibit FF*). Prior to that meeting, notice was posted in the Park Record, and the 158 owners of property within 1,000 ft. of the properties in this proposal were mailed a postcard informing them of this public hearing. In addition to the public hearing, on November 9, 2011 the applicant held an open house for neighbors to gain a greater understanding of the proposed rezone and SPA. A member of the planning department staff attended that meeting and indicated that the comments observed seemed to be in support of the proposed SPA. Since the December 20 meeting, staff has been contacted by one person that expressed concerns that the Utah Olympic Park was not in compliance with ADA requirements.

The applicant has provided a number of “will serve” letters from area service providers (*see full SPA submittal CD, Exhibit X*). Staff has received additional service provider comments, which are summarized below:

Mountain Regional Water – In October of 2011, Mountain Regional had indicated a need for information on the amount of water required for ammonia protection, that they may need a water supply study, and that they may need pump upgrades in Bear Hollow Village. They have since provided comment indicating that they believe Phase I can proceed while they concurrently look at demands required for all future phases (*Exhibit GG*). This is consistent with the August 10, 2011 will-serve letter, which was provided in the application packet.

Park City Fire District – In October of 2011, the PCFD had indicated that they would need to ensure fire flow with the increased square footage, and may need a second line to defend fires 2-ways. They have since provided comment verifying adequate fire flow, as well as verifying their ability to access the park through the Sun Peak gate throughout the year, and the functionality of the ammonia diffusion system (*Exhibit HH*).

Summit County Engineer – comments on traffic report provided to applicant (*Exhibit F*). Revised comments provided in memo dated 12/15/11 (*Exhibit DD*). Significant concerns have been expressed regarding assumptions used by applicant’s traffic engineer. Based upon staff review of the revised report from Fehr & Peers dated 1/18/12 (*Exhibit II*), the engineering department has recommended either; 1) forwarding a negative recommendation on the rezone and SPA based on the findings of the Fehr & Peers report, 2) forwarding a positive recommendation with a condition that all buildings be approved on a case by case basis pending verification of adequate capacity, or 3) delaying the approval until Hwy 224 has been increased in capacity (*Exhibit MM*).

C. **Background**

The Utah Olympic Park (Utah Winter Sports Park), which is located on slightly over 400 acres on the hillside west of Hwy 224, was the site of the 2002 Olympic ski jumping, Nordic combined, bobsled, luge, and skeleton events. Initial construction began on the site in 1991, and construction was completed by the fall of 2000. Construction of the existing facilities and infrastructure was done through the State of Utah, and no zoning changes or development permits were sought from the County at the time. Some of the facilities that exist on the site include the bobsled/luge/skeleton track, Nordic jumps, freestyle aerial splash pool, Joe Quinney Sports Center, and Alf Engen Ski Museum, among others. Primary access to this site is off of Hwy 224 on Olympic Parkway. An emergency access exists at the top end of the project through a locked gate that connects to Bear Hollow.

In an effort to provide more revenue generating opportunities on the site, and to avoid depleting the endowment established to fund operation of the park, the applicant is now seeking to rezone the properties in question to Resort Center and to establish a Specially Planned Area (SPA) in order to maximize potential density and better reflect the current nature of the area.

The applicant has identified approximately 113 of the Olympic Park’s 404 acres as developable. Of the total acreage, approximately 333 acres (~82.4 %) would remain as open space, leaving approximately 71 acres (~17.5%) for development. There is currently

approximately 40,000 sq ft of existing development on the site. Proposed uses include up to 167,700 sq ft of sport/athlete support services, which may include office space and/or retail, day lodge expansion, as well as a sports medicine and athlete rehab facility. It also includes up to 128,000 sq ft of residential space, largely for athlete housing, for a total of 297,700 sq ft of proposed new development, or approximately 4,165 sq ft/developable acre (*Exhibit K*). There is no adopted unit equivalent between commercial and residential development. The applicants are also working with the Snyderville Basin Special Recreation District to identify possible trail linkages and trailheads. The applicants have submitted information indicating how they feel their proposal will create the significant community benefits required to exceed base density (*Exhibit U*).

The proposal includes a three-acre parcel (KJS-5-x, 3.0 acres) owned by the County and Park City. The applicant has submitted a letter of agreement between the Summit County Commissioners and the Utah Athletic Foundation regarding the use of this parcel (*Exhibit D*).

Work sessions for this proposal were held before the Snyderville Basin Planning Commission (SBPC) on January 26, 2010 (*Exhibit E*), and October 25, 2011 (*Exhibit DD*). Some of the topics discussed during the October meeting include the following:

- The function of the proposed athlete housing
- The need to discourage private automobile trips to the park
- Lighting
- Architecture of the proposed buildings
- The use of glass on the proposed buildings
- The visibility of the proposed buildings from Kimball Junction
- The need for the proposed community benefits to be clearly delineated
- The possibilities for development without going through the rezone/SPA process
- The value of the Olympic Park to the community
- The merits of long range planning for the park
- The absence of a possible ski lift in the application
- Transportation impacts

On December 20, 2011 a Public Hearing was held by the SBPC (*Exhibit FF*). Two members of the public spoke in favor of the proposed rezone & SPA. Some of the topics discussed and questions posed during this meeting included:

- The need for answers to be available in writing prior to the meeting
- The SPA process
- Workforce Housing Requirements
- Transportation Impacts
- Whether Mountain Regional's question regarding adequate water has been answered
- Whether the fire flow question has been addressed with the fire district
- Whether the gate at the top of the park retains clear access on both sides throughout the winter
- Whether the gate is a designed crash gate, do emergency responders have keys
- The proposed hours/times of lighting usage
- Whether any consideration has been given to light coming through the glass of the buildings
- Whether anything has been done for the upper development pads to reduce the potential for ridge lining

The applicants have provided responses in writing to the questions posed on October 25 and December 20 (*Exhibit JJ*).

On January 24, 2012 the Snyderville Basin Planning Commission considered the proposed rezone, creation of SPA, and Development Agreement during their regular session (*Exhibit NN*). Topics of discussion included:

- Revised service provider comments
- Affordable housing requirements
- The upper building pads
- Location, design, & visibility of the proposed housing
- Lighting impacts
- Transportation impacts
- A possible ski lift as part of the project

Following this discussion, the SBPC forwarded a positive recommendation to the Summit County Council on the proposed rezone, creation of SPA, and Development Agreement with conditions that:

- a. The SPA & DA be required to be returned to the SBPC & SCC for finalization of the Final SPA Plan and Development Agreement, per Section 10-3-11(C)(4) of the Code
- b. Approval be based on a condition that all buildings be approved on a case by case basis pending verification of adequate traffic capacity of Hwy 224.
- c. The applicant shall make extraordinary efforts to shield the proposed workforce housing from visibility to and from Kimball Junction, possibly including relocation of the building pads but not mandating it.

D. Identification and Analysis of Issues

Visibility

The proposed development will take place on a hillside that is fairly visible within the Kimble Junction Area. The applicants intend to take advantage of natural depressions of the topography to minimize the visual prominence and potential for ridge-lining. Due to the location and visibility, specific attention will be required with respect to building placement and design, as well as outdoor lighting.

Traffic

The applicants have provided a traffic analysis for the project, as well as two addendums. The County Engineer has provided responses to these analyses (*Exhibit F, DD, MM*). The applicants intend to seek increased transit service to the site as it is built out.

Affordable Housing

During the December meeting of the SBPC, a question was raised whether this application met the requirements for workforce/affordable housing. Chapter 5 of the Snyderville Basin Development Code governs workforce housing requirements. Staff had reviewed the project proposal during the pre-application conference, and determined that the housing proposed could meet the requirements of Chapter 5. In the SPA Application (*Compact Disc, Exhibit X*), the applicant had addressed how this project meets the requirements for affordable housing based on the code requirements. The commercial square footage of the proposed project requires 50.14 required workforce housing units. The applicants have proposed 74.78 workforce housing units. These calculations have been provided in the staff report as *Exhibit V*. The applicant will need to meet the requirements of Chapter 5, including the following:

- The applicant will need to enter into a housing agreement with the County
- Deed restricted units will need to be identified

- Rental prices will need to be identified (to verify target income ranges).
- A management plan for the units is required.
- A deed restriction is required to be recorded against the individual workforce units.

Dormitory units, single room occupancies, studios, and winter seasonal units are all provided for in the Code provisions. While dorm and single occupancy rooms may not be used to meet workforce housing requirements in residential developments, this was proposed as a commercial development. There is no regulation prohibiting athlete housing from qualifying as workforce housing.

It was noted during the December 20 meeting that the mandatory workforce housing requirements were adopted at a later date than the SPA requirement for affordable housing, and therefore any affordable housing in addition to the mandatory requirements should be reviewed in a more subjective manner as a possible contribution.

SPA Process

Questions were raised by the Planning Commission regarding the approval process for the SPA. The steps are shown below:

- Sketch Plan Application
- Pre-Application Conference
- Work Session(s) (January 26, 2010)
- SPA Designation/Plan Application (Preliminary Plan)
- Work Session (October 25, 2011)
- Public Hearing (PC), recommendation to Council (approve, approve w/ conditions, or deny SPA designation) (December 20, 2011 – public hearing closed)
- Public Hearing (Council) - (approve, approve w/ conditions, or deny SPA designation)

Staff would recommend that approval of the preliminary plan be conditioned so that the applicant would need to obtain a separate approval on the final SPA plan and Development Agreement (DA), which are the tools for implementation and would address project specifics in much greater detail. This DA would require approval under Section 10-3-11(C)(4).

E. **Consistency with the General Plan**

Portions of the Utah Olympic Park are located within the Kimball Junction, Sun Peak/Silver Springs, and West Mountain Neighborhood Planning Areas. The Sun Peak/Silver Springs planning area is focused largely on maintaining the low density residential characteristics of that area, while the West Mountain and Kimball Junction Planning areas incorporate language more favorable towards resort center and commercial development, respectively.

The proposed development of the Park seems to conform to the Goals and Objectives of the Kimball Junction and West Mountain Planning Areas. This includes the following:

There shall be an economically and socially viable area at Kimball Junction that reflects the mountain character of its surroundings, promotes a sense of place and community identity supporting the residents of the Snyderville Basin, separate from but complimentary to Park City.

Development in Kimball Junction neighborhood planning area should compliment the Park City resort experience and provide another means of attracting tourist and destination shoppers to the area.

Language within the Sun Peak/Silver Springs area specifies that, “With the exception of those commercial uses covered under approved consent agreements, all other commercial uses shall be neighborhood in scale and character.” The Commission should discuss whether this proposal will directly conflict with this objective of the Sun Peak/Silver Springs Neighborhood Planning Area.

F. **Findings/ Code Criteria and Discussion**

Process

An application for a SPA first requires work sessions to be held on a sketch plan (Section 10-3-11, *Exhibit H*). The purpose of these work sessions is to discuss consistency with the goals, objectives, and policies of the general plan, the general nature of the development, and procedures for approval. Work sessions were held with the SBPC on January 26, 2010 and October 25, 2011. Following the Sketch Plan, an applicant may submit for SPA designation (10-3-16, *Exhibit I*), which is implemented through a Development Agreement. A SPA shall only be used when it is clearly demonstrated that that, in doing so, substantial benefits will be derived by the residents of the Snyderville Basin by the application of the SPA process.

Rezone Criteria

The applicant is seeking to rezone the properties in question to Resort Center (RC) to allow them to apply for the Specially Planned Area (SPA) process. Amendments to the zoning map are governed by Section 10-7-4 of the Snyderville Basin Development Code.

- C. Approval of an amendment to the zone district shall not be granted until both the Commission and County Council have reviewed the specific development proposal and determined:

- (1) The amendment complies with the goals, objectives and policies of the General Plan, the Neighborhood Planning Area Plan, and the Land Use Plan Maps;

Staff believes that this amendment would not be inconsistent with the goals, objectives, and policies.

- (2) The amendment is compatible with adjacent land uses and will not be overly burdensome on the local community;

Staff believes that the amendment is compatible with the adjacent land uses and will not be overly burdensome if approval is conditioned properly.

- (3) The specific development plan is in compliance with all applicable standards and criteria for approval as described in Chapters 3 and 4 of this Title; and

The development is required to meet the criteria of Chapters 3 and 4 of the Code.

- (4) The amendment does not adversely affect the public health, safety and general welfare.

Staff does not believe that the amendment will adversely affect the public health, safety, and general welfare.

A Resort Zone designation allows, at the discretion of Summit County, flexibility in land use, density, site layout, and project design. The purpose of a Resort Center zone is to promote recreation uses and resort related facilities and amenities that are appropriate to support the recreational nature of the area, enhance County and Special Service District tax bases, and create jobs and without adversely impacting the level of service provided by the Park City School District. General retail uses serving primary residents of the Snyderville Basin are not considered appropriate in a Resort Center (Section 10-2-12).

Base density within the Town and Resort Center zones is 1 unit/40 acres on Sensitive Lands and 1 unit/20 acres on Developable Lands in all Neighborhood Planning Areas. The maximum potential density on Sensitive Lands is 1 unit/40 acres. The maximum potential density on Developable Lands is 5 units/acre, with actual density depending on the project's ability to meet incentive community benefit criteria. In order to receive additional density, the project must include:

- Dedication and Preservation of Viewshed/Environmental Features,
- Consistency with the Desired Neighborhood Character, and
- Community and Neighborhood Recreation Facilities.

The amount of density exceeding base density is based on compliance with the provision of:

- Environmental Enhancements
- Restricted Affordable Housing
- Contribution to Community Trails and Parks
- Exceeds Open Space Requirements for Project,
- Tax Base and Economic Enhancements, and
- Compatibility with Town, Resort, Village Design.

The applicants have provided rationale on how they meet the above listed criteria (*Exhibit U*).

Section 10-3-11 & 10-3-16 of the Code govern SPA review, as well as SPA submittal requirements (*Exhibit H, I*). The SPA Approval Criteria (Section 10-3-11(C)(3)) are outlined below:

- (1) There are substantial tangible benefits to be derived by the general public of the Snyderville Basin that significantly outweigh those that would otherwise be derived if development occurred under the provisions of the existing zone district;

The SPA has been proposed in an effort to preserve the long term viability of this unique facility. In addition, benefits have been proposed in the form of workforce/affordable housing, trail connections, open space preservation, tax base contributions, etc. Staff recommends that the Planning Commission review and make a finding on the merits of these proposed benefits.

- (2) There are unique circumstances, above the normal limitations and allowances of the existing zone, that justify the use of a SPA;

The existing facilities were built by the State of Utah without any zoning or building approvals. In order to preserve the long term viability of this facility, additional funding is needed. The applicants have proposed expanded commercial development as a way to provide this funding. In order to achieve the commercial density, a SPA is required. Staff believes the circumstances behind the creation of this facility and need to sustain this facility merit the use of the SPA.

- (3) The development proposed in the SPA furthers the goals and objectives and policies of the Snyderville Basin General Plan, land use maps, and the applicable Sections of this Title, and the program for resort and mountain development established in Chapter 1 of this Title;

Staff believes that this development furthers the goals and objectives of the plan and title.

- (4) A SPA designation must be implemented through a development agreement (SPA plan) as described in this Title; and

Staff has recommended that a positive recommendation for approval be conditioned on the applicant obtaining subsequent approval of the final SPA plan and Development Agreement.

- (5) Approving a SPA designation will not adversely affect the public health, safety and general welfare.

Staff does not believe that approval of this SPA will adversely affect the public health, safety, and general welfare.

F. **Recommendation(s)/Alternatives**

Staff recommends that the SCC consider the information provided in this report and that gathered during the public hearing, and choose one of the following options:

- 2) Vote to approve the proposed rezone and preliminary plan for the SPA for the Utah Olympic Park, with the following findings of fact and conclusions of law, and conditions:

Findings of Fact

SPA approval requires a rezone as outlined in Section 10-7-4 of the Code, and a SPA plan as identified in Section 10-3-3 of the Code.

The application complies with Section 10-7-4 as follows:

1. The amendment complies with the goals, objectives, and policies of the general plan and neighborhood plan.
2. The amendment is compatible with adjacent land uses and will not be overly burdensome.
3. The plan is required to be in accordance with Chapters 3 and 4 of the Code.
4. The amendment does not adversely affect the public health, safety, and general welfare.

The application complies with Section 10-3-3 as follows:

1. There are substantial tangible benefits in the form of workforce/affordable housing, trail connections, and tax base contributions that significantly outweigh those if the development occurred under the existing zone district.
2. There are unique circumstances that justify the use of the SPA.

3. The development furthers the goals, objectives, and policies of the general plan and applicable sections of the Code.
4. A SPA designation is to be implemented through a Development Agreement.
5. The SPA designation will not adversely affect the public health, safety, and general welfare.

Conclusions of Law

The application meets the criteria of Section 10-7-4 of the Code (rezone), and Section 10-3-3 (SPA).

Conditions:

- a. That the SPA & DA be required to be returned to the SBPC & SCC for finalization of the Final SPA Plan and Development Agreement, per Section 10-3-11(C)(4) of the Code
- b. That approval be based on a condition that all buildings be approved on a case by case basis pending verification of adequate traffic capacity of Hwy 224.
- c. The applicant shall make efforts to shield the proposed workforce housing from visibility to and from Kimball Junction, possibly including relocation of the building pads.

Or:

- 3) Continue the item to a later date to allow additional discussion on the proposed rezone & SPA, with specific attention given to the traffic impact study; or,

Attachment(s)

Exhibit A – Zoning/Vicinity Map

Exhibit B – Site Aerial(s)

Exhibit C – Site Photo(s)

Exhibit D – Summit County/Utah Olympic Park Letter of Agreement

Exhibit E – Minutes of the Snyderville Basin Planning Commission, dated 1/26/10

Exhibit F – SPA Traffic Report Review from Kent Wilkerson, dated 10/7/11

Exhibit G – Snyderville Basin Development Code, Section 10-2-12 (Development in Resort Center)

Exhibit H – Snyderville Basin Development Code, Section 10-3-11 (SPA Review)

Exhibit I – Snyderville Basin Development Code, Section 10-3-16 (SPA Submission Requirements)

Applicant Submittal

Exhibit J – Project Vision

Exhibit K – SPA Development Data Table

Exhibit L – Location Map

Exhibit M – Slope Analysis

Exhibit N – Master Plan

Exhibit O – Phasing Plan

Exhibit P – Base Site Plan

Exhibit Q – Olympic Plaza Site Plan

Exhibit R – Architectural Vernacular (park housing, sports medicine bldg, office/resort support building)

Exhibit S – Base Landscape Plan

Exhibit T – Architectural Design Guidelines

Exhibit U – SPA Matrix

Exhibit V – Workforce Housing Summary

Exhibit W – Traffic Impact Study Executive Summary Conclusions & Recommendations

Exhibit X – Compact Disc – Utah Olympic Park SPA Submittal Package

New or revised materials (December 20 Report)

Exhibit Y – Revised Traffic Impact Study Executive Summary Conclusions & Recommendations (excerpt)

Exhibit Z – Revised Olympic Park Density Summary

Exhibit AA – Revised Mandatory Land Use Planning Principles

Exhibit BB – Graphic of Work Force Housing from Olympic Parkway

Exhibit CC – Draft minutes of the Snyderville Basin Planning Commission, dated 10/25/11

Exhibit DD – SPA Traffic Report Review from Kent Wilkerson, dated 12/15/11

New or revised materials (January 24 Report)

Exhibit EE – Email from Luke Bodensteiner dated 12/20/11

Exhibit FF – Draft minutes of the Snyderville Basin Planning Commission, dated 12/20/11

Exhibit GG – Email from Mountain Regional dated 12/28/11

Exhibit HH – Email from Scott Adams dated 1/17/12

Exhibit II – UOP Traffic Addendum_011812

Exhibit JJ – UOP response to planning commission questions

Exhibit KK – Land Use Plan

Exhibit LL – Master Plan Rendering (Village & Overall)

Exhibit MM – SPA Traffic Report Review from Kent Wilkerson, dated 1/24/12

New or revised materials (February 29 Report)

Exhibit NN - Draft minutes of the Snyderville Basin Planning Commission, dated 1/24/12

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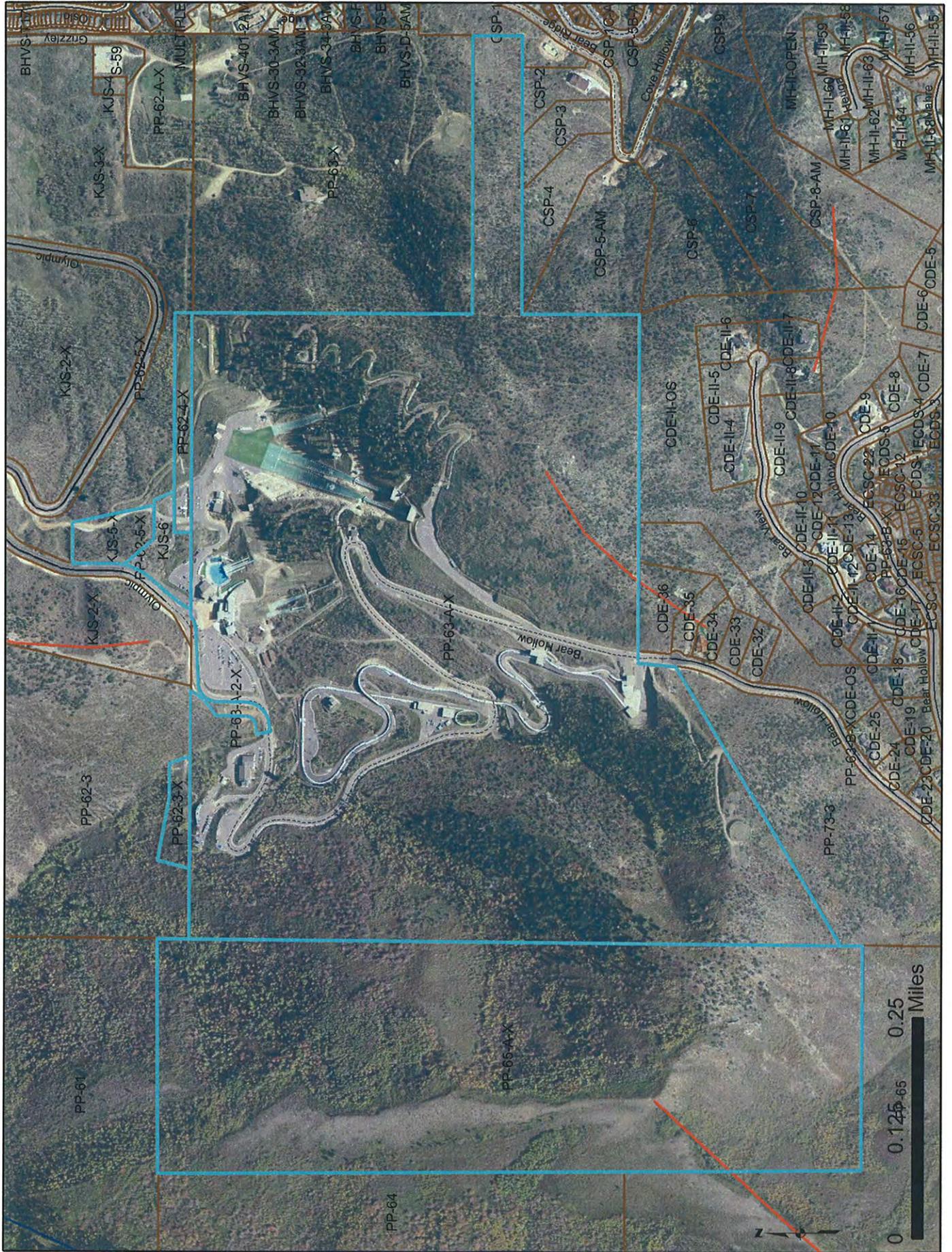


Exhibit B



Exhibit C



11/18/09

**UTAH
ATHLETIC
FOUNDATION**

**Letter of Agreement between the Summit County Commissioners and the Utah Athletic Foundation
regarding a 3 acre parcel of land adjacent to Utah Olympic Park**

November 20, 2008

Summit County Commissioners
Sally Elliott
Bob Richer
Ken Woolstenhulme
PO Box 128
Coalville, UT 84017

Dear Commissioners:

The Utah Athletic Foundation (UAF) would first like to thank you for your years of service and support of winter Olympic sports and specifically, our operations and programs at the Utah Olympic Park. We are grateful for our partnership and your support. Summit County has assisted the UAF on many levels and we in turn have looked to be an effective community resource to residents, visitors, non-profits and the numerous sports and recreation entities that makes our County so unique.

As Summit County transforms its governance structure, it is my intention to propose through this letter of agreement that certain recently discussed topics regarding a 3 acre parcel of land adjacent to Utah Olympic Park be memorialized and outlined.

This letter shall serve as a guideline for each party to agree to the principles outlined below:

1. Due to the pending purchase of the property below the Olympic Park, a unique opportunity for allocating land towards athlete housing and support services is available and would have positive impacts for both the Utah Athletic Foundation and the community. The Utah Athletic Foundation advocates athlete housing as a sub-set of affordable housing needs in our community.
2. Through discussions and negotiations between Summit County, Park City, the Boyer Company, SLR, and the UAF, the parties support a concept to set aside a 3 acre parcel adjacent to the Utah Olympic Park that could accommodate athlete housing and support services.
3. The County would take the lead in acquiring title to the property initially, with intent to transfer ownership and planning responsibilities to the UAF at a later date. While no guarantees are made,

PO Box 380337 • Park City • UT 84098-0337 USA
1419 Olympic Parkway • Park City • UT 84098 USA

www.brypark.com

T 435 658 4200 F 435 658 4258



Exhibit D.1

the UAF hopes that the property would be donated in order to allow for a sustainable financial model to occur for the UAF to develop this concept.

4. Since no legal description exists, the UAF will generate a suggested legal description / location of the property by no later than December 10th. Per prudent land planning principles, the suggested location of the housing and athlete support services building would look to cluster around pre-existing buildings at the Utah Olympic Park.
5. The UAF understands that numerous milestones and larger land acquisition agreements are still being negotiated in order for this potential 3 acre parcel to even be considered.

For purposes of both immediate concept planning and support of a long term goal of seeing the Utah Olympic Park remain operating and viable, the Utah Athletic Foundation and the Summit County Commissioners agree to the points outlined above.

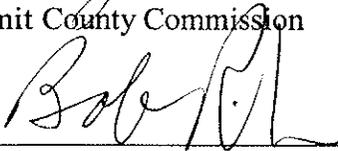


12-3-08

Colin Hilton
President/CEO – Utah Athletic Foundation



Sally Elliott
Summit County Commission



Bob Richer
Summit County Commission



Ken Woolstenhulme
Summit County Commission

WORK SESSION NOTES

SNYDERVILLE BASIN PLANNING COMMISSION

TUESDAY, JANUARY 26, 2010

SHELDON RICHINS BUILDING

6505 N. LANDMARK DRIVE, PARK CITY, UTAH

PRESENT: Jeff Smith—Chair, Sibyl Bogardus, A. Flint Decker, Julie Hooker, Bassam Salem, Mike Washington

STAFF: Don Sargent—Community Development Director, Adryan Slaght—Senior Planner, Kimber Gabryszak—County Planner, Jennifer Strader—County Planner, Jami Brackin—Deputy County Attorney, Karen McLaws—Secretary

WORK SESSION

1. **Discussion of Development Code Sign Regulations subcommittee – Jennifer Strader, County Planner**

County Planner Jennifer Strader asked if the Planning Commission would be interested in forming a subcommittee to start working on the Development Code sign regulations. Staff recommended that the subcommittee consist of one or two Planning Commissioners, a couple of Staff members, and possibly a couple of business people from the community. She explained that Staff hears a lot from the public regarding signs.

Chair Smith suggested that the subcommittee also include someone from the development community that builds commercial developments who could give input on what kinds of signage they require.

Commissioner Washington suggested putting this off for a while, because they are not adequately staffed on the Planning Commission side with three Commissioners currently sitting on the General Plan subcommittee.

2. **Discussion of possible Rezone and Sketch Plan for Utah Olympic Park – Adryan Slaght, Senior Planner**

Senior Planner Adryan Slaght presented the staff report and provided an overview of the site, noting that it was the site of 2002 Winter Olympic events and is located in the Hillside Stewardship and Mountain Remote zone districts. It consists of six parcels on slightly more than 400 acres, and because the site was previously developed through the State of Utah, no permits or approvals were sought from the County. The applicant is seeking a rezone to Resort Center zoning to proceed through a Specially Planned Area (SPA) process and create a 30-year master development plan in order to be self sufficient on the site. Approximately 113 acres of the parcel

would be developable, and 333 acres would be preserved as open space, with the development taking place in a 71-acre envelope. The proposed development would include 167,700 square feet of sport/athletic support services and 128,000 square feet of athlete housing. The applicants are working with the Snyderville Basin Special Recreation District to identify trails and trailheads. Planner Slaght noted that a 3-acre parcel on the site is owned by Summit County, and the applicant has submitted a letter of agreement with the County on the use of that parcel. Service providers have requested discussion of the ammonia plant and emergency evacuation plans and a traffic impact analysis. Planner Slaght reviewed the issues related to density, visibility, traffic, and affordable housing requirements as outlined in the staff report. He also reviewed the process for a SPA development as it relates to the Code criteria and General Plan and noted that the applicant has provided a chart in the staff report outlining the project's compliance with those criteria. He explained that Phase I would include the human performance center and athlete housing, and future development would potentially include the day lodge expansion and office/retail support. Staff recommended that the Planning Commission listen to the applicant's presentation and then discuss the proposal.

Colin Hilton, representing the Utah Athletic Foundation, stated that he hoped to explain why they are applying for this expansion of the Utah Olympic Park. He clarified that they felt it would be better to introduce a 30-year master plan and provide a vision of how to further enhance this facility than to come to the County in a piecemeal fashion and request individual projects every few years. They wanted to look at the expansion from a land planning standpoint and plan in a smart way. He described some of the current programs and activities at the Olympic Park and explained that they need to add activities and programs, noting that it is viewed as the fourth resort in the area. Mr. Hilton explained that the Olympic Park needs to lower its dependence on subsidies from the Utah Athletic Foundation endowment. The Park currently loses about \$2 million per year, and they want to make this a break-even operation long term. If not, they will run out of money in about 20 years, so they are trying to be creative in finding complementary uses going forward. Mr. Hilton provided a brief history of how the Winter Sports Park was created prior to and in conjunction with the bid for the 2002 Winter Olympics. After the Olympic games, the Utah Olympic Park was transferred by State mandate to the Utah Athletic Foundation, and their goal is to manage and maintain these world-class facilities while providing opportunities for athletes, residents, and visitors of all ages and abilities to participate, educate, entertain, and excel in winter sports. He commented that they are helping to develop young people in sports and physical fitness, create pipelines of athletes in winter sports, and provide use of the venues so they are not perceived as only athlete training centers. Mr. Hilton explained that they already have training and competition facilities but need athlete housing and other athlete services in order to become a full service Olympic training site. They also need to expand their sports medicine facilities and office, education, meeting facilities, and public recreational uses.

Eric Langvardt, representing the applicant, reviewed the current site layout and explained that the concept would focus on two development areas. First would be the Olympic Park core, which would include sport and athlete support services, sports medicine services, additional training facilities, athlete housing, and educational facilities. The second component would be a

mid-mountain core at the top of the ski jumps.

Mr. Hilton explained that they are running out of space for their education programs due to the growth in those programs and reaching capacity of their youth development hillside areas. That is an area where immediate growth is needed.

Mr. Langvardt reviewed a proposed village core master plan, which would add to existing uses and create public spaces. To the north and east of that would be the athlete housing component. The village core is divided into three parts. In the core area, the focus would be to build on existing uses and provide a better drop-off area. The second component would be the office and athlete support area on the west end of the project, which would include a parking expansion and event staging. The third component would be the athlete housing on the fringe of the development. Mr. Hilton explained that the athlete housing would also provide affordable housing for the Olympic Park's workforce on site and perhaps for others in the area.

Commissioner Decker commented that it is possible that Utah could get the Olympics again, and looking at a 20-year plan, this looks like a great use because of the nature of the hillside. He believed the idea of a village was very positive. He liked the legacy medicine building and asked if it would be in the viewshed. Mr. Langvardt explained that the visual aspect would be from Kimball Junction, and the day lodge is what can be seen from there. The sports facility would be more in the saddle. Commissioner Decker agreed with the logic of what the applicant has presented and stated that they have a responsibility as it relates to this space. He believed this could be a positive economic engine as the fourth resort in the community. Mr. Hilton explained that they are doing this differently from other Olympic regions, explaining that other countries run their legacy operations and facilities as government-run entities, while they are trying to operate this as a separate, non-profit entity and not utilize tax dollars. They have to do something to avoid running out of endowment funds and do not want to see a white elephant on the mountain, so they are trying to be pro-active by acting now. Commissioner Decker asked if there are concerns about the Sun Peak gate. Mr. Langvardt explained that needs to be explored further with the County Engineer, noting that another loop in the parking lot helps with traffic circulation. Mr. Hilton explained that they were very protective of their boundaries when planning for the Olympic games, and now they are trying to be more open and have discussions with Snyderville Basin Recreation regarding trails connections. They would like to further integrate trail networks into the lower open space below the Olympic Park and access to Hi-Ute.

Commissioner Hooker stated that she appreciated the legacy of people, programs, and community, and she sees it every day with the student athletes she works with. She was impressed to see the plan this early in the process, but it could be a double-edged sword, because she is aware of how quickly things change. She questioned whether they really know what they will need in even five or ten years. She felt the athlete housing and athlete support services had been needed for a long time. She was not certain how visible the athlete housing would be and stated that she would like that to be addressed. She was excited about the ongoing and enhanced programming that would be offered for the community as a community benefit.

Commissioner Salem stated that he appreciated the master plan concept and liked seeing the long-term vision. He commented that he had not thought of this as a fourth resort and appreciated that concept. He had always thought of it as a place for elite athlete training and appreciated the fact that they focus on the local community as well. He expressed concern that the community benefits should be tangible benefits, and he wanted the community to get a lot of benefit out of the increased density. He noted that this is some of the most revered landscape right at the entrance to the community, and the viewshed is of utmost concern.

Commissioner Bogardus stated that she would like the applicant to provide photos of the viewshed from several vantage points with the buildings superimposed on them, especially the facilities that will be seen from the highway. She also requested more information about the size of the buildings. She assumed that the student athletes would pay the Olympic Park for their living quarters, and she would like to see the transit needs addressed, as this is not a walkable area. She asked about the ammonia plume. Mr. Hilton explained that an anhydrous ammonia plant located in a valley going down into the Hi-Ute area cools the skeleton/luge track. In the event of a severe accident, a plume of anhydrous ammonia gas could seep down, and the Fire District and Olympic Parks safety and risk people have worked out emergency plans to address that. They were concerned about where the housing would be located, but it is over a crest at the other side of the project.

Commissioner Washington was pleased to see the applicant proceeding with this plan and felt it was a good approach for utilizing and maintaining the facility. The three issues for him were density, visibility, and traffic. He felt there needed to be a balance with visibility, as some visibility of the facility would be needed, but he would not want to see the hillside carved up. He believed the affordable housing requirement would be a win-win situation. Mr. Hilton explained that they have had a lot of discussions about having workforce housing at their facility. The more difficult it is for the housing market in the region long-term, the harder it would be for him to attract athletes to come use this type of facility. He recognized that the situation has relaxed somewhat, but it will get tougher again, and he wanted to get ahead of things and provide some housing options. He explained that the first phase of the sports medicine building would be approximately 40,000 square feet, and the housing aspect would be approximately 80,000 square feet, and those are the initial square footages they wish to move forward with.

Chair Smith suggested that the Planning Commission have a site visit to better understand the impacts on the Snyderville Basin. He noted that the Code specifies that affordable housing comes in the first phase of every project. He stated that he would rather see the entire property master planned rather than just a small section, and he did not believe future Planning Commissioners would want to be surprised with future plans. He wanted to know what promises or approvals were made by the State so the Planning Commission would know what changes are being made. He also would like to know how the open space is configured and to be certain that the ski jump and bobsled and luge track are not included. He suggested that the applicant talk to Mike Washburn who runs Thanksgiving Point, because this is a similar concept and would be a model for how to get this accomplished. The Henry Ford Foundation would also be a good model that is well operated and managed.

Commissioner Washington noted that the road from Sun Peak is substandard, and the grade is too steep for public access. He clarified that this SPA would be processed differently and would have different criteria from the Rural Residential zone, so some of the affordable housing might be handled differently.

3. **Discussion on the proposed Stone Ridge CORE Rezone and Major Development located adjacent to Silver Summit and east of Old Ranch Road, including approximately 250 units on a 307.584-acre parcel; Park City Ranches LLC, Applicant – Kimber Gabryszak, County Planner**

Chair Smith clarified that the intent of this work session is for the Planning Commission to give input to the developer regarding what they heard from the public. He suggested that the Planning Commissioners give their comments on each item outlined in Staff's memorandum to the Planning Commission. After that, he would like to open the floor to the public for a reasonable period of time for input in the event the Planning Commission has forgotten something the public told them, and he hoped the public would provide positive and constructive input. The objective of this meeting is to give the developer the right kind of input so he knows how to respond.

Planner Gabryszak briefly reviewed the location of the project and the current proposal for 265 units on approximately 307 acres. The proposal is a CORE Rezone that allows increased density with the provision of additional workforce housing. A major development proposal is required along with the rezone, which is currently in the sketch plan stage of review. She reviewed the process for the rezone and development proposals and explained that there will be many more opportunities for public hearings and public involvement and that the project still has quite a way to go before any approvals could be given. She noted that the plan is still in the sketch plan phase, and although there have been a number of work sessions, they have involved site visits and bringing the Planning Commission and public up to speed on understanding the proposal. Public input sessions were held December 8, 2009, and January 12, 2010, to allow the community to comment on the current proposal. There have been no changes to the project since November 2009 pending the results of those public input sessions.

Planner Gabryszak reviewed the major topics brought up during the public input session which were included in her memorandum to the Planning Commission. With regard to the nature of the "pilot program" language related to CORE zones, she recalled that there was an extensive public process involved in adopting the CORE zones, and there were concerns that there might be problems with the program or that the need might be taken care of after a few projects were reviewed, potentially creating a surplus of affordable housing. To help satisfy those concerns, the pilot program language was included so this Code section would have an automatic review. It did not necessarily mean that the first projects would be small or that the Code section would no longer exist after a year. The Commissioners agreed that this was a first draft that might require some review and amending, which has been done. Ms. Brackin added that an automatic review in one year was required when this portion of the Code was adopted, and that has been

County Engineer



Derrick A. Radke, P.E.

MEMORANDUM

Date: October 7, 2011

To: Adryan Slaght, County Planner

From: Kent S. Wilkerson, P.E. Engineer II

Re: Utah Olympic Park – SPA Traffic Review 1

This is the first review of the SPA traffic report. Generally the assumptions of the report need to be revised consistent with the Snyderville Basin Transportation Master Plan (SBTMP) as follows:

1. Page 8: Average day of the year was used. The SBTMP states that the 100th highest hour.
2. Page 11: Traffic counts were March 19. How does this relate to the 100th highest hour above?
3. Page 16: The report assumes a 5% transit capture. Current capture is estimate at approximately 1%. How is 5% to be guaranteed?
4. Page 18: The report assumes expansion of SR-224 to three lanes. If this does not occur, a provision needs to be provided to stay the project at or above the required LOS.
5. Page 21, etc: example Figure 6 and 7: the assumption is that SR-224 will be expanded to three lanes each way. Two lanes are illustrated. However the current initiative is that the additional lanes be HOV. How does this affect the findings?
6. Page 24: The report assumes a 1% annual growth rate of traffic on SR-224 and a 0.5% on all other streets. Based on land use entitlements in the Summit County Travel Demand Model and historic rates seen – there is a high probability of a 3.5% growth rate. While the growth rate recently has been negative to minimal, the low assumptions are not recommended.
7. Report tables list intersections worst approaches that ‘fail’ as ‘N/A’. Please show it as figured - F. The explanatory notes are helpful.
8. Calculations and background trip distribution are not shown. I need to see assumptions behind the calculations such as lane capacity, background trip distribution, % truck, etc.
9. Engineer certification of the work is needed.

Summary: The findings are inconsistent with the findings of the SBTMP and other area traffic project reporting. Background trip distribution needs to be reconsidered based on travel demand modeling or travel time.

Exhibit F.1

The project proposes generation of 323 PM peak hour trips. This is likely feasible but needs to be carefully programmed. Current traffic counts on Olympic Park Boulevard are around 1,200 daily trips. This would bring the total near 4,700 ADT.

CC: Preston Stinger, Fehr & Peers
Colin Hilton, UOP
Kevin Callahan, Public Works Director

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plan to minimize disturbance and shall preserve at least 75% of the parcel as Meaningful Open Space as described in the Snyderville Basin General Plan. Accordingly, priority will be given to preserved open space that: is contiguous with previously preserved land, furthers the protection of wetlands, stream corridors, important view sheds, wildlife corridors, water source protection areas and other unique and significant natural and environmental features. Small fragments of open area while sometimes necessary for key buffers or finished landscape areas shall not be considered Meaningful Open Space. Density should be located near previously constructed development and open space should be located adjacent to existing preserved areas.

2. Trails: Where a proposed development property contains trails or associated recreation facilities identified on the Snyderville Basin Trails and Recreation Master Plan, the applicant shall agree to place easements on the identified land and the land for these improvements will be provided for and recorded on the Final Plat/Site Plan. Where trails internal to a project can be linked to community trails; those links should be provided.

10-2-12: DEVELOPMENT WITHIN A TOWN CENTER OR RESORT CENTER ZONE DISTRICT:

- A. Intent: The purpose of the Town Center (TC) or Resort Center (RC) designation is to allow, at the discretion of Summit County, flexibility of land use, densities, site layout, and project design. Summit County may only use the Specially Planned Area (SPA) process to consider development within identified Town and Resort Center Zone Districts. This SPA process shall be used only when it is clearly demonstrated that, in doing so, substantial benefits will be derived by the residents of the Snyderville Basin by the application of the process. The burden rests upon the applicant to demonstrate that the project proposed for consideration under the SPA process is in the best interest of the general health, safety and welfare of Snyderville Basin Residents.

The purpose of a Town Center is to provide an economically and socially viable area that reflects the mountain character of its surroundings, promotes a sense of place and community identity supporting the residents of the Snyderville Basin, separate from, but complimentary to, Park City. The Town Center is the appropriate location in the Basin for general retail uses, such as grocery stores, and for full service restaurants.

The purpose of a Resort Center is to promote recreation uses and resort related facilities and amenities that are appropriate to support the recreational nature of the area, enhance County and Special Service District tax bases, and create

jobs. General retail uses serving primary residents of the Snyderville Basin are not considered appropriate in a Resort Center.

- B. Review Process: All SPA development applications will be reviewed as Major Development according to Chapter 3 of this Title.
- C. Base Density: The base density in Town and Resort Center Zone Districts is 1 unit/40 acres on Sensitive Lands and 1 unit/20 acres on Developable Lands in all Neighborhood Planning Areas.

Base densities shall not exceed those indicated and shall be consistent with Policy 3.6 of the General Plan. Development projects that comply with “base density” limits require compliance only with sound project planning principles and fundamental objectives of the Snyderville Basin General Plan and Code. All development must be placed in the least environmentally and visually sensitive areas within the parcel. Development on slopes of thirty percent (30%) or greater, in jurisdictional wetlands, and within 100-year floodplains is not allowed except where “specifically” permitted in the Development Code and when consistent with the General Plan. Reference shall be made to the applicable Neighborhood Land Use Plan Map, the visual sensitivity guidelines of the Snyderville Basin General Plan, and field observation for assessing the visual impacts of the project. Driveways and roads also shall be placed in the least sensitive parts of the site. All development must be compatible with appropriate and applicable resort, rural, and mountain design principles.

- D. Density in Excess of Base Density: The maximum potential density on Sensitive Lands is 1 unit/40 acres. The maximum potential density on Developable Lands is 5 units/acre. Actual density could be less depending on the project’s ability to meet incentive community benefit criteria. Density could be more if the project complies with all provisions of this Section. To achieve five units per one acre, Summit County will grant density increases when a development provides significant community benefits generally described in this Section. Areas designated as Town or Resort Centers are not guaranteed such higher densities. Higher densities **can only be achieved** through the accomplishment of the community objectives. Maximum densities can only be achieved through significant accomplishment of the community benefits listed in this Section. Summit County shall make a determination as to whether a developer has reasonably complied with these criteria. Moreover, the designation of a Town or Resort Center on a Land Use Plan Map is not intended to serve as a density windfall for an individual property owner, but require cooperation with surrounding land owners. Density will be affected by how well adjacent property owners work together to accomplish the goals of the General Plan.

1. Mandatory Land Use Planning Principles: The following land use planning principles shall be met in order to achieve density in excess of base density:
 - **Dedication and Preservation of Viewshed/Environmental Features**
 - **Consistency with the Desired Neighborhood Character**
 - **Community and Neighborhood Recreation Facilities**
- a. **Dedication and Preservation of Viewshed/Environmental Features of the area:**

Preservation of viewsheds shall, when possible, include the retention of all or major portions of all meadow and hillside viewsheds all ridgelines, and significant environmental features such as all waterways and non-jurisdictional wetlands, wildlife habitat, wildfire hazard areas, historic and cultural artifacts, and geologic features. This is to be accomplished by, among other things, minimizing the removal of vegetation from the site and the amount of over lot grading required to fit the project into the natural landscape. These important features of the predevelopment landscape shall be as identified on the applicable land use plan map or by field inspection at the time of a development application.
- b. **Consistency with the Desired Neighborhood Character:**

Development shall be compatible with the desired neighborhood development patterns and policies identified in the Snyderville Basin General Plan and both the applicable neighborhood planning area plan and land use plan map. Minor development that exceeds base densities shall ensure economy of service delivery not only for Summit County and special service districts, but also to residents of the development. At least sixty percent (60%) of the total development parcel(s) that exceed base density shall be maintained as open space in a manner that is consistent with the goals and objectives of the Snyderville Basin Development Code. In certain instances, development, at the option of Summit County and when requested in writing by the developer, may make a cash in lieu of open space contribution to Summit County for the purposes of acquiring open space and open use recreation facilities at another location.

c. **Community and Neighborhood Recreation Facilities:**

Development shall provide appropriate neighborhood recreation and trail facilities, in terms of location, type, and variety that meet the specific neighborhood resident demands that will be generated by the development project. The areas designated for such uses shall not simply be left over spaces within a development. They shall be appropriate in terms of size and quality for the intended use. The specific recreation and trail facilities provided shall be adequate to satisfy the neighborhood demand. While consideration shall be given to standards established in the Code, the unique characteristics of the neighborhood shall be taken into consideration in determining specific requirements. The long term care of these facilities shall be the responsibility of the developer or subsequent residents of the project. In certain instances, development with minimal units, at the option of Summit County and when requested in writing by the developer, may make a cash in lieu of facility contribution to the Snyderville Basin Special Recreation District to fulfill required neighborhood requirements. Written agreement approving the contribution and use of the funds shall require the consent of the Snyderville Basin Special Recreation District. Community contributions shall include the provision/dedication of sufficient land to accommodate public trail links/connections identified on the Recreation and Trails Master Plan. A development's contribution may occur on or off site, so long as the contribution is consistent with the intent of and serves the purpose identified in the Master Plan.

2. Incentive Community Benefit Criteria: The amount of additional density will be based on compliance with the following criteria:

- **Environmental Enhancements**
- **Restricted Affordable Housing**
- **Contribution to Community Trails and Parks**
- **Exceeds Open Space Requirements for Project**
- **Tax Base and Economic Enhancements**
- **Compatibility with Town, Resort, Village Design**

a. **Environmental Enhancements:**

Environmental enhancements shall include, but are not limited to, programs and improvements that will enhance existing wildlife habitat, rehabilitating wetlands disturbed by various land use practices, measures to protect air quality, establishing fisheries in

local streams, and other such features. Such enhancements must be compatible with the Snyderville Basin General Plan and the applicable neighborhood plan. Environmental enhancements must produce benefits for the enjoyment of all residents of the Snyderville Basin. Improvements that are provided largely for the enjoyment of residents of the development and which produce only minor benefits for the general population may receive some density credit, but only to the extent that the general public benefits from the improvement

b. **Restricted Affordable Housing:**

Higher densities will be permitted when restricted affordable housing is provided within the project. Restricted housing must be of a type that is compatible with the neighborhood within which it is proposed. Restrictions by deed or other desired mechanism shall include appropriate sales and resale restrictions, rental rates restrictions, and other appropriate measures. The restrictions shall ensure that the dwelling units are oriented toward persons employed within Summit County and remain affordable to those employed in Summit County in perpetuity, including sales beyond the original owner. Affordable housing types and size, together with the percentage of such units provided must be compatible with and deemed appropriate by Summit County for the neighborhood in which it is proposed and meet the housing needs of the community. Before restricted affordable housing density increases are granted, the ability of the local community to absorb the number and type of units proposed must be demonstrated. It is not the intent of Summit County to create neighborhoods comprised of restricted affordable housing only.

c. **Contribution to Community Trails and Parks:**

Contributions for community parks and trails shall be made according to the Snyderville Basin Recreation and Trails Master Plan. Facilities "required" to meet specific neighborhood or project needs will not be considered as contributions to the community-wide system. Improvements and/or contributions must be considered appropriate and desirable by the Snyderville Basin Special Recreation District. The level of density incentive will relate to the value of the community benefit received from the contribution.

d. **Exceeds Open Space Requirements for Project:**

Density incentives will be granted by Summit County when development project provides significant and meaningful open space consistent with the requirements established in Policy 5.1 of the General Plan, and when the amount of open space provided exceeds the required open space for the site as established in the Development Code.

e. **Tax Base and Economic Enhancements:**

The potential density incentive will be partially a function of tax base and economic enhancements desired by Summit County, which may include, but are not limited to, job generation for the local labor supply; enhancements to the resort economy which may include appropriate short-term accommodations and recreation amenities; significant assessed valuation increases that benefit County and special service districts; and/or significant increases in sales tax revenues to Summit County. Such projects shall be required to accommodate the unique seasonal employee housing needs of the development project in order to qualify for this measure. The development project shall be phased in a manner that ensures that tax revenues are available to Summit County and special service districts before those aspects of the project that may produce a fiscal burden on service providers are constructed. A fiscal, economic, and seasonal housing needs assessment of the project, based on assumptions approved by Summit County, will be required to demonstrate the level of enhancement generated by the project.

f. **Compatibility with Town, Resort, Village Design:**

Higher densities may be permitted within those areas designated Town or Resort Center on the applicable neighborhood land use plan map. However, to qualify for density increases under this provision, all development must comply with the appropriate design principles identified in Policy 3.8 of the Snyderville Basin General Plan. Furthermore, development shall be clustered at a minimum rate of approximately five (5) units per one acre so as to create an appropriate critical mass within the developed area.

3. **Density in Excess of Five (5) Units/Acre:** Density in excess of five (5) units/acre shall be determined based on the level of compliance with and the degree to which the project advances the community goals

established in all criteria in Section 10-2-12. To exceed five (5) units/acre in any designated town or resort center a proposal shall include:

a. **Land Bank and Development Right Relocation:**

Summit County will use density incentives to encourage development right relocation from a less desirable location within the Snyderville Basin to a more desirable location within the Snyderville Basin or suitable contributions of land for land bank purposes to Summit County. The incentive shall be related to the public benefit received from the relocation, but it is recognized that significant density increases may be considered to achieve development relocation. It also is recognized that less desirable locations for development vary in degree of significance to the community. The more significant the area in which the development rights are being relocated from, the greater the incentive that will be considered. To qualify, density must be relocated from one parcel to another, not within the same parcel. Before a density incentive is granted, it must be demonstrated that the proposed density is appropriate in the area acquiring the density and that a reduction of density from the area in which the development rights are being relocated is appropriate and in the public interest.

b. **Unique Public Facilities and Amenities Exceeding Project Requirements:**

Unique community facilities and amenities shall be considered only when it is demonstrated that the improvements or land contribution exceed the specific and identifiable impacts and/or needs of the project. The density shall be directly related to the value of the community benefit. Before a density incentive is granted, however, it also must be demonstrated that there is a need for the proposed improvements: that the improvements or land are needed or desired at the proposed location; that the land is appropriate in size and that the terrain is appropriate to accommodate the intended use; and the improvement is compatible with the surrounding neighborhood. Such benefits may include structured parking when it will result in the preservation of additional and desirable open space, school sites, trail underpass/overpass; public buildings; the provision of alternative transportation systems and facilities, or other such improvements that are determined to be desirable under the General Plan.

approve, approve with conditions, or deny the final plat and development agreement.

- c. Once the County Manager approves the application, all applicable signatures are required to be obtained on the final plat. The detailed final plat and preliminary Title report shall be reviewed by the County attorney for acceptability.
- d. Upon approval of the County attorney, and once all required signatures are obtained, the detailed final plat shall be recorded in the records of the County Recorder.

10-3-11:

SPECIALLY PLANNED AREA (SPA) REVIEW FOR RESIDENTIAL & COMMERCIAL DEVELOPMENT IN THE TC & RC ZONE DISTRICTS:

- A. Purpose: The purpose of the SPA review provision is to establish a procedure for considering any development application requesting residential and/or commercial densities in the TC & RC zone districts that conform to Section 10-2-12 of this Title, unless exempted by an unexpired vested development permit or an adopted consent or development agreement. The process described herein represents an integration of zoning, subdivision and site planning concepts and considerations. This review process requires the submission of significant information to describe the development and justify compliance with the provisions of the general plan and this Title.
- B. Submission Requirements: An application for SPA review shall not be accepted as complete unless such application contains the information set forth herein; provided, however, that the CDD or designated planning staff member may request, and the applicant shall submit, such additional information as may be needed to ascertain whether such application conforms to the requirements of this Title.
 - 1. Sketch Plan: Prior to submitting an application for SPA review, an applicant shall first submit a sketch plan and pay the fee for the review thereof. Refer to Section 10-3-11 of this Title for detailed submission requirements. The Sketch Plan shall contain enough information, in graphic and text form, in order to determine compliance with the General Plan, land use maps, and other applicable provisions of Chapter 10-2-12 of this Title. The CDD or designated planning staff member shall establish standards for and determine the adequacy of the sketch plan is meeting its intended purpose. A sketch plan is not a completed application for purposes of vesting under Utah law.

2. SPA Designation/SPA Plan Applications: After completion of the Sketch Plan process, an applicant shall submit an application for a SPA Designation/SPA Plan and pay the fee for the review thereof. Refer to Section 10-3-15 of this Title for detailed submission requirements.
3. Development Agreement: The County may enter into a development agreement with a property owner or applicant for development approval. The County, at its sole discretion, may opt to use a development agreement when it determines that such an approach to development promotes and protects the public health, safety and general welfare. Development agreements shall be used to implement SPA plans, in accordance with Sections this Chapter. Refer to Section 10-3-18 of this Title for detailed submission requirements.

C. Review Procedure:

1. Sketch Plan; Pre-application Conference: After submitting a sketch plan and before work sessions are held, an applicant shall schedule an appointment with the CDD or designated planning staff member to discuss procedures and issues related to the project. Issues which may be discussed at the pre-application conference may include, but are not limited to: (Ord. 323, 3-9-1998)
 - a. Consistency with the goals, objectives and policies of the General Plan, this Title, and Chapter 2 of this Title.
 - b. The general nature of the proposed development, including, if applicable, proposed land uses and densities; parks and trails; scale; land use relationships that influence the character of the area; phasing; site and building issues that relate to the promotion of the objectives of the General Plan, this Title, and Chapter 2 of this Title; treatment of public areas affected by the project; preservation of natural features; concurrency management, and level of service standards. (Ord. 323, 3-9-1998; amd. 2004 Code)
 - c. The specific nature of information that, in addition to the application requirements stated herein, will be required to permit the Commission and the County Council to determine whether the intensity of the use proposed and the character of the project meets the objectives of the General Plan and this Title.
 - d. The procedures for the approval and compliance with the requirements of this Title; and identify issues that the applicant should address in the application for approval.

2. **Work Sessions Required for SPA review:** In order to provide an opportunity for informal discussion among developers, public officials, service providers and the public on various issues relating to, among others, the use of land in the Snyderville Basin, the Commission shall conduct work sessions related to the proposed sketch plan. The relationship of the development to the overall operation and economic stability of the community, the acceptability of community infrastructure in proximity to the project, design practice compatibility, environmental considerations, transportation matters, and other development criteria established in Section 10-1-12 of this Title shall be discussed. The discussion also shall be for the purpose of interpreting and clarifying matters related to the General Plan and informing a developer of such matters and to discuss the anticipated application with those officials who must eventually approve those aspects of the application coming within their jurisdiction. The work sessions are for the purpose of discussion, education and clarification of community policies, and are not intended to result in any formal action or decision making regarding a specific development project.
 - a. An application for SPA consideration will not be accepted by the County until after such time as the applicant has entered into work sessions with the Commission.
 - b. Before the conclusion of the work sessions, and at the sole discretion of the CDD or designated planning staff member, the CDD or designated planning staff member may schedule a public input session before the Commission. In such instances, the CDD or designated planning staff member may attempt to notify nearby property owners affected by the proposed project. The public input session shall be for the purpose of allowing the public to provide input into the project before the applicant submits an application for SPA approval to the County.
3. **SPA Designation:** Following the work sessions, the applicant shall submit simultaneously with a SPA plan application, an application for a SPA designation. Along with the application, the applicant shall pay the required review fee. The CDD or designated planning staff member shall not commence the review of an applicant's application for specially planned area designation until after the CDD or designated planning staff member has reviewed a sketch plan at a pre-application conference and until appropriate work sessions, and a public hearing, if required, have been held with the Commission.
 - a. The CDD or designated planning staff member shall cause the review of the proposed preliminary plan application for consistency with the

General Plan, Land Use Maps, this Title and Chapter 2 of this Title. Where a SPA designation ordinance has previously been approved by the County Council, the CDD or designated planning staff member shall also cause the review of the project for consistency with that rezone ordinance. The CDD or designated planning staff member shall secure input regarding the proposed development from all affected agencies and service providers. Upon receiving such information, the CDD or designated planning staff member shall prepare a report identifying issues, concerns, and a recommendation related to the proposal.

- b. After completion of the report identifying issues and concerns related to the project for the Commission, the CDD or designated planning staff member shall schedule a work session on the SPA designation before the Commission, at which time the Commission shall review the rezoning request for consistency with the General Plan, the Land Use Plan Map, the applicable Snyderville Basin Development Code, and Section 10-2-12 of this Title.
- c. Following the work session, the CDD or designated planning staff member shall schedule a public hearing on the SPA designation request before the Commission. The CDD or designated planning staff member shall cause reasonable notice to be given before the public hearing.
- d. At the discretion of the Commission, either in conjunction with or immediately following the public hearing and after receiving a recommendation from the CDD or designated planning staff member, the Commission shall make a recommendation regarding the SPA designation request to the County Council. The Commission shall make a recommendation for approval, approval with conditions, or denial. If the Commission recommends approval, the Commission shall first have determined that:
 - (1) There are substantial tangible benefits to be derived by the general public of the Snyderville Basin that significantly outweigh those that would otherwise be derived if development occurred under the provisions of the existing zone district;
 - (2) There are unique circumstances, above the normal limitations and allowances of the existing zone, that justify the use of a SPA;

- (3) The development proposed in the SPA furthers the goals and objectives and policies of the Snyderville Basin General Plan, land use maps, and the applicable Sections of this Title, and the program for resort and mountain development established in Chapter 1 of this Title;
 - (4) A SPA designation must be implemented through a development agreement (SPA plan) as described in this Title; and
 - (5) Approving a SPA designation will not adversely affect the public health, safety and general welfare.
- e. After the recommendation of the Commission has been rendered, the CDD or designated planning staff member shall schedule a public hearing and place the SPA designation application and recommendation of the Commission and CDD or designated planning staff member on a regular agenda of the County Council for review and acceptance of public comment. The CDD or designated planning staff member shall cause reasonable notice to be given before the public hearing. At the discretion of the County Council, either in conjunction with or at a meeting following the public hearing, the County Council shall render its decision to approve, approve with conditions, or deny the SPA designation application. In approving the SPA designation, the County Council shall first find that the request is consistent with the criteria for approving a SPA designation described in Section 10-2-10 of this Title. The County Council approval shall be in the form of an ordinance.
- f. Approval of a SPA designation by the County Council shall be effective for a period of twenty four (24) months from the date of County Council approval. If a complete SPA plan application has not been approved within twenty four (24) months, the SPA designation approval shall be null and void. The SPA designation for purposes of State vesting law is a conditional designation only and does not vest the applicant with respect to use, density, configuration or other requirements of this Title.
4. Major Specially Planned Area Plan Application (Development Agreement): Following the joint planning sessions, the applicant shall submit simultaneously with a SPA designation application, an application for a SPA plan (development agreement) and pay the fee for the review thereof. The Director shall not commence the review of an applicant's application for a SPA plan until after the Director has reviewed a sketch plan at a pre-

application conference and appropriate work sessions have been held with the Commission.

- a. The CDD or designated planning staff member shall cause the review of the proposed SPA plan application for consistency with the General Plan, Land Use Maps, this Title and Section 10-2-12 of this Title. Where a SPA designation ordinance has previously been approved by the County Council, the CDD or designated planning staff member shall also cause the review of the project for consistency with that ordinance. The CDD or designated planning staff member shall secure input regarding the proposed development from all affected agencies and service providers. Upon receiving such information, the CDD or designated planning staff member shall prepare a report identifying issues, concerns, and a recommendation related to the proposal.
- b. After completion of the report identifying issues and concerns related to the project for the Commission, the CDD or designated planning staff member shall schedule a work session on the SPA plan application before the Commission, at which time the Commission shall review the project for consistency with the General Plan, Land Use Maps, this Title, and Section 10-2-12 of this Title. Where a SPA designation ordinance has previously been approved by the County Council, the Commission shall also review the project for consistency with that ordinance.
- c. Following the work session, the CDD or designated planning staff member shall schedule a public hearing on the SPA plan application before the Commission. The CDD or designated planning staff member shall cause reasonable notice to be given regarding the public hearing.
- d. At the discretion of the Commission, either in conjunction with or immediately following the public hearing and after receiving a recommendation from the CDD or designated planning staff member, the Commission shall make a recommendation regarding the SPA plan to the County Council. The Commission shall make a recommendation for approval, approval with conditions, or denial. In a recommendation for approval, the Commission shall also make findings as to the justification for density incentives granted by the County through Section 10-2-12 of this Title. If the Commission recommends approval, the Commission shall first have determined that:

- (1) The proposed project conforms to all goals, objectives and policies of the General Plan and Land Use Plan Maps;
- (2) The proposed project conforms to all relevant provisions of this Title;
- (3) The development proposed in the SPA plan is compatible with the appropriate social, cultural, rural, mountain and natural resource characteristics of the Snyderville Basin;
- (4) That the development proposed is in sufficient compliance with criteria established in Section 10-2-12 of this Title, to merit an increase in density and differentiation of uses as proposed;
- (5) All development allowed by the SPA plan complies with appropriate concurrency management provisions of this Title and the appropriate infrastructure and level of service standards of this Title or appropriate criteria and standards described in the SPA plan;
- (6) When appropriate, based on the size of the project, the landowner or applicant agrees to, at a minimum, contribute or provide, when appropriate, all capital improvements and facilities necessary to mitigate the impacts of the project on the County and its special districts;
- (7) The landowner or applicant for a development within a town or resort center shall establish significant economic enhancement and tax base for the Snyderville Basin;
- (8) The project will not generate unacceptable construction management impacts; and the appropriate mitigation measures are included in the SPA plan;
- (9) All development approved in the SPA plan will meet or exceed development quality and aesthetic objectives of the General Plan, this Title, and Section 10-2-12 of this Title;
- (10) The development will be consistent with the goal of orderly growth and minimize construction impacts on the public infrastructure within the Snyderville Basin;
- (11) Development will protect life and property from natural and manmade hazards;

- (12) Development will prevent harm to neighboring properties and lands, including nuisances;
 - (13) The SPA plan includes the written consent by each landowner whose properties are included within the area described;
 - (14) The SPA plan results in benefits to the general public that would not otherwise occur under the literal application of this Title; or the provisions of the existing zone district;
 - (15) The SPA is consistent with the SPA designation ordinance; and
 - (16) Approval of the SPA plan will not adversely affect the health, safety and welfare of residents of the Snyderville Basin.
 - (17) The project has been designed to avoid ridgeline encroachment from Designated Roadways, is consistent with Section 10-4-3 of this Title, and does not propose any development in the Ridgeline Setback area.
- e. After the recommendation of the Commission has been rendered, the CDD or designated planning staff member shall schedule a public hearing and place the application and recommendation of the Commission and CDD or designated planning staff member on a regular agenda of the County Council for review and acceptance of public comment. The CDD or designated planning staff member shall cause reasonable notice to be given before the public hearing. At the discretion of the County Council, either in conjunction with or at a meeting following the public hearing, the County Council shall render its decision to approve, approve with conditions, or deny the application for SPA plan. In approving the SPA plan, the County Council shall first find that:
- (1) The Commission's findings, required in this Section, are appropriate and reasonable;
 - (2) The Commission's justification related to density incentives according to Section 10-2-12 of this Title is fair, reasonable and consistent with the goals, objectives and policies of the plan; and
 - (3) Approval of the SPA plan will not adversely affect the health, safety and welfare of residents of the Snyderville Basin. The

County Council approval shall be in the form of an ordinance.

- f. Once the County Council approves the major SPA plan, the CDD or designated planning staff member shall cause all applicable signatures to be obtained on the SPA plan. The final SPA plan and preliminary title report shall be reviewed by the County Attorney for acceptability.
 - g. Upon approval of the County Attorney, and once all required signatures are obtained, the CDD or designated planning staff member shall cause the SPA plan to be recorded in the records of the County Recorder.
 - h. In the event that the CDD or designated planning staff member or County Council determines that the applicant substantially altered the SPA plan after the review and recommendation of the Commission but prior to consideration by the County Council, the County Council may remand the application to the Commission for further proceedings. A motion by the County Council to remand the application to the Commission shall establish a time within which said Commission proceedings must be conducted and completed.
5. Effect of an approved Major SPA plan:
- a. The approved and recorded major SPA plan shall constitute a development permit. It shall contain those terms and conditions related to zoning, subdivision and site planning agreed to by the County. The SPA plan shall describe all of the limitations, restrictions, conditions and parameters associated with the development of the subject property. The SPA plan shall describe all processes and procedures for obtaining a building permit for all elements of the development.
 - b. Upon approval of a major SPA plan by the County Council, it shall constitute a vested right in the specific terms and proposals contained therein for a period of five (5) years from the date of the approval, or longer when specifically allowed in the agreement or when subsequently agreed to by the County Council, subject to any conditions agreed to and incorporated in the agreement.
6. Major SPA Plan Modification:
- a. Upon receiving an application for a modification to an approved SPA plan, the CDD or designated planning staff member shall schedule

the matter at a regular meeting of the Commission as soon thereafter as may be practicable. The CDD or designated planning staff member shall schedule a public hearing and give reasonable notice thereof on the matter before the Commission. The Commission shall hear public input and review the CDD or designated planning staff member's recommendation related to the proposed modification. The Commission shall review the proposed modification and make a recommendation for approval, approval with conditions, or denial to the County Council. In making a recommendation for approval, the Commission must find that:

- (1) Circumstances relevant to the request have changed since, or were unknown at the time of, the original SPA plan approval;
- (2) That the modification will not otherwise alter any of the findings required in this Section;
- (3) The modification is generally consistent with the efficient development and preservation of the entire SPA plan;
- (4) The modification does not affect in a substantially adverse manner either the enjoyment of land abutting upon or in the general vicinity of the property in question; and
- (5) The public health, safety and general welfare are not adversely\ impaired by the modification.

b. Upon receiving a recommendation from the Commission, the County Council shall hold a public hearing on the proposed modification. The CDD or designated planning staff member shall cause reasonable notice to be given before the public hearing. After receiving public input and reviewing the recommendation of the Commission and CDD or designated planning staff member, the County Council shall approve, approve with conditions, or deny the modification. Approval shall be in the form of an ordinance amending the original SPA plan ordinance. In making a determination for approval, the County Council must find that:

- (1) Circumstances relevant to the request have changed since, or were unknown at the time of, the original SPA plan approved;
- (2) That the modification will not otherwise alter any of the findings in this Section;

- (3) The modification is generally consistent with the efficient development and preservation of the entire SPA plan;
- (4) The modification does not affect in a substantially adverse manner either the enjoyment of land abutting upon or in the general vicinity of the property in question; and
- (5) The public health, safety and general welfare are not adversely impaired by the modification.

10-3-12: SKETCH PLAN SUBMISSION REQUIREMENTS:

A. Information Required: A detailed sketch plan shall contain the following:

1. The creation dates of the parcel(s) to be developed in accordance with the definition of a "lot of record", as defined in Chapter 11 of this Title.
2. The name of the development. This name shall not duplicate the name of any plat previously recorded.
3. Name and address, including telephone number of legal owner and/or authorized representative, and citation of last instrument conveying title to each parcel of property involved in the proposed development, giving grantor, grantee, date, and lands records reference.
4. Legal description and location of property, including citation of any existing legal rights-of-way, irrigation ditches, or easements affecting the property; and existing covenants on the property, if any.
5. The approximate location, dimensions, and areas of all proposed or existing lots, existing structures, existing easements, watercourses, and names of all existing streets or other public roads adjacent to the proposed development.
6. A delineation of environmentally sensitive areas including, but not limited to, wetlands, slopes exceeding 30%, floodplains, and ridgelines.
7. Identification of the means for providing water supply, power, sanitary sewage, collection and discharge of surface water drainage, and fire protection.
8. All areas within and adjacent to the project, including areas separated by a street, highway, road, right-of-way, or stream or watercourse, under common ownership.

report and make a recommendation to the County Manager for approval, approval with conditions, or denial after a public hearing.

2. The County Manager shall review the application, staff report, and Commission findings and recommendations and thereafter approve, approve with conditions, or deny the proposal.
3. Once the County Manager approves the application, all applicable signatures shall be obtained on the final site plan. The detailed final site plan and preliminary title report shall be reviewed by the County Attorney for acceptability.
4. Upon approval of the County Attorney, and once all required signatures are obtained, the detailed final site plan shall be recorded in the records of the County Recorder.

10-3-16:

SPA PLAN SUBMISSION REQUIREMENTS:

- A. Information Required: The following information shall be submitted with an application for SPA plan review. All maps shall be prepared at a scale of one inch equals one hundred feet (1" = 100') or larger (which must be acceptable to the CDD or designated planning staff member to permit adequate review) and on sheets of twenty four inches by thirty six inches (24" x 36"), unless otherwise approved by the CDD or designated planning staff member. When project phasing is proposed, the applicant may submit a conceptual level of information so long as it is consistent with the intent of the information requirements hereunder; provided, however, the SPA plan establishes a procedure that ensures adequate review of the detailed information required herein in conjunction with the various phases.
 1. The name of the development and location map showing the location and size of the site and existing land uses within three hundred feet (300') of the site. A vicinity map at a scale of not less than one inch equals one thousand feet (1" = 1,000') shall be provided.
 2. Names, addresses and telephone numbers of the owners of all land included in the application, the developer, the designer and/or architect, and the licensed surveyor of the proposed project.
 3. Location and boundaries of any parcels as part of a larger tract. A surveyed boundary of the development, giving the location of and dimension to the nearest benchmark or monument, and total acreage encompassed thereby shall be provided.

4. A legal description and accompanying map exhibit of the property at a scale of one inch equals one hundred feet (1" = 100'), unless otherwise approved by the Director, showing the type of boundary evidenced. Such information should be from recorded legal plats. The legal description shall include the following:
 - (1) Metes and bounds of all property lines;
 - (2) Total area of the property;
 - (3) North arrow and map scale; and
 - (4) Name and route numbers of boundary roads and the width of existing rights of way.
5. A map showing the existing zoning, including all sensitive lands, and the amount thereof, clearly delineated.
6. An existing site characteristics map or maps showing, but not limited to, existing wetlands, stream, drainage, and other watercourses, floodplains, topography, all critical and sensitive lands within the project area, access to property, wildfire hazard areas in accordance with Section 10-4-7 of this Title, and all critical areas that constitute natural hazards as defined in this Title, or as determined by subsequent investigation. The map shall indicate the location, size and type of existing vegetation, historical features, and other natural or manmade landscape features, together with the proposed limits of any excavation or re-grading to be done in carrying out the project. The map shall indicate all trees that are proposed to be removed. The map also shall clearly delineate viewsheds, as designated on the land use plan maps, or as otherwise agreed to by the Director, and any other key features and landmarks within the parcel.
7. A proposed plan with appropriate detail on one or more sheets to show the proposed dimensions and locations of all buildings and/or lot layout, building envelopes, public and private roadways, bridges, existing and proposed utility lines and fire hydrants, service areas, emergency vehicle access, parking areas with related phasing plan where appropriate, pedestrian pathways, trails and open space areas, all proposed land contour lines at two foot (2') or less contour intervals, common open areas, public open spaces, drainage facilities and detention areas, snow storage/removal areas, waste and recycling storage areas, fencing/screens to be used, areas of disturbance and grading, and other details necessary to a complete

review of the project layout and design. Adjacent structures, roads and landmarks within three hundred feet (300') of each property line shall be located on the plans so as to show the relationships of the proposed development to its surroundings. The location, size and design of community benefits to comply with the development potential matrix shall be shown. Infrastructure connections and site layout compatibility between the proposed project and all surrounding properties shall be demonstrated, to the extent possible, for the purpose of determining compliance with the development potential matrix.

8. A chart of proposed land uses by acreage, including percentage of land coverage by type of use.
9. A summary statement describing those community benefits or impacts that the applicant proposes in exchange for density incentives from the County. Where applicable, these improvements should be shown on the final site plan or final plat. The following reports prepared by qualified experts, among others, may be required to support an applicant's request for density incentives. The CDD or designated planning staff member and the applicant may determine that other information is necessary to help the Commission understand the applicant's request for density incentives according to Section 10-3-10 of this Title. Such information may include, but not necessarily be limited to:
 - (1) An analysis indicating the net fiscal and economic benefits to the community as a result of the project. The report should be based on assumptions mutually agreed upon by the applicant and the County. The report should relate the level of density incentive to the projected level of community benefit.
 - (2) A report explaining specific measures for undertaking and completing environmental enhancements and describing the net public benefits of such enhancements, together with letters from appropriate agencies describing the environmental values and benefits that are anticipated as a result of the improvements.
 - (3) Specific restrictions and other measures for ensuring the ongoing affordability of the housing stock provided in the project, together with information showing that the sale prices, rents, unit types and sizes meet the affordable housing needs of those employed within the County.

10. Architectural plans in conformance with Section 10-4-20 of this Title. The plans shall include elevations at a vertical scale of not less than one-eighth inch equals one foot ($1/8" = 1'$), unless otherwise agreed to by the CDD or designated planning staff member, of all proposed facades of all proposed structures, other than single-family detached dwellings. Building elevations, one of which shall be colored to accurately represent the proposed material and color scheme, shall be of sufficient detail to indicate building openings, height above grade, number of floors, specific materials proposed for the roof and exterior of the buildings, decks and other architectural features of the buildings, including chimney, mechanical equipment and features affecting the rooflines of all proposed buildings. A sample of all materials and color schemes for all wall and roof elements also shall be provided. In the case of single-family detached dwellings, architectural guidelines shall be submitted. (Ord. 323, 3-9-1998)
11. A block model not less than one inch equals fifty feet ($1" = 50'$) or larger and/or computer generated imagery with sufficient detail to illustrate the cubic volume and design philosophies of the aboveground portions of all major residential, commercial and industrial buildings, excluding single-family detached dwellings, in the project. The model or imagery shall be of sufficient detail to show the relationship, in terms of cubic volume and view planes, between proposed structures in the development, between structures and site topography, between the project and all other adjacent major residential, commercial and industrial buildings, and between the project and public roadways and other public areas. The model or imagery also shall show the relationship of proposed buildings to the proposed landscaping plan, which shall be shown at the time of planting. (Ord. 323, 3-9-1998; amd. 2004 Code)
12. A detailed lighting plan showing the location of all exterior lighting, fixture designs, and light patterns cast by the proposed fixtures. The lighting plan shall demonstrate compliance with the regulations in Section 10-4-22 of this Title.
13. Signing plan for the project that complies with the provisions of Section 10-8-2 of this Title.
14. A detailed landscape, irrigation and maintenance plan that complies with Section 10-4-21 of this Title, including the extent and location of all plant materials and other landscape and landform features. The approximate scale of all trees illustrated shall be that which will exist ten (10) years from planting, given the mountain environment. The

plan shall describe the location, species, size and amount of all vegetative materials, seed mixes and areas to be covered, and other landscape features to be incorporated in the project. The plan shall describe the specific planting schedule, planting techniques and maintenance procedures as required in this Title. The plan also shall show irrigation system design, including location and size of pipe, distribution of sprinkler heads, and measures to ensure appropriate water requirements for various plant materials. All berms shall be indicated at one foot (1') contour intervals.

15. A description of easements and covenants, whether in existence or proposed, that affect the proposed project area.
16. A description of all utility lines, irrigation ditches, bridges and similar physical features.
17. Grading and conservation plan which shall include the following:
 - (1) Proposed cuts and fills required by the location of all structures and roads. Phased site grading and stabilization or revegetation shall be included in the plan. Proposed erosion control and conservation techniques shall be shown.
 - (2) The length of time that will pass from the date ground cover on the site is first disturbed until new ground cover is established.
 - (3) The possible area of land exposed at any one time during construction.
 - (4) The temporary vegetation or mulching used to protect areas exposed during construction.
 - (5) The location, dimensions and maintenance of sediment basins, as necessary.
18. Source of domestic water, and a letter from the proposed service provider, acknowledging its intention to serve the project.
19. A letter from the Snyderville Basin Water Reclamation District, indicating compliance with the requirements of Section 10-4-6 of this Title.
20. A report describing the amount of population that will be generated as a result of the development.

21. A letter from the Park City Fire Service District indicating, compliance with the requirements of Section 10-4-7 of this Title is required.
22. A letter from Snyderville Basin Special Recreation District indicating compliance with requirements of Chapter 4 of this Title.
23. A report describing the traffic impacts which will be created by the project, including, among other things, anticipated peak period trip generation rates, impacts on turning movements and road segment level of service, proposals to mitigate the impacts, justification for the proposed number of parking spaces and/or parking phasing plan when required.
24. A detailed construction management plan shall be provided. The plan shall describe in detail all measures to be taken by the applicant to mitigate the impacts associated with all aspects of the proposed development. These impacts may include, but are not necessarily limited to, areas of disturbance, dust, debris on and damage to public roads, construction traffic and parking on public roads, hours of construction, and the impact of noise on adjacent properties. The plan also shall include a plan for recycling construction waste material.
25. Other detailed information or studies required to allow the Commission and County Council the ability to determine whether the project is consistent with the development potential matrix.
26. A detailed subdivision plat and/or detailed site plan that complies with the requirements of Section 10-3-13 and/or Section 10-3-14 of this Title, and/or a procedure for future approvals of individual plats and site plans for the various phases of the project.

10-3-17: LOT LINE ADJUSTMENTS:

- A. Purpose: The purpose of a lot line adjustment is to provide a procedure to adjust lot lines between adjacent properties that are not located within a recorded subdivision plat.
- B. Criteria for Approval: Petitions to adjust lot lines between adjacent properties may be executed upon the recordation of an appropriate deed if:
 1. No new dwelling lot or housing unit results from the lot line adjustment;

Project Vision

The Utah Olympic Park Specially Planned Area (UOP SPA) combines a unique history and an ambitious future. The Park was integral in attracting and hosting events of the 2002 Olympic Winter Games and now looks to further sustain its operation by adding complimentary development. The proposed elements would promote and serve an expanded variety of programs and users. The Utah Athletic Foundation (d.b.a. Utah Olympic Legacy Foundation), a 501c3 Utah non-profit, oversees the 403 acres of the Utah Olympic Park (previously known in the 1990's as the Utah Winter Sports Park).

The Core Missions of the Foundation include efforts to:

- Maintain, operate, and enhance Olympic Legacy Facilities
- Engage and involve more people – especially Utah's youth – in winter sport
- Inspire, educate, and entertain the public through unique & exciting public offerings
- Improve the quality of youth sport and physical activity programs in Utah
- Ensure long term viability & relevance of Utah's Olympic Legacy efforts

The Utah Olympic Park SPA will provide opportunities for the Foundation to reach these goals and objectives by:

- Creating a dynamic year round Olympic Sports Campus
- Following a set of "Guiding Principles" for development that looks to attract building types and uses that will support & complement the existing Olympic Winter Training Facilities & Programs. These include:
 - Sports Medicine/Sport Science Facilities
 - Athlete Housing/Lodging Opportunities
 - Office Campus
 - Added family/public oriented activities
 - Increased meeting/convention space

The UOP SPA Master Plan proposes a unique mix of land uses focused around existing and future centers of sport activities. The Master Plan clusters these uses within a central campus area, providing for an efficient, pedestrian friendly assembly of health, recreation, and sport centered facilities. These planned uses will provide for a viable long term strategy that will build upon the foundation that exists at the Utah Olympic Park while creating a new synergy of uses that will benefit the Park long term. These uses are envisioned to include Offices, Sport Science facilities, Recreational Training facilities, Athlete and Employee Housing, Tourist and Visitor Amenities and Resort Support services.



The Master Plan proposes a mix of public and private facilities that will provide the Foundation with varied revenue streams that may include Land Lease Agreements, For Sale properties, increased tourism/visitation, meeting and convention facilities and an enhanced recreational and community user base.

Building upon the existing Park facilities provides a unique opportunity to create a sustainable operating model. The Olympic Legacy Foundation's Board & leadership are motivated to find creative ways to "self-sustain" itself in perpetuity through public & private partnerships promoting quality development projects. These efforts and envisioned activity centers will further establish the Utah Olympic Park as a significant destination within Summit County and the Park City region for generations to come.

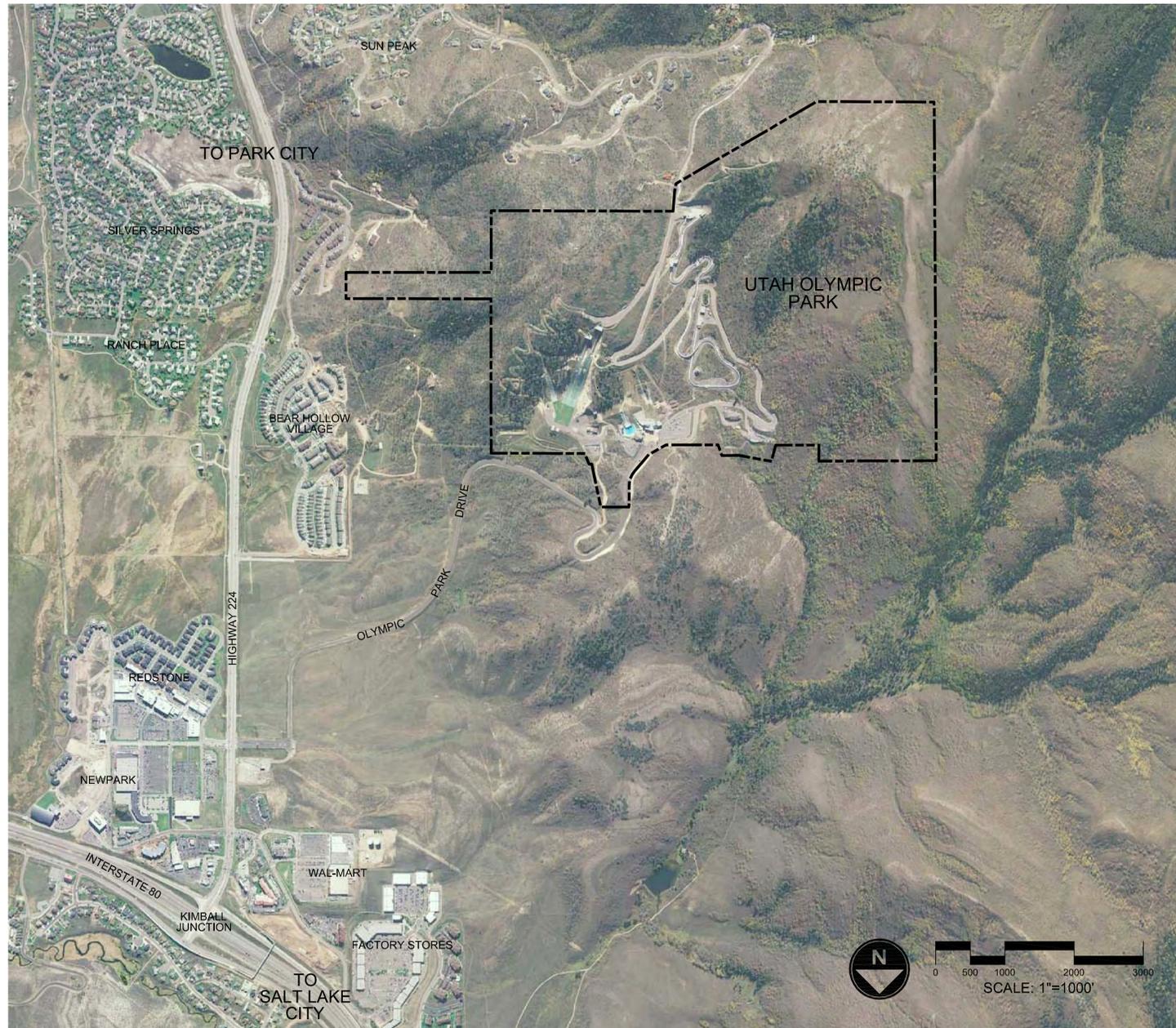


SPA Development Data

Dev. Parcel	Use	Footprint (SF)	Floors	Height	Total SF	Anticipated Uses	Details
1	Park Housing	7,360	3	40'	18,400	112 Units Total Average Units Each	50% Seasonal 25% Year Round Athlete 25% Employee Units
2	Park Housing	9,580	3	40'	23,950		
3	Park Housing	11,040	3	40'	22,080		
4	Park Housing	1,100	3	40'	2,800		
Subtotal					67,230		
5	Sports Medicine	14,700	3	40'	40,000	Sports Medicine	
6	Day Lodge Expansion	2,720	3	32'	6,200	Athlete Support Conference/Reception/Flex	
7	Office/Athlete Support	12,000	6	63'	68,275	Indoor Recreation Facility Commercial/Event Staging/Flex Winter School Office	13,900 3,875 9,000 41,500
8	Office/Athlete Support Existing Office Ex. Olympic & Ski History Museum Ex. Athlete Day Lodge	9,500	4 3 3 3.5	63'	38,000 7,470 22,350 12,780	Office Existing Uses Existing Uses Existing Uses	38,000 7,470 22,350 12,780
9	Luge Start Facility/Athlete Support	2,600	1	28'	2,600	Luge Facility - Stand alone facility Athlete Support/Office	2,600 4,100
10	Athlete Support	6,700	3	40'	20,110	Athlete Support/Rec Center/Office	20,110
11	Lift/Recreation Base	2,000	3	40'	6,000	Athlete Support	6,000
12	Development Parcel	3,500	3	32'	20,500	Residential	20,500
13	Development Parcel	5,000	3	32'	15,000	Residential	Average 1,500 SF each
14	Development Parcel	2,500	3	32'	7,500	Residential	100% Seasonal
Totals		90,300			295,515	SF Excludes Existing Buildings	



LOCATION MAP:



PREPARED FOR:
UTAH ATHLETIC FOUNDATION
COLIN HILTON
P.O. BOX 980337
PARK CITY, UTAH 84098
435-658-4200

CONSULTANTS:

LAND PLANNING:
LANGVARDT DESIGN GROUP
1525 WESTMORELAND DRIVE
SALT LAKE CITY, UTAH 84105
801.583.1295

ECONOMIC ANALYSIS:
LODESTAR WEST, INC.
P.O. BOX 1011
PARK CITY, UTAH 84060
435.901.8434

ARCHITECT:
ELLIOTT WORKGROUP
364 MAIN STREET
PARK CITY, UTAH 84060
435.415.1839

TRAFFIC ENGINEERING:
FEHR & PEERS
2180 SOUTH 1300 EAST, SUITE 220
SALT LAKE CITY, UTAH 84106
801.463.7600

ENGINEERING AND SURVEYING:
ALLIANCE ENGINEERING
P.O. BOX 2664
PARK CITY, UTAH 84060
435.649.9467

SHEET INDEX:

- 1 COVER SHEET
- 2 BOUNDARY SURVEY
- 3 EXISTING CONDITIONS
- 4 SLOPE ANALYSIS
- 5 MASTER PLAN
- 6 PHASING PLAN
- 7 BASE SITE PLAN
- 8 OLYMPIC PLAZA SITE PLAN
- 9 CONCEPT UTILITY PLAN
- 10 CONCEPT UTILITY PLAN
- 11 CONCEPT UTILITY PLAN
- 12 GRADING AND DRAINAGE PLAN
- 13 GRADING AND DRAINAGE PLAN
- 14 GRADING AND DRAINAGE PLAN
- 15 ARCHITECTURAL VERNACULAR
- 16 ARCHITECTURAL VERNACULAR
- 17 ARCHITECTURAL VERNACULAR
- 18 BASE LANDSCAPE PLAN
- 19 LIGHTING AND SIGNAGE PLAN

UTAH OLYMPIC PARK
RESORT CENTER SPA SUBMITTAL
SUMMIT COUNTY, UTAH



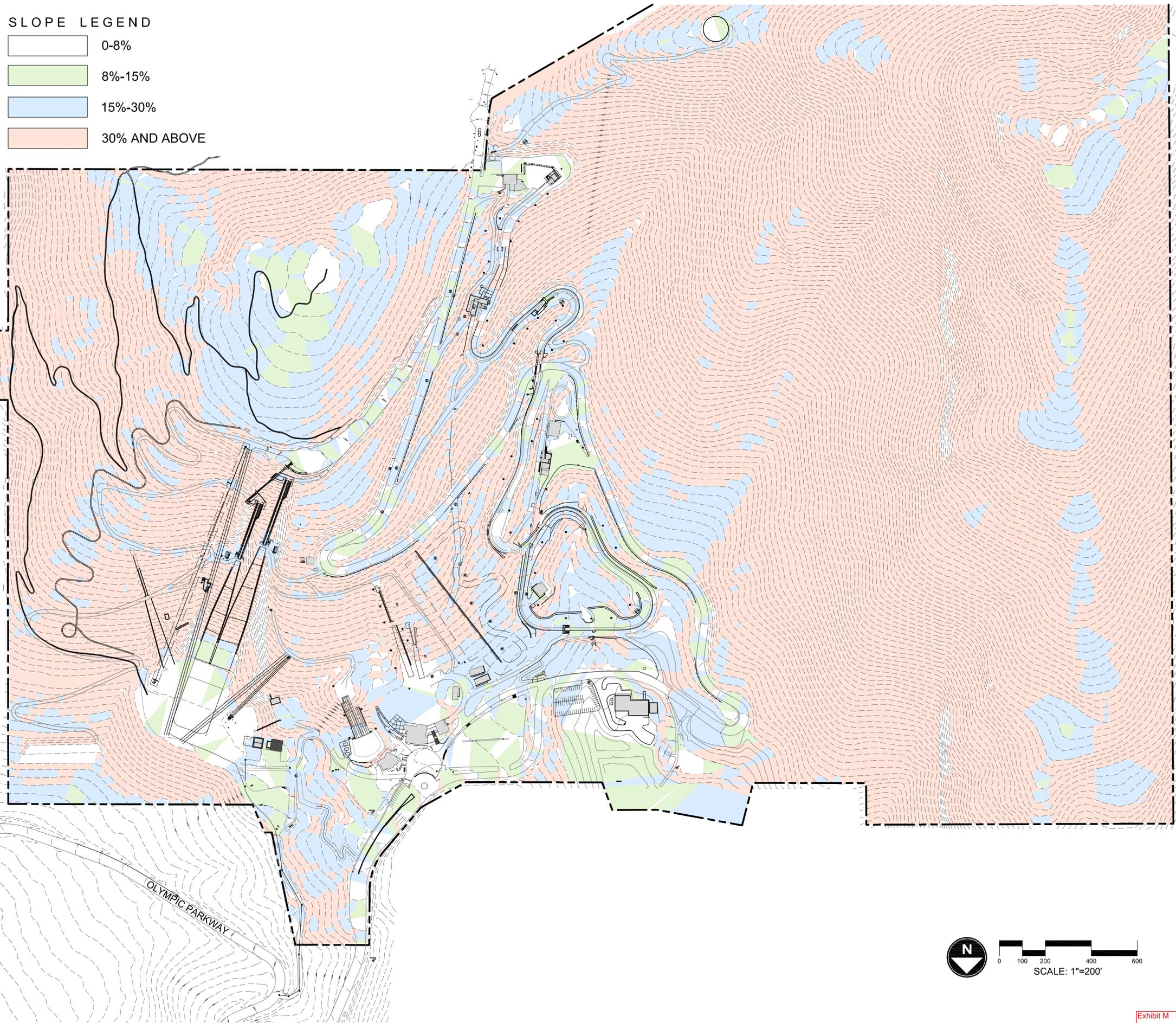
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PROJECT:	000.0000.00
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	SPA SUBMITTAL
REVISIONS:	

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1

SLOPE LEGEND

- 0-8%
- 8%-15%
- 15%-30%
- 30% AND ABOVE



UTAH OLYMPIC PARK

SPA SUBMITTAL

SUMMIT COUNTY, UTAH

PREPARED FOR:
UTAH ATHLETIC FOUNDATION
P.O. BOX 980337
PARK CITY, UTAH 84098
435-658-4200



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SLOPE ANALYSIS

SHEET NUMBER:

4

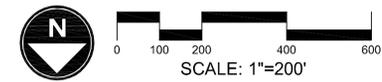
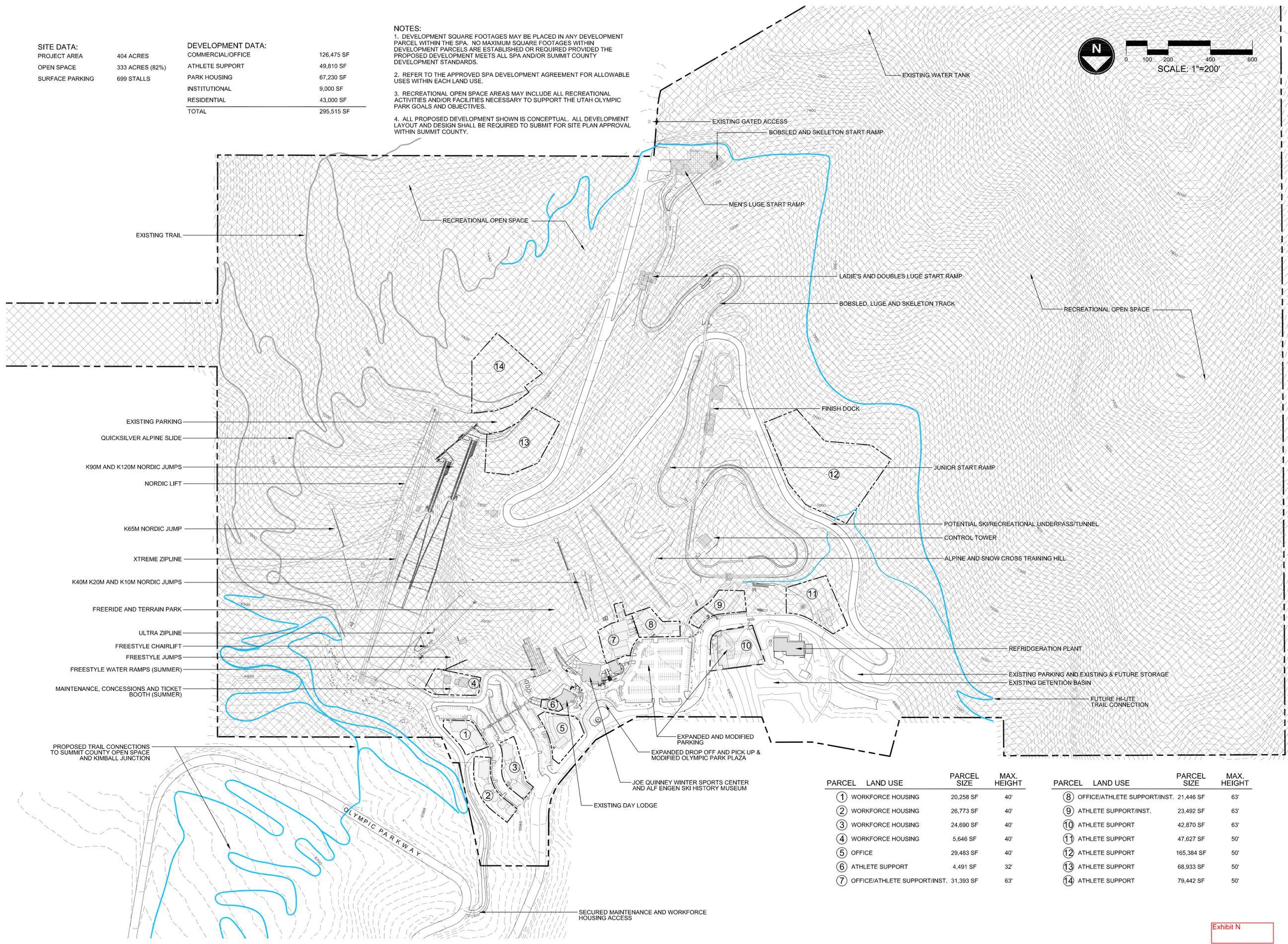
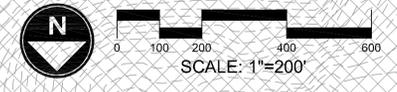


Exhibit M

SITE DATA:		
PROJECT AREA	404 ACRES	
OPEN SPACE	333 ACRES (82%)	
SURFACE PARKING	699 STALLS	
DEVELOPMENT DATA:		
COMMERCIAL/OFFICE	126,475 SF	
ATHLETE SUPPORT	49,810 SF	
PARK HOUSING	67,230 SF	
INSTITUTIONAL	9,000 SF	
RESIDENTIAL	43,000 SF	
TOTAL	295,515 SF	

NOTES:
 1. DEVELOPMENT SQUARE FOOTAGES MAY BE PLACED IN ANY DEVELOPMENT PARCEL WITHIN THE SPA. NO MAXIMUM SQUARE FOOTAGES WITHIN DEVELOPMENT PARCELS ARE ESTABLISHED OR REQUIRED PROVIDED THE PROPOSED DEVELOPMENT MEETS ALL SPA AND/OR SUMMIT COUNTY DEVELOPMENT STANDARDS.
 2. REFER TO THE APPROVED SPA DEVELOPMENT AGREEMENT FOR ALLOWABLE USES WITHIN EACH LAND USE.
 3. RECREATIONAL OPEN SPACE AREAS MAY INCLUDE ALL RECREATIONAL ACTIVITIES AND/OR FACILITIES NECESSARY TO SUPPORT THE UTAH OLYMPIC PARK GOALS AND OBJECTIVES.
 4. ALL PROPOSED DEVELOPMENT SHOWN IS CONCEPTUAL. ALL DEVELOPMENT LAYOUT AND DESIGN SHALL BE REQUIRED TO SUBMIT FOR SITE PLAN APPROVAL WITHIN SUMMIT COUNTY.



PARCEL	LAND USE	PARCEL SIZE	MAX. HEIGHT	PARCEL	LAND USE	PARCEL SIZE	MAX. HEIGHT
①	WORKFORCE HOUSING	20,258 SF	40'	⑧	OFFICE/ATHLETE SUPPORT/INST.	21,446 SF	63'
②	WORKFORCE HOUSING	26,773 SF	40'	⑨	ATHLETE SUPPORT/INST.	23,492 SF	63'
③	WORKFORCE HOUSING	24,690 SF	40'	⑩	ATHLETE SUPPORT	42,870 SF	63'
④	WORKFORCE HOUSING	5,646 SF	40'	⑪	ATHLETE SUPPORT	47,627 SF	50'
⑤	OFFICE	29,483 SF	40'	⑫	ATHLETE SUPPORT	165,384 SF	50'
⑥	ATHLETE SUPPORT	4,491 SF	32'	⑬	ATHLETE SUPPORT	68,933 SF	50'
⑦	OFFICE/ATHLETE SUPPORT/INST.	31,393 SF	63'	⑭	ATHLETE SUPPORT	79,442 SF	50'

UTAH OLYMPIC PARK
SPA SUBMITTAL
SUMMIT COUNTY, UTAH

PREPARED FOR:
 UTAH ATHLETIC FOUNDATION
 P.O. BOX 980337
 PARK CITY, UTAH 84098
 435-658-4200



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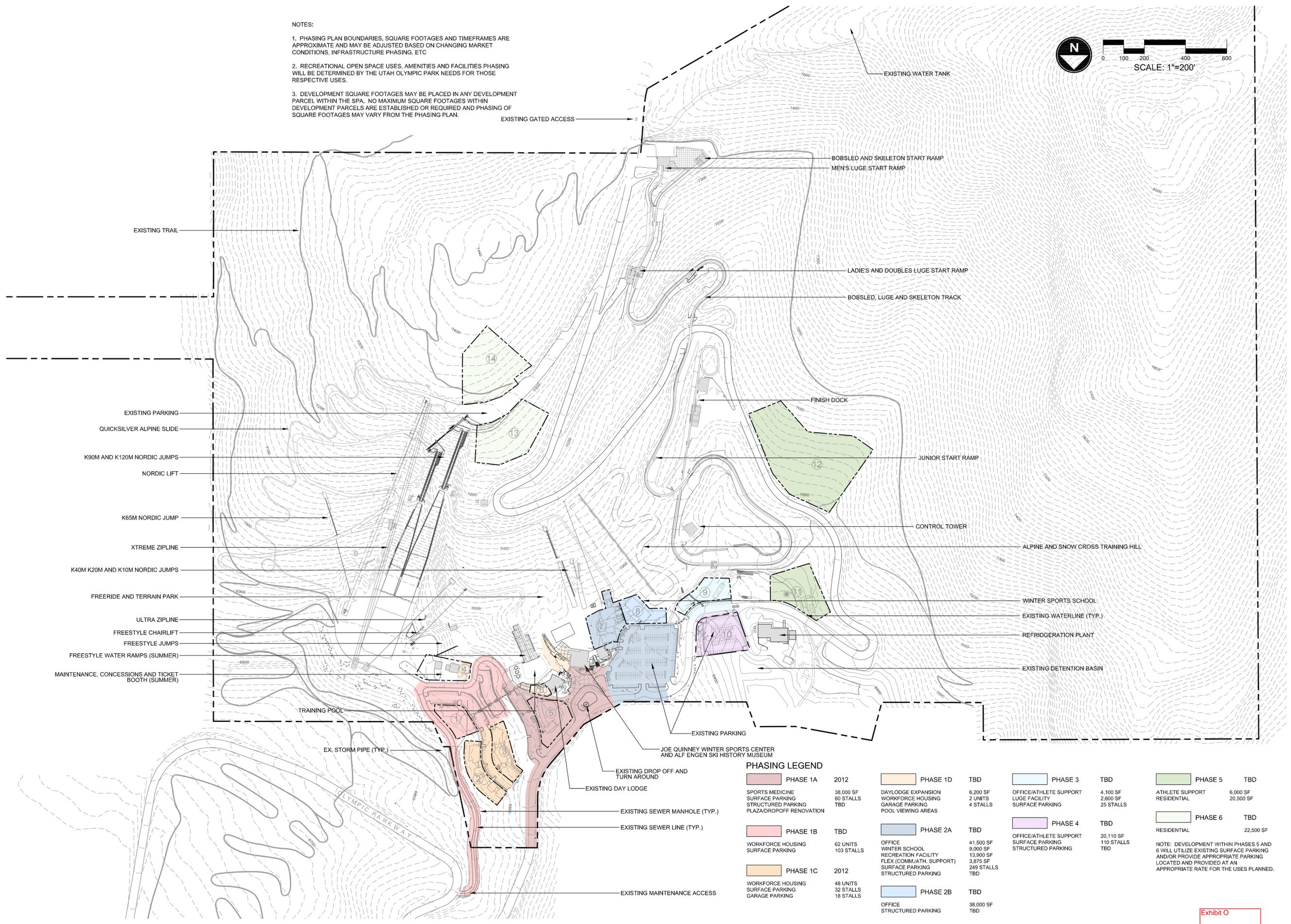
SHEET TITLE:
MASTER PLAN

SHEET NUMBER:
5

Exhibit N

NOTES:

1. PHASING PLAN BOUNDARIES, SQUARE FOOTAGES AND TIMEFRAMES ARE APPROXIMATE AND MAY BE ADJUSTED BASED ON CHANGING MARKET CONDITIONS, INFRASTRUCTURE PHASING, ETC
2. RECREATIONAL OPEN SPACE USES, AMENITIES AND FACILITIES PHASING WILL BE DETERMINED BY THE UTAH OLYMPIC PARK NEEDS FOR THOSE RESPECTIVE USES.
3. DEVELOPMENT SQUARE FOOTAGES MAY BE PLACED IN ANY DEVELOPMENT PARCEL WITHIN THE SPA. NO MAXIMUM SQUARE FOOTAGES WITHIN DEVELOPMENT PARCELS ARE ESTABLISHED OR REQUIRED AND PHASING OF SQUARE FOOTAGES MAY VARY FROM THE PHASING PLAN.



PHASING LEGEND

PHASE 1A 2012	PHASE 1D TBD	PHASE 3 TBD	PHASE 5 TBD
SPORTS MEDICINE 38,000 SF	DAYLODGE EXPANSION 6,200 SF	OFFICE/ATHLETE SUPPORT 4,100 SF	ATHLETE SUPPORT 6,000 SF
SURFACE PARKING 60 STALLS	WORKFORCE HOUSING 9,000 SF	LUGE FACILITY 2,600 SF	RESIDENTIAL 20,500 SF
STRUCTURED PARKING TBD	GARAGE PARKING 13,900 SF	SURFACE PARKING 25 STALLS	
PLAZA/DROPOFF RENOVATION	RECREATION FACILITY 3,875 SF		
	FLEX (COMM./ATH. SUPPORT) 249 STALLS	PHASE 4 TBD	PHASE 6 TBD
PHASE 1B TBD	PHASE 2A TBD	OFFICE/ATHLETE SUPPORT 20,110 SF	RESIDENTIAL 22,500 SF
WORKFORCE HOUSING 62 UNITS	OFFICE WINTER SCHOOL 41,500 SF	SURFACE PARKING 110 STALLS	
SURFACE PARKING 103 STALLS	RECREATION FACILITY 9,000 SF	STRUCTURED PARKING TBD	
	FLEX (COMM./ATH. SUPPORT) 13,900 SF		
PHASE 1C 2012	PHASE 2B TBD		
WORKFORCE HOUSING 48 UNITS	OFFICE STRUCTURED PARKING 38,000 SF		
SURFACE PARKING 32 STALLS	TBD		
GARAGE PARKING 18 STALLS			

NOTE: DEVELOPMENT WITHIN PHASES 5 AND 6 WILL UTILIZE EXISTING SURFACE PARKING AND/OR PROVIDE APPROPRIATE PARKING LOCATED AND PROVIDED AT AN APPROPRIATE RATE FOR THE USES PLANNED.

UTAH OLYMPIC PARK
SPA SUBMITTAL
SUMMIT COUNTY, UTAH

PREPARED FOR:
UTAH ATHLETIC FOUNDATION
P.O. BOX 980337
PARK CITY, UTAH 84098
435-658-4200



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PHASING PLAN

SHEET NUMBER:
6

Exhibit O

UTAH OLYMPIC PARK

SPA SUBMITTAL

SUMMIT COUNTY, UTAH

PREPARED FOR:

UTAH ATHLETIC FOUNDATION
P.O. BOX 980337
PARK CITY, UTAH 84098
435-658-4200



DATE: SEPTEMBER 9, 2011

PROJECT: 000.0000.00

DRAWN BY: EL

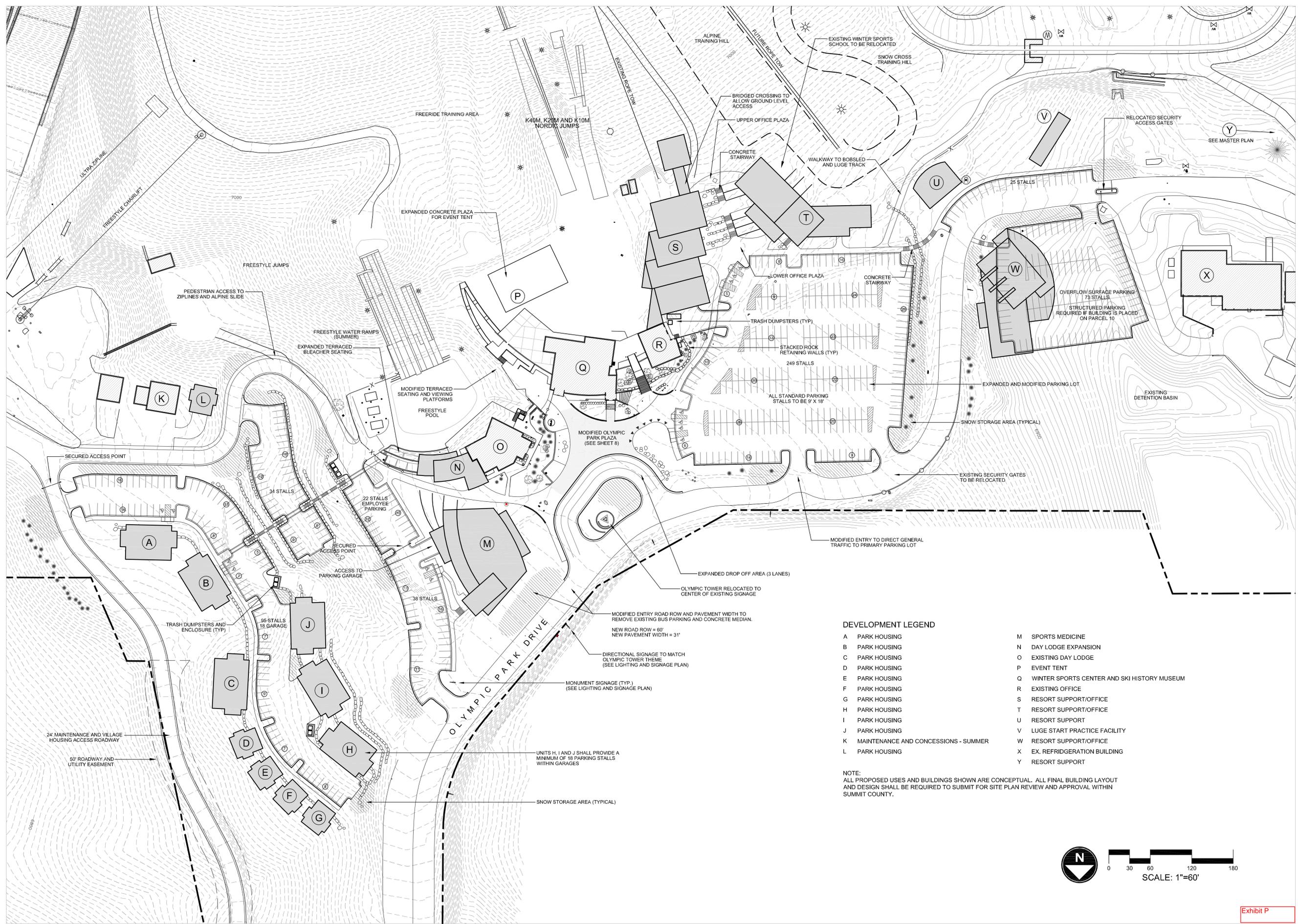
REVIEW BY: EL

VERSION: SPA SUBMITTAL

REVISIONS:

SHEET TITLE: **BASE SITE PLAN**

SHEET NUMBER: **7**



DEVELOPMENT LEGEND

- A PARK HOUSING
- B PARK HOUSING
- C PARK HOUSING
- D PARK HOUSING
- E PARK HOUSING
- F PARK HOUSING
- G PARK HOUSING
- H PARK HOUSING
- I PARK HOUSING
- J PARK HOUSING
- K MAINTENANCE AND CONCESSIONS - SUMMER
- L PARK HOUSING
- M SPORTS MEDICINE
- N DAY LODGE EXPANSION
- O EXISTING DAY LODGE
- P EVENT TENT
- Q WINTER SPORTS CENTER AND SKI HISTORY MUSEUM
- R EXISTING OFFICE
- S RESORT SUPPORT/OFFICE
- T RESORT SUPPORT/OFFICE
- U RESORT SUPPORT
- V LUGE START PRACTICE FACILITY
- W RESORT SUPPORT/OFFICE
- X EX. REFRIDGERATION BUILDING
- Y RESORT SUPPORT

NOTE:
ALL PROPOSED USES AND BUILDINGS SHOWN ARE CONCEPTUAL. ALL FINAL BUILDING LAYOUT AND DESIGN SHALL BE REQUIRED TO SUBMIT FOR SITE PLAN REVIEW AND APPROVAL WITHIN SUMMIT COUNTY.



Exhibit P

UTAH OLYMPIC PARK

SPA SUBMITTAL

SUMMIT COUNTY, UTAH

PREPARED FOR:
UTAH ATHLETIC FOUNDATION
P.O. BOX 980337
PARK CITY, UTAH 84098
435-658-4200

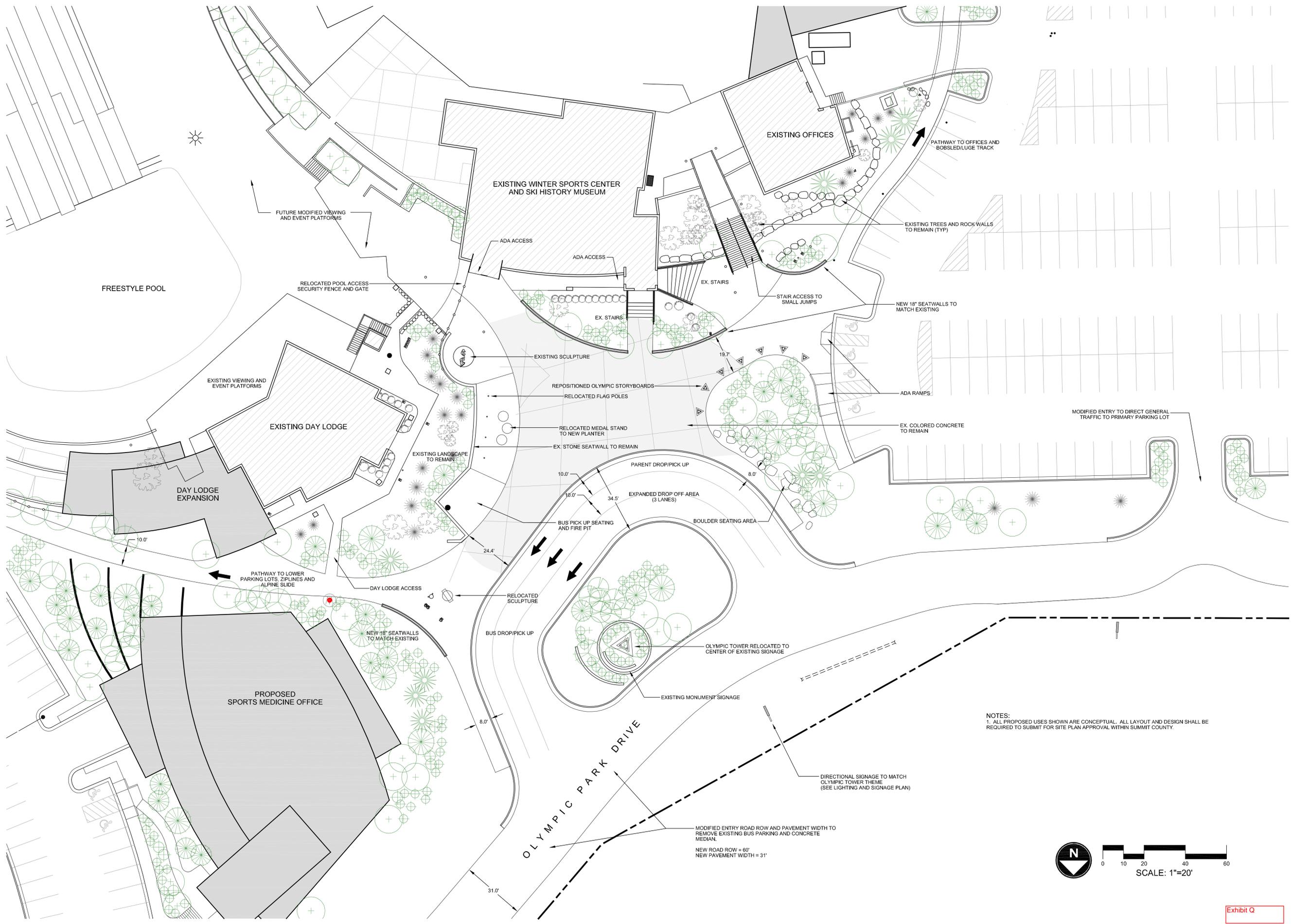


DATE: SEPTEMBER 9, 2011
PROJECT: 000.0000.00
DRAWN BY: EL
REVIEW BY: EL
VERSION: SPA SUBMITTAL
REVISIONS:

SHEET TITLE:
**OLYMPIC PLAZA
SITE PLAN**

SHEET NUMBER:

8



NOTES:
1. ALL PROPOSED USES SHOWN ARE CONCEPTUAL. ALL LAYOUT AND DESIGN SHALL BE REQUIRED TO SUBMIT FOR SITE PLAN APPROVAL WITHIN SUMMIT COUNTY.

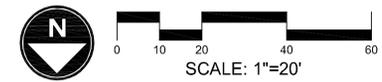


Exhibit Q



PARK HOUSING VIEW FROM OLYMPIC PARK DRIVE - LOOKING SOUTHWEST

UTAH OLYMPIC PARK
SPA SUBMITTAL

SUMMIT COUNTY, UTAH

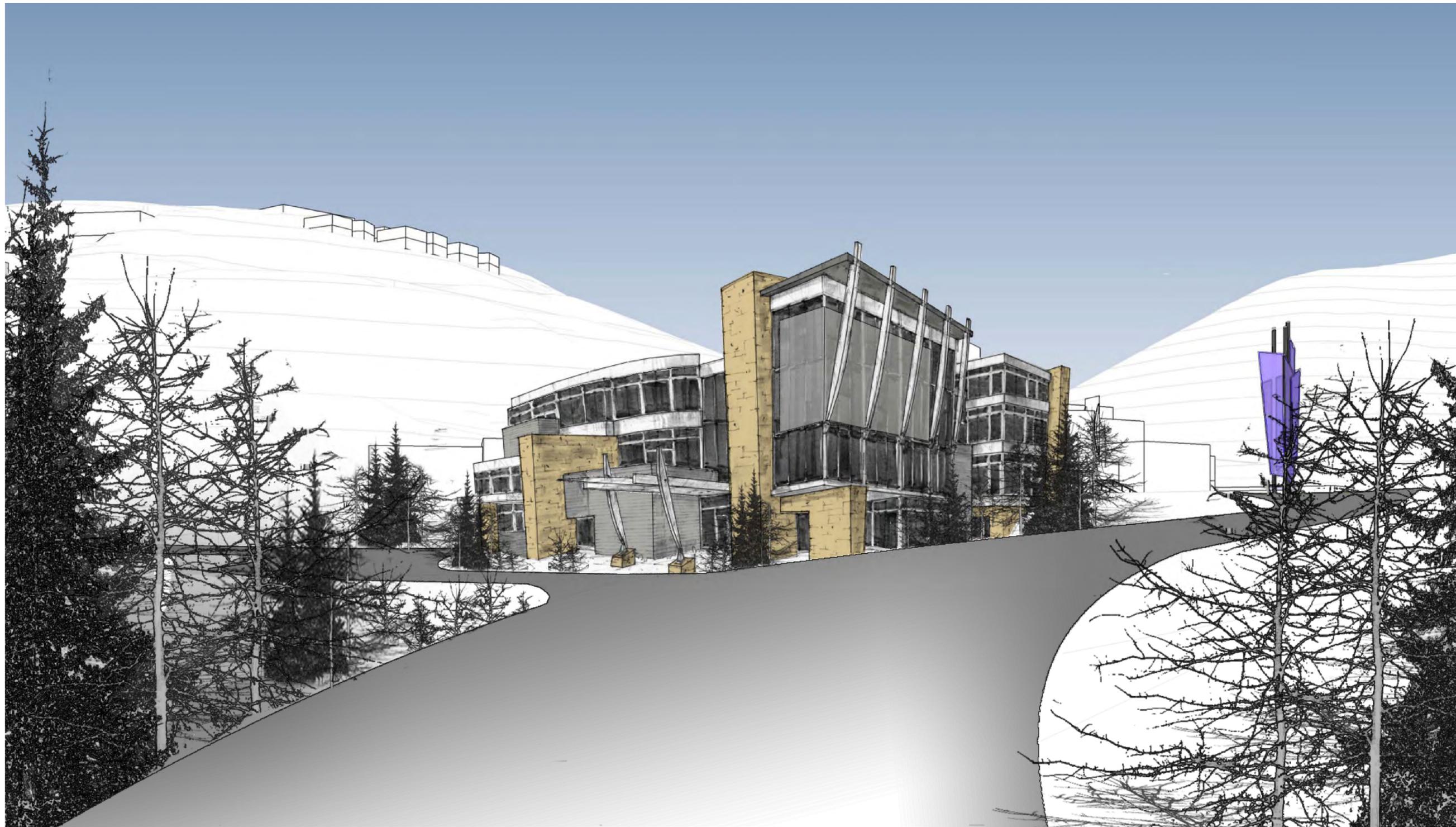
PREPARED FOR:
UTAH ATHLETIC FOUNDATION
P.O. BOX 980337
PARK CITY, UTAH 84098
435-658-4200



DATE: SEPTEMBER 9, 2011
PROJECT: 000.0000.00
DRAWN BY: EL
REVIEW BY: EL
VERSION: SPA SUBMITTAL
REVISIONS:

SHEET TITLE:
ARCHITECTURAL
VERNACULAR

SHEET NUMBER:



SPORTS MEDICINE BUILDING ALONG PARK APPROACH

UTAH OLYMPIC PARK
SPA SUBMITTAL
SUMMIT COUNTY, UTAH

PREPARED FOR:
UTAH ATHLETIC FOUNDATION
P.O. BOX 980337
PARK CITY, UTAH 84098
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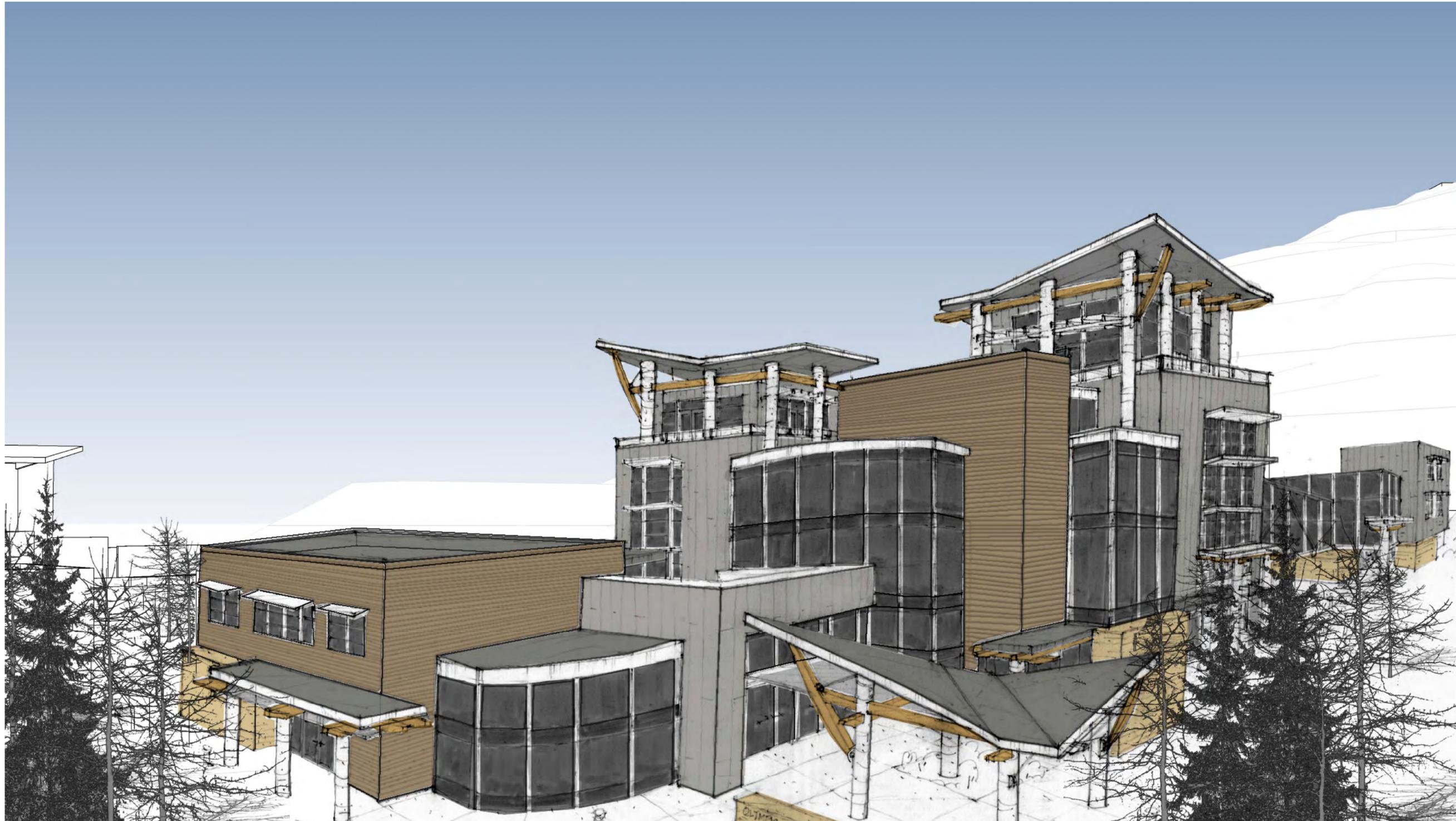


DATE: SEPTEMBER 9, 2011
PROJECT: 000.0000.00
DRAWN BY: EL
REVIEW BY: EL
VERSION: SPA SUBMITTAL
REVISIONS:

SHEET TITLE:
ARCHITECTURAL
VERNACULAR

SHEET NUMBER:

16



OFFICE/RESORT SUPPORT MIXED USE BUILDING

UTAH OLYMPIC PARK

SPA SUBMITTAL

SUMMIT COUNTY, UTAH

PREPARED FOR:
UTAH ATHLETIC FOUNDATION
P.O. BOX 980337
PARK CITY, UTAH 84098
435-658-4200



DATE: SEPTEMBER 9, 2011
PROJECT: 000.0000.00
DRAWN BY: EL
REVIEW BY: EL
VERSION: SPA SUBMITTAL
REVISIONS:

SHEET TITLE:
ARCHITECTURAL
VERNACULAR

SHEET NUMBER:

17

UTAH OLYMPIC PARK
SPA SUBMITTAL
SUMMIT COUNTY, UTAH

PREPARED FOR:
UTAH ATHLETIC FOUNDATION
P.O. BOX 980337
PARK CITY, UTAH 84098
435-658-4200



DATE: SEPTEMBER 9, 2011
PROJECT: 000.0000.00
DRAWN BY: EL
REVIEW BY: EL
VERSION: SPA SUBMITTAL
REVISIONS:

SHEET TITLE:
BASE LANDSCAPE PLAN

SHEET NUMBER:
18



PLANT MATERIALS LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE	
DECIDUOUS TREES	ALNUS INCANA	THINLEAF ALDER	2.0" - 2.5" CALIPER	
	PRUNUS VIRGINIANA MELANOCARPA	CHOKECHERRY		
	FRAXINUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR		
	POPULUS TREMULOIDES	QUAKING ASPEN		
	ACER TATARICA	PATTERN PERFECT MAPLE		
	ACER QUINTALIA	FLAME AMUR MAPLE		
	ACER GLABRUM	ROCKY MOUNTAIN MAPLE		
	ACER NEGUNDO 'SENSATION'	BOX ELDER MAPLE		
	MALUS SPECIES	CRABAPPLE		
	SORBUS SCOPULINA	DWARF MOUNTAIN ASH		
	MAACKIA AMURENSIS	AMUR MAACKIA		
	ACER X FREEMANII	AUTUMN BLAZE MAPLE		
	POPULUS TREMULOIDES 'ERECTA'	SWEDISH ASPEN		
	TILIA CORDATA	CHANCELLOR LITTLE LEAF LINDEN		
	BETULA OCCIDENTALIS	WESTERN WATER BIRCH		
EVERGREEN TREES	ABIES LASIOCARPA	SUB ALPINE FIR	MIN. 6' HEIGHT	
	PICEA PUNGENS	COLORADO SPRUCE		
	PINUS NIGRA	AUSTRIAN PINE		
	ABIES CONCOLOR	WHITE FIR		
	PINUS ARISTATA	BRISTLECONE PINE		
	PINUS MUGO	TANNENBALM MUGO PINE		
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR		
	SHRUBS	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	MIN. 5 GAL.
		AMELANCHIER X GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	
		ARTEMISIA TRIDENTATA	BIG SAGE	
CARAGANA ARBORESCENS		SIBERIAN PEA SHRUB		
CHRYSOTHAMNUS NAUSEOSUS		RABBITBRUSH		
CORNUS SERICEA		RED TWIG AND ALLEMANS COMPACT DOGWOOD		
LONICERA TATARICA		TATARIAN HONEYSUCKLE		
MAHONIA REPENS		CREeping OREGON GRAPE		
PHYSCOCARPUS MALVACEUS		NINEBARK		
PINUS MUGO		MUGO PINE		
PINUS SYLVESTRIS		HILLSIDE CREEPING SCOTCH PINE		
POTENTILLA FRUTICOSA		SHRUBBY CINQUEFOIL		
RHUS GLABRA		SMOOTH SUMAC		
RHUS TRILOBATA		THREE LEAF/OKBRUSH SUMAC		
RIBES ALPINUM		ALPINE CURRANT		
ROSSA WOODSII		WOODS ROSE		
SALIX SP.		WILLOW SPECIES		
SORBARIA SORBIFOLIA		ASH LEAF SPIREA		
SPIRAEA SP.		SPIRAEA		
SYMPHORICARPOS OCCIDENTALIS		WESTERN SNOWBERRY		
SYRINGA VULGARIS	COMMON LILAC			
GRASSES	FESTUCA OVINA GLAUCA	BLUE FESCUE	MIN. 1 GAL.	
	HELICTROTRICHON SEMPERVIRENS	BLUE OAT GRASS		
	POA SECUNDA	SANDBERG BLUEGRASS		
		LAWN - 500		



Exhibit S

The purpose of the architectural design guidelines is to provide direction for development of the vertical elements of the Utah Olympic Park in order to achieve a built environment that is in harmony with the natural setting, existing structures where appropriate, and provides a comfortable, distinctive, and stimulating environment. Two distinct styles of architecture exist at the park. These styles were developed in different eras with different goals. The first phase buildings are modern interpretations of mountain lodge structures. The second phase structures were built as machines of sport. The goal of the design of new structures is to incorporate both styles into a new architectural expression that connects the two previous styles and creates a strong aesthetic that can stand on it's own.



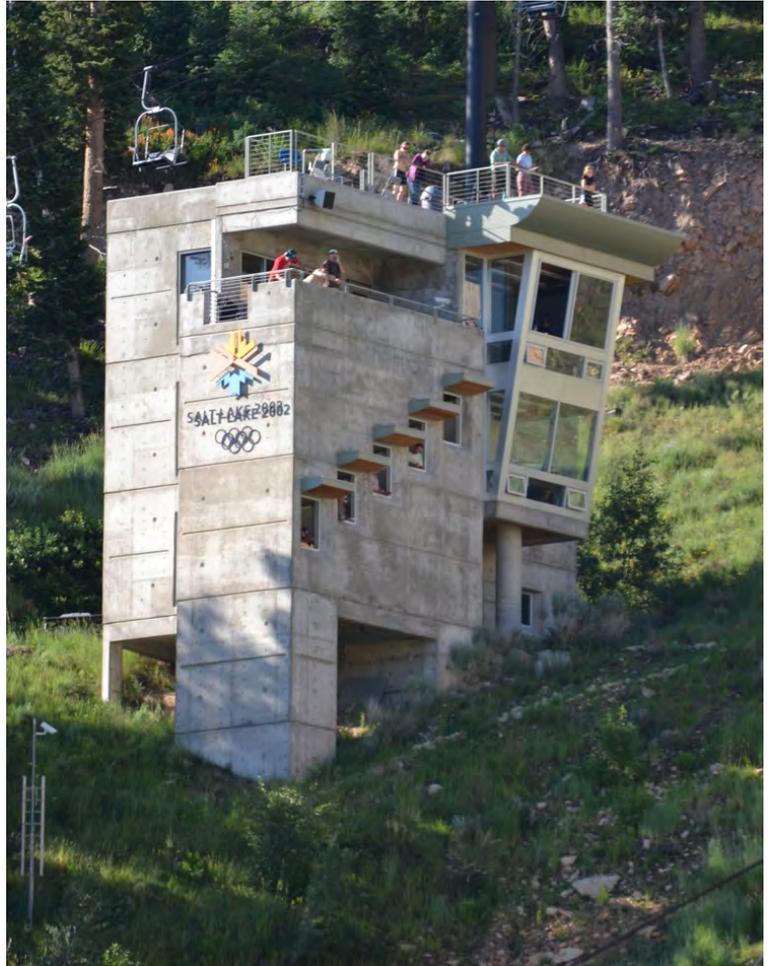
Day Lodge depicting a modern interpretation of a mountain lodge.



Joe Quinney Museum design inspired as machines of sport.

General Guidelines

- Each new building should have a distinct architectural concept that is consistent in theme but rich in subtle variation.
- Buildings should be designed to provide a clear, unified, and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, colors, and pavement.
- All buildings should relate visually to one another, be compatible with adjacent buildings, and not obscure desirable views from nearby proposed buildings.
- Encouraged architectural qualities and design elements for Utah Olympic Park buildings are:
 - Building modulation and architectural details;
 - Building entry accentuation;
 - Screening of equipment and storage areas; and
 - Landscaping to soften building exteriors and buffer between uses.



Clearly identifiable building form.



Landscaping as a buffer between uses.

Height and Mass

- The height and mass of Utah Olympic Park buildings should consider the visual and physical relationship to adjacent uses. A structure that dominates its environment by its relative size is strongly discouraged.
- The mass of a larger building should be broken down into a group of buildings clustered into traditional building compounds or a campus setting to create a sense of community and shelter.
- Building design should employ clean, simple, geometric forms and coordinated massing to produce overall unity, scale, and interest.
- Varying building heights/massing and setbacks to define different functions such as offices and residential is encouraged.
- Buildings should relate to the terrain and each other in their massing and forms. Larger masses should be located at the centers of building compositions, with smaller forms stepping outwards and down.
- Design buildings to step back and step down to follow natural terrain and help break up mass. Use landscape materials to reinforce tiered building forms. “Stepped down approaches” are especially appropriate for breaking up larger structures.



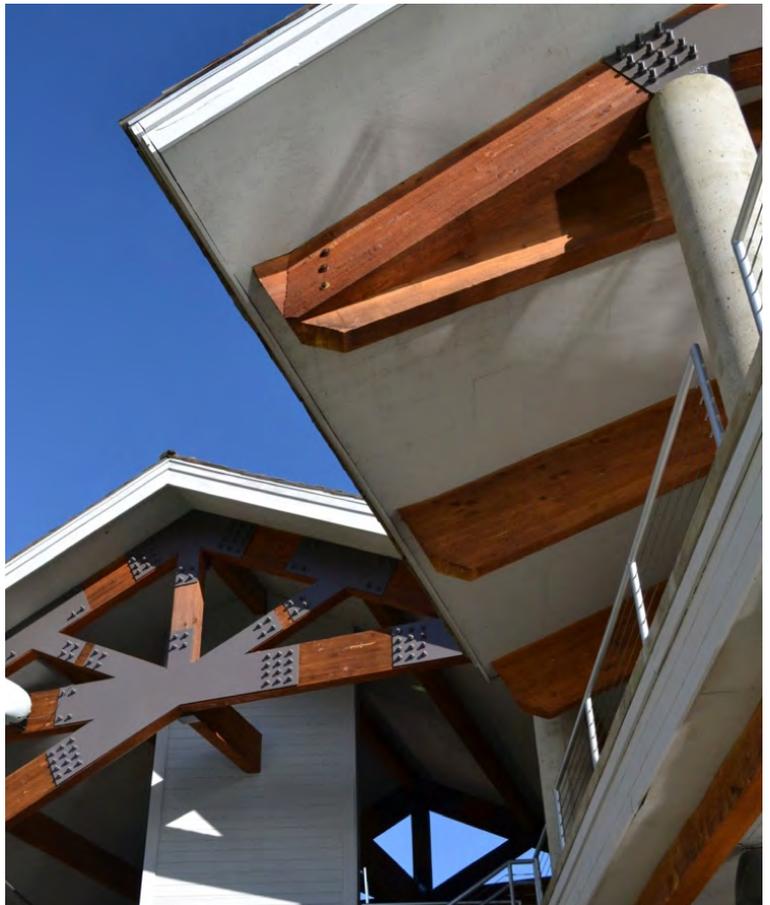
Clustered buildings with simple forms following the terrain.

Building Design

- Variety in building forms should be employed to create visual character and interest.
- Facades with a high level of visual interest from both vehicular and pedestrian viewpoints are encouraged. The exterior character of all buildings should enhance pedestrian activity in their immediate vicinities.
- Long building facades should be broken up with architectural details. Facades with varied front setbacks are encouraged to provide visual interest.
- Rear and side wall elevations should provide building offsets and architectural details similar to the front facade.
- Entrances to individual buildings should be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.



Variety of form.



High level of visual interest.

Roofs

- Roofs should be integral to the architectural theme of Utah Olympic Park buildings and contribute to the visual continuity. Rooflines of business park buildings should include variations to avoid long, continuous planes.
- Rooftops should be considered as design elements from various viewpoints: at ground level, from other buildings, and from adjacent perimeter roadways. Mixing roof forms on buildings creates variety in the “roofscape.” Roofs should also be interesting when seen from above in higher buildings or from upper levels of the mountain terrain.
- Rooftop equipment should be screened from view on all four sides by architectural features integrated with the design of the building.
- Roof design shall allow solar panels to be integrated into the roof design, flush with the roof slope. Building orientation and shading design should minimize solar gain and maximize daylight harvesting.



Roof as an integral architectural theme.



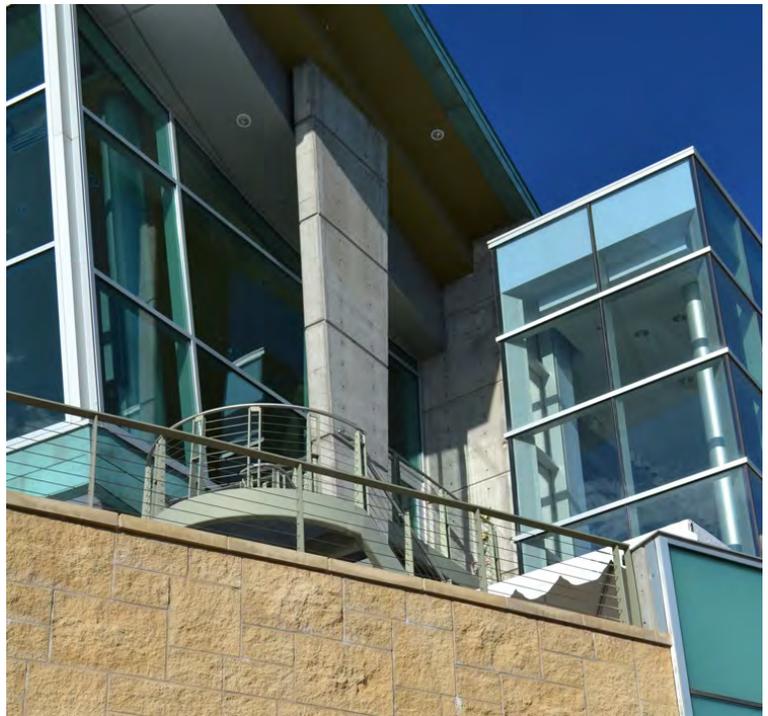
Roof as a design element.

Materials and Color

- Materials should be chosen to withstand abuse by vandals or accidental damage by machinery. False facades and other simulated materials and ornamentation are discouraged.
- Clear or lightly tinted low-e glass (glazing) should be used, particularly at pedestrian levels where transparency between indoor and outdoor spaces is desirable.
- The use of various siding material (i.e. masonry, concrete, metal, or wood siding to produce effects of texture and relief that provide architectural interest) are encouraged.
- Storage containers or accessory structures shall be architecturally treated on all four exterior sides of the building.
- Storage containers or accessory structures should employ a variety of building forms, materials, colors and other architectural treatments to add visual interest.
- The use of compatible colors in a single facade or composition is required. Compatible colors add interest and variety while reducing building scale and breaking up plain walls.
- A color palette should be used on Utah Olympic Park buildings to help reduce their perceived size. Contrasting trim and color bands that help break up the vertical monotony of flat walls are encouraged.



Example of Material Palette.



Example of Material Palette.

Mandatory Land Use Planning Principles

Dedication & Preservation of Viewshed/Environmental Features

Description: Preservation of viewsheds shall, when possible, include the retention of all or major portions of all meadow and hillside viewsheds all ridgelines, and significant environmental features such as all waterways and non-jurisdictional wetlands, wildlife habitat, wildfire hazard areas, historic and cultural artifacts, and geologic features. This is to be accomplished by, among other things, minimizing the removal of vegetation from the site and the amount of over lot grading required to fit the project into the natural landscape. These important features of the predevelopment landscape shall be as identified on the applicable land use plan map or by field inspection at the time of a development application.

ACCOMPLISHED BY:

Retention of all visual hillside viewsheds and ridgelines within the Sun Peak/Silver Springs Neighborhood and West Mountain Neighborhood Planning areas as viewed from Highway 224. Development is restricted to the least environmentally and visually sensitive areas of the property.

Development is placed to minimize the removal of significant vegetation.

Consistency with Desired Neighborhood Character

Description: Development shall be compatible with the desired neighborhood development patterns and policies identified in the Snyderville Basin General Plan and both the applicable neighborhood planning area plan and land use plan map. Minor development that exceeds base densities shall ensure economy of service delivery not only for Summit County and special service districts, but also to residents of the development. At least sixty percent (60%) of the total development parcel(s) that exceed base density shall be maintained as open space in a manner that is consistent with the goals and objectives of the Snyderville Basin Development Code. In certain instances, development, at the option of Summit County and when requested in writing by the developer, may make a cash in lieu of open space contribution to Summit County for the purposes of acquiring open space and open use recreation facilities at another location.

ACCOMPLISHED BY:

The Utah Olympic Park is an existing Resort Center located in an established development node.

The Utah Olympic Park property is compatible with desired West Mountain neighborhood development patterns of the General Plan and supports the recreational and resort nature of the region.

The Resort Center is a complimentary use to the existing West Mountain neighborhood, plus provides for on-site housing opportunities for employees and athletes of the proposed SPA uses.

Ensures economy of service delivery to Summit County, service districts and residents of the Community through the use of a clustered "Resort Village" Land Plan.

The plan meets and exceeds the 60% open space minimum.

Community and Neighborhood Recreation Facilities

Description: Development shall provide appropriate neighborhood recreation and trail facilities, in terms of location, type, and variety that meet the specific neighborhood resident demands that will be generated by the development project. The areas designated for such uses shall not simply be left over spaces within a development. They shall be appropriate in terms of size and quality for the intended use. The specific recreation and trail facilities provided shall be adequate to satisfy the neighborhood demand. While consideration shall be given to standards established in the Code, the unique characteristics of the neighborhood shall be taken into consideration in determining specific requirements. The long term care of these facilities shall be the responsibility of the developer or subsequent residents of the project. In certain instances, development with minimal units, at the option of Summit County and when requested in writing by the developer, may make a cash in lieu of facility contribution to the Snyderville Basin Special Recreation District to fulfill required neighborhood requirements. Written agreement approving the contribution and use of the funds shall require the consent of the Snyderville Basin Special Recreation District. Community contributions shall include the provision/dedication of sufficient land to accommodate public trail links/connections identified on the Recreation and Trails Master Plan. A development's contribution may occur on or off site, so long as the contribution is consistent with the intent of and serves the purpose identified in the Master Plan.

ACCOMPLISHED BY:

The Resort Center development does not create significant demands for Neighborhood Recreational Facilities. Facilities that existing or are being created for the Community Parks and trails will provide sufficient facilities for these limited users created by the project.

Incentive Community Benefit Criteria

Environmental Enhancements (High)

Description: Environmental enhancements shall include, but are not limited to, programs and improvements that will enhance existing wildlife habitat, rehabilitating wetlands disturbed by various land use practices, measures to protect air quality, establishing fisheries in local streams, and other such features. Such enhancements must be compatible with the Snyderville Basin General Plan and the applicable neighborhood plan. Environmental enhancements must produce benefits for the enjoyment of all residents of the Snyderville Basin. Improvements that are provided largely for the enjoyment of residents of the development and which produce only minor benefits for the general population may receive some density credit, but only to the extent that the general public benefits from the improvement.

ACCOMPLISHED BY:

Enhancements include:

Provide and Program mass transit including Olympic Park Shuttles and Park City Bus Routes.

All new Buildings will be constructed to a minimum of Energy Star 2011 building standards.

Restricted Affordable Housing

Description: Higher densities will be permitted when restricted affordable housing is provided within the project. Restricted housing must be of a type that is compatible with the neighborhood within which it is proposed. Restrictions by deed or other desired mechanism shall include appropriate sales and resale restrictions, rental rates restrictions, and other appropriate measures. The restrictions shall ensure that the dwelling units are oriented toward persons employed within Summit County and remain affordable to those employed in Summit County in perpetuity, including sales beyond the original owner. Affordable housing types and size, together with the percentage of such units provided must be compatible with and deemed appropriate by Summit County for the neighborhood in which it is proposed and meet the housing needs of the community. Before restricted affordable housing density increases are granted, the ability of the local community to absorb the number and type of units proposed must be demonstrated. It is not the intent of Summit County to create neighborhoods comprised of restricted affordable housing only.

ACCOMPLISHED BY:

The Resort Center provides for approximately 112 Workforce Housing Units (60.3 W.U.E.'s) with a wide range of housing types serving the project. This equates to an additional 20% above the minimum requirements.

Housing Units include Full time and seasonal units for both Athletes and Employees of the park.

A compatible land use to support the commercial village component internal of the development and for the vast Summit County/Park City community.

Will incorporate appropriate sales and resale restrictions by deeds.

Will provide for restrictions that enable the units to be available to residents employed within Summit County.

Contribution to Community Trails and Parks

Description: Contributions for community parks and trails shall be made according to the Snyderville Basin Recreation and Trails Master Plan. Facilities “required” to meet specific neighborhood or project needs will not be considered as contributions to the communitywide system. Improvements and/or contributions must be considered appropriate and desirable by the Snyderville Basin Special Recreation District. The level of density incentive will relate to the value of the community benefit received from the contribution.

ACCOMPLISHED BY:

Provide for integral trail connection of the Hi-Ute Ranch Trail to the Sun peak and Canyons neighborhoods.

Extension of the UOP trail to link with the future hi-Ute trail and create a UOP loop trail within the Park

Provide maintenance for new Cross Country trails located adjacent to Park minimizing maintenance costs to SBSRD by utilizing available Park equipment.

Exceeds Open Space Requirements for Project

Description: Density incentives will be granted by Summit County when development project provides significant and meaningful open space consistent with the requirements established in Policy 5.1 of the General Plan, and when the amount of open space provided exceeds the required open space for the site as established in the Development Code.

ACCOMPLISHED BY:

As required in Chapter 5.1 of the General Plan the Utah Olympic Park provides "meaningful open space."

82% of the Utah Olympic Park Site is provided as Open Space. Open Space is proposed in large contiguous areas and includes near view buffers as identified in the general.

Required Open Space is located to protect the most important attributes and character of the site. Utah Olympic Park preserves:

- Scenic hillside viewsheds and ridgelines.

- Provides open space connections to and through the village linking adjacent neighborhoods to amenities, parks and trails.

Tax Base and Economic Enhancements

Description: The potential density incentive will be partially a function of tax base and economic enhancements desired by Summit County, which may include, but are not limited to, job generation for the local labor supply; enhancements to the resort economy which may include appropriate short-term accommodations and recreation amenities; significant assessed valuation increases that benefit County and special service districts; and/or significant increases in sales tax revenues to Summit County. Such projects shall be required to accommodate the unique seasonal employee housing needs of the development project in order to qualify for this measure. The development project shall be phased in a manner that ensures that tax revenues are available to Summit County and special service districts before those aspects of the project that may produce a fiscal burden on service providers are constructed. A fiscal, economic, and seasonal housing needs assessment of the project, based on assumptions approved by Summit County, will be required to demonstrate the level of enhancement generated by the project.

ACCOMPLISHED BY:

The Utah Olympic Park complements the existing Resort Character of the Canyons, Park City and Deer Valley resorts providing a unique mix of destination amenities and attractions.

The Utah Olympic Park provides a variety of Housing for resort industry support including appropriate full time and seasonal Athlete and Workforce Housing.

Park amenities and attractions provide for direct and indirect economic income to Summit County and the community as a whole with the ability to draw resort and recreational tourists.

Commercial/Office and tourism tax base to County.

Resort Center provides Job Growth with the Resort Industry

Compatibility with “Town, Resort, Village Design”

Description: Higher densities may be permitted within those areas designated Town or Resort Center on the applicable neighborhood land use plan map. However, to qualify for density increases under this provision, all development must comply with the appropriate design principles identified in Policy 3.8 of the Snyderville Basin General Plan. Furthermore, development shall be clustered at a minimum rate of approximately five (5) units per one acre so as to create an appropriate critical mass within the developed area.

ACCOMPLISHED BY:

As outlined in Policy 3.8 of the General Plan, Utah Olympic Park is suitable as a Resort Center and is an appropriate location because:

Creates no disturbance to environmentally “critical” areas. Resort Center builds upon an existing Resort base.

Minimal disturbance to environmentally “sensitive” areas and Visual impacts are minimized by placing majority of development on existing saddle and off of hillside viewsheds

Resort Center location is compatible with the West Mountain Neighborhood Land Use Plan objectives. Additionally, proposed development area is buffered from all existing land uses.

The Resort Center is highly accessible from major roadways within the Snyderville Basin and Kimball Junction. Access to and from the Village will not adversely affect existing residential neighborhoods.

The Resort Center is in close proximity to existing economic and employment generators.

The Resort Center is near appropriate infrastructure and services.

The Resort Center is designed to be pedestrian oriented, accommodate mass transit opportunities and minimize the use of automobiles within the Resort Center.

Land Bank and Development Right Relocation

Description: Summit County will use density incentives to encourage development right relocation from a less desirable location within the Snyderville Basin to a more desirable location within the Snyderville Basin or suitable contributions of land for land bank purposes to Summit County. The incentive shall be related to the public benefit received from the relocation, but it is recognized that significant density increases may be considered to achieve development relocation. It also is recognized that less desirable locations for development vary in degree of significance to the community. The more significant the area in which the development rights are being relocated from, the greater the incentive that will be considered. To qualify, density must be relocated from one parcel to another, not within the same parcel. Before a density incentive is granted, it must be demonstrated that the proposed density is appropriate in the area acquiring the density and that a reduction of density from the area in which the development rights are being relocated is appropriate and in the public interest.

ACCOMPLISHED BY:

None Proposed

Unique Public Facilities and Amenities Exceeding Project Requirements

Description: Unique community facilities and amenities shall be considered only when it is demonstrated that the improvements or land contribution exceed the specific and identifiable impacts and/or needs of the project. The density shall be directly related to the value of the community benefit. Before a density incentive is granted, however, it also must be demonstrated that there is a need for the proposed improvements: that the improvements or land are needed or desired at the proposed location; that the land is appropriate in size and that the terrain is appropriate to accommodate the intended use; and the improvement is compatible with the surrounding neighborhood. Such benefits may include structured parking when it will result in the preservation of additional and desirable open space, school sites, trail underpass/overpass; public buildings; the provision of alternative transportation systems and facilities, or other such improvements that are determined to be desirable under the General Plan.

ACCOMPLISHED BY:

The Resort center contains existing Amenities and Facilities including:

- Olympic Park Tours
- Alf Engen Ski Museum
- Summer Bobsled rides
- Two zip line rides
- Alpine Slide
- Freestyle Aerial Show
- Youth Sports Programs – summer and winter

The Resort Center will contain public gathering spaces and amenities to support existing and future Resort athletic, social and cultural activities within the park.



Utah Olympic Park – Workforce Housing Summary

Required Workforce Unit Equivalents	50.14
Proposed Workforce Unit Equivalents	74.78

Housing Agreement Details:

Proposed Workforce Unit equivalents exceed project minimum requirements by 49%.

Unit Breakdown:

<u>Unit Type</u>	<u># of Units</u>	<u>Percent of All Units</u>
Seasonal Athlete	56 Units	50%
Year Round Athlete	28 Units	25%
<u>Employee</u>	<u>28 Units</u>	<u>25%</u>
Total	112 Units	100%

All qualified renters of workforce units will be determined by the Utah Olympic Park.

All units will be offered to Full time and Seasonal Athletes training at the Utah Olympic Park, Clients of the Sports Medicine Facility and Full time/Seasonal Employees of the Utah Olympic Park.

Only For Rent units will be provided.

Short Term and Nightly rentals will be allowed for those units identified as Seasonal Athlete Units. No Rental term restrictions shall apply to these units.

Fee Waivers:

1. A waiver of 50% of the fees for each unit targeting 60-80% AMI.
2. A waiver of 75% of the fees for each unit targeting 40-60% AMI.
3. A waiver of 100% of the fees for each unit targeting 20-40% AMI.
4. At the sole discretion of the Chief Executive of Summit County, and upon good cause shown, community oriented housing non-profits only may be granted a waiver of 100% of the fees for all units.



Workforce Housing Generation

Type of Use	Full Time Equivalent (FTE) *	Use Square Footage	Employees Generated	W.U.E. Obligation **	Notes
Office	3.7	79,500	294.15	32.68	Typical Office uses
Winter School	1.00	9,000	9.00	1.00	
Medical Office	0.7	40,000	28.00	3.11	
Indoor Recreation Facility	4.4	13,900	61.16	6.80	
Athlete Support	1.00	35,910	35.91	3.99	Includes Luge Facility & Day Lodge Expansion
Event Support	3.3	6,975	23.02	2.56	
Recreation Elements	0	0	0.00	0.00	
Workforce Totals		185,285	451.24	50.14	
Mid Mountain Residential Parcels	0	43,000			
Park Housing	0	67,230			
Project Total		295,515			

* Per Summit County Development Code - Workforce Housing - Chapter 5

** W.U.E. Obligation Calculation

Employees x .20 = X

X divided by 1.5 (workers per household) = Y

Y divided by 1.2 (jobs per worker) = W.U.E. required



Proposed Workforce Housing

Type of Use	Unit Size	Number of Units	Percent of Total *	Unit SF	W.U.E.	Notes **		
Seasonal Athlete - Dormitory	150	24	21.43%	3,600	4.00	Max 6 persons per Unit. 1 Bathroom per 4 persons = 60 sf min. Access to Kitchen to meet building requirements 20 sf per person for storage		
Seasonal Athlete - Studio	400	32	28.57%	12,800	14.22	Studio unit		
Year Round Athlete	650	28	25.00%	18,200	20.22	One Bedroom		
Employee	650	4	3.57%	2,600	2.89	One Bedroom		
Employee	900	4	3.57%	3,600	4.00	Two Bedroom		
Employee	1150	6	5.36%	6,900	7.67	Three Bedroom		
Employee	1400	14	12.50%	19,600	21.78	Four Bedroom		
Workforce Totals					112	100.00%	67,300	74.78

* No unit may exceed 50% of the total.

** All unit sizes are as defined by Summit County Development Code - Workforce Housing - Chapter 5

EXECUTIVE SUMMARY

This traffic study focuses on the proposed Utah Olympic Park development located in Park City, Utah, and examines the feasibility of the development from a traffic perspective. The traffic study includes an analysis of the associated impacts on the adjacent roadways and intersections.

A. Conclusions

Existing (2011) Background, Future 2015 Background, Future 2015 Plus Project, and Future 2030 Plus Project traffic conditions at study intersections operate at acceptable LOS (LOS D or better) during the PM peak hour period. Signal timings were adjusted and optimized to account for projected traffic volumes.

For Future 2030 Background traffic conditions the study intersections operate at acceptable LOS (LOS D or better) during the PM peak period. However, the eastbound left-turning movement at the study intersection of Olympic Parkway / SR-224 experiences 258.8 seconds of delay, causing a queue to spillback into the Olympic Park / Landmark Drive roundabout. Fehr & Peers recommends providing an additional eastbound left-turn lane, as described below, to relieve the congestion experienced during this movement.

As shown throughout this report, the additional estimated trips generated by the Utah Olympic Park will have minimal impact to the future background volumes and intersection operations. The following shows the percent increase in PM peak hour traffic volumes as a result of the added trips from the Utah Olympic Park development at the study intersections:

<u>Intersection</u>	<u>2015</u>	<u>2030</u>
Ute Blvd / SR-224	1%	3%
Olympic Pkwy / SR-224	2%	5%
Ute Blvd / Landmark Dr	1%	3%
Olympic Pkwy / Landmark Dr	11%	20%

Without the planned improvements and recommendations from the SBMTP as well as the additional improvements outlined below, traffic would experience heavy delays at intersections on SR-224 with or without the project generated traffic. The planned improvements in the SBMTP are expected to be beneficial and imperative for future background and future plus project traffic conditions in the Kimball Junction area.

B. Recommendations

Fehr & Peers recommends the following planned 2009 SBTMP improvements and mitigations for each scenario. Subsequent scenarios assume that previously recommended improvements and mitigations have been implemented.

2015 Planned Improvements

- SR-224 widening, I-80 to Bear Hollow Drive
 - *SR-224 should have a six-lane cross section; it is also assumed that with the widening of SR-224, additional southbound and northbound left-turn lanes (dual left-turn lanes) will be constructed at Ute Blvd/SR-224, per the Landmark Drive Construction Project design files*

Based on the expected growth of the area and the additional traffic from the Summit Research Park development, the widening of SR-224 from I-80 to Bear Hollow Drive was determined to be needed regardless of the Utah Olympic Park development.

2030 Planned Improvements

- SR-224 widening, Bear Hollow Drive to Canyons Resort Drive
 - *SR-224 should have a six-lane cross section*

Additional Mitigations

The following mitigations were not included in the 2009 SBMTP, but determined necessary from this traffic study.

Existing (2011) Background Conditions

- No mitigations are needed

Future 2015 Background Conditions

Ute Boulevard / SR-224

- The eastbound right-turn lane experiences a 95th percentile queue of 107 feet during the PM peak hour, which exceeds the current storage length of 80 feet. Therefore, Fehr & Peers recommends extending the eastbound right-turn lane to a minimum length of 110 feet. (It is recommended that this storage pocket be extended to a minimum of 120 feet in the Future 2030 Background scenario and may want to be extended to 120 feet during the year 2015.)

Future 2015 Plus Project Conditions

- No mitigations are needed

Future 2030 Background Conditions

Ute Boulevard / SR-224

- Extend the eastbound right-turn pocket to a minimum storage length of 120 feet.
- Extend the eastbound left-turn pocket to a minimum storage length of 240 feet.

Olympic Parkway / SR-224

- Provide an additional eastbound left-turn lane, resulting in dual eastbound left-turn lanes.

Future 2030 Plus Project Conditions

- No mitigations are needed

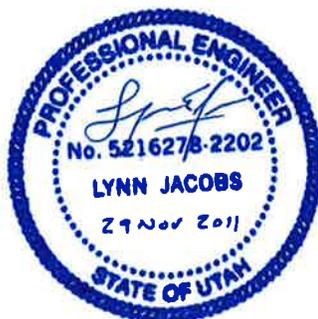
Utah Olympic Park Traffic Impact Study

Summit County, Utah

Prepared by:

FEHR & PEERS

2180 South 1300 East, Suite 220
Salt Lake City, UT 84106
(801) 463-7600



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Utah Olympic Park

November 2011

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- Extend the eastbound right-turn pocket to a minimum storage length of 120 feet.
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Olympic Parkway / SR-224

- Provide an additional eastbound left-turn lane, resulting in dual eastbound left-turn lanes.

Future 2030 Plus Project Conditions

- No mitigations are needed

Table ES-1 reports the overall intersection delay and LOS for the signalized intersections and worst approach intersection delay and LOS for the unsignalized intersections for the different analyzed periods. The Future 2015 and 2030 scenarios (background and plus project) reported in Table ES-1 include planned improvements from the 2009 SBTMP and/or recommended mitigations. The subsequent chapters show detailed descriptions of the intersection operations.

Table ES-1 PM Peak Hour Level of Service Utah Olympic Park, Park City, UT							
Intersection			Existing (2011)	Future 2015 Background	Future 2015 Plus Project	Future 2030 Background	Future 2030 Plus Project
ID	Location	Control	LOS & Delay Sec / Veh ¹				
1	Ute Blvd / SR-224	Signal	D 41.9	C 26.6	C 27.1	C 32.6	D 36.2
2	Olympic Pkwy / SR-224	Signal	C 26.2	C 21.2	C 22.9	C 30.0	C 31.1
3	Ute Blvd / Landmark Dr	Yield	C 16.6	C 17.7	C 17.8	C 23.4	C 23.4
4	Olympic Pkwy / Landmark Dr	Yield	A <5.0	A 6.2	A 6.9	B 11.2	C 16.7
A 1	Olympic Pkwy / Access 1	EB Stop	N/A ²	N/A ²	A <5.0	N/A ²	A <5.0
A 2	Olympic Pkwy / Access 2	WB Stop	N/A ²	N/A ²	A <5.0	N/A ²	A <5.0
A 3	Olympic Pkwy / Access 3	NB Stop	N/A ²	N/A ²	N/A ³	N/A ²	A <5.0
A 4	Olympic Pkwy / Access 4	SB Stop	N/A ²	N/A ²	N/A ³	N/A ²	A <5.0
A 5	Olympic Pkwy / Access 5	EB Stop	N/A ²	N/A ²	N/A ³	N/A ²	A <5.0
A 6	Olympic Pkwy / Access 6	WB Stop	N/A ²	N/A ²	N/A ³	N/A ²	A <5.0

1. Overall intersection LOS and average delay (seconds/vehicle) for the signalized intersections and worst approach LOS and average delay for the unsignalized intersections.
2. This intersection is a project access and was only analyzed in the plus project scenarios.
3. This intersection is a 2030 project access and was only analyzed in the 2030 plus project scenario.

Source: Fehr & Peers, November 2011

Utah Olympic Park Density Summary

PROJECT AREA	403 ACRES
PROPOSED OPEN SPACE	330 ACRES (82%)

PROPOSED USES	295,515 SF
Campus	185,285 SF
Park Housing	67,230 SF
Mid-Mountain	43,000 SF

UNIT EQUIVALENT (1,600 SF=1 Unit)

PROPOSED UNITS	184.70 UNITS
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PROPOSED DENSITY	.458 UNITS/ACRE
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TOTAL PROJECT DENSITY*	.524 UNITS/ACRE
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*Includes existing Museum, Day Lodge and Offices

COMPARABLE SPA PROJECTS

REDSTONE	8.63 UNITS/ACRE
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NEWPARK	5.16 UNITS/ACRE
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BEAR HOLLOW VILLAGE	2.74 UNITS/ACRE
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Mandatory Land Use Planning Principles

Dedication & Preservation of Viewshed/Environmental Features

Description: Preservation of viewsheds shall, when possible, include the retention of all or major portions of all meadow and hillside viewsheds all ridgelines, and significant environmental features such as all waterways and non-jurisdictional wetlands, wildlife habitat, wildfire hazard areas, historic and cultural artifacts, and geologic features. This is to be accomplished by, among other things, minimizing the removal of vegetation from the site and the amount of over lot grading required to fit the project into the natural landscape. These important features of the predevelopment landscape shall be as identified on the applicable land use plan map or by field inspection at the time of a development application.

ACCOMPLISHED BY:

Retention of all visual hillside viewsheds and ridgelines within the Sun Peak/Silver Springs Neighborhood and West Mountain Neighborhood Planning areas as viewed from Highway 224. Development is restricted to the least environmentally and visually sensitive and most developable areas of the property.

Development area is Clustered in the existing saddle adjacent to existing structures and parking areas.

Development is placed to minimize the removal of significant vegetation.

Consistency with Desired Neighborhood Character

Description: Development shall be compatible with the desired neighborhood development patterns and policies identified in the Snyderville Basin General Plan and both the applicable neighborhood planning area plan and land use plan map. Minor development that exceeds base densities shall ensure economy of service delivery not only for Summit County and special service districts, but also to residents of the development. At least sixty percent (60%) of the total development parcel(s) that exceed base density shall be maintained as open space in a manner that is consistent with the goals and objectives of the Snyderville Basin Development Code. In certain instances, development, at the option of Summit County and when requested in writing by the developer, may make a cash in lieu of open space contribution to Summit County for the purposes of acquiring open space and open use recreation facilities at another location.

ACCOMPLISHED BY:

The Utah Olympic Park is an existing Center of development located in an established development node.

The Utah Olympic Park property is compatible with desired West Mountain neighborhood development patterns of the General Plan and supports the recreational and resort nature of the region.

The Resort Center is a complimentary use to the existing West Mountain neighborhood, plus provides for on-site housing opportunities for employees and athletes of the proposed SPA uses.

Ensures economy of service delivery to Summit County, service districts and residents of the Community through the use of a clustered "Resort Center" Land Plan.

The plan meets and exceeds the 60% open space minimum.

Community and Neighborhood Recreation Facilities

Description: Development shall provide appropriate neighborhood recreation and trail facilities, in terms of location, type, and variety that meet the specific neighborhood resident demands that will be generated by the development project. The areas designated for such uses shall not simply be left over spaces within a development. They shall be appropriate in terms of size and quality for the intended use. The specific recreation and trail facilities provided shall be adequate to satisfy the neighborhood demand. While consideration shall be given to standards established in the Code, the unique characteristics of the neighborhood shall be taken into consideration in determining specific requirements. The long term care of these facilities shall be the responsibility of the developer or subsequent residents of the project. In certain instances, development with minimal units, at the option of Summit County and when requested in writing by the developer, may make a cash in lieu of facility contribution to the Snyderville Basin Special Recreation District to fulfill required neighborhood requirements. Written agreement approving the contribution and use of the funds shall require the consent of the Snyderville Basin Special Recreation District. Community contributions shall include the provision/dedication of sufficient land to accommodate public trail links/connections identified on the Recreation and Trails Master Plan. A development's contribution may occur on or off site, so long as the contribution is consistent with the intent of and serves the purpose identified in the Master Plan.

ACCOMPLISHED BY:

The Resort Center development does not create significant resident demands for Neighborhood Recreational Facilities.

Existing trails are available for on-site workforce and athlete resident's use.

Incentive Community Benefit Criteria

Environmental Enhancements (High)

Description: Environmental enhancements shall include, but are not limited to, programs and improvements that will enhance existing wildlife habitat, rehabilitating wetlands disturbed by various land use practices, measures to protect air quality, establishing fisheries in local streams, and other such features. Such enhancements must be compatible with the Snyderville Basin General Plan and the applicable neighborhood plan. Environmental enhancements must produce benefits for the enjoyment of all residents of the Snyderville Basin. Improvements that are provided largely for the enjoyment of residents of the development and which produce only minor benefits for the general population may receive some density credit, but only to the extent that the general public benefits from the improvement.

ACCOMPLISHED BY:

Enhancements include:

Provide and Program mass transit including Olympic Park Shuttles and Park City Bus Routes reducing the need for automobiles within the Park.

All new Buildings will be constructed to a minimum of Energy Star 2011 building standards.

Restricted Affordable Housing

Description: Higher densities will be permitted when restricted affordable housing is provided within the project. Restricted housing must be of a type that is compatible with the neighborhood within which it is proposed. Restrictions by deed or other desired mechanism shall include appropriate sales and resale restrictions, rental rates restrictions, and other appropriate measures. The restrictions shall ensure that the dwelling units are oriented toward persons employed within Summit County and remain affordable to those employed in Summit County in perpetuity, including sales beyond the original owner. Affordable housing types and size, together with the percentage of such units provided must be compatible with and deemed appropriate by Summit County for the neighborhood in which it is proposed and meet the housing needs of the community. Before restricted affordable housing density increases are granted, the ability of the local community to absorb the number and type of units proposed must be demonstrated. It is not the intent of Summit County to create neighborhoods comprised of restricted affordable housing only.

ACCOMPLISHED BY:

The Resort Center provides for approximately 112 Workforce Housing Units (74.78 W.U.E.'s) with a wide range of housing types serving the project including athlete dormitories. This equates to 49% above the minimum requirements. (50.14 W.U.E's)

Workforce Housing (67,300 SF) = 22.77% of Total Project SF

Housing Units include Full time and seasonal units for both Athletes and Employees of the park.

No one Housing type will account for more than 50% of the Total units

Will provide for restrictions that enable the units to be available to residents and athletes working and training at the Utah Olympic Park.

Contribution to Community Trails and Parks

Description: Contributions for community parks and trails shall be made according to the Snyderville Basin Recreation and Trails Master Plan. Facilities "required" to meet specific neighborhood or project needs will not be considered as contributions to the communitywide system. Improvements and/or contributions must be considered appropriate and desirable by the Snyderville Basin Special Recreation District. The level of density incentive will relate to the value of the community benefit received from the contribution.

ACCOMPLISHED BY:

Provide for integral trail connection of the potential future Hi-Ute Ranch Trail to the Sun peak and Canyons neighborhoods.

Extension of the UOP trail to link with the future hi-Ute trail and create a UOP loop trail within the Park.

Provide maintenance for new Cross Country trails located adjacent to Park minimizing maintenance costs to SBSRD by utilizing available Park equipment.

Providing Trail Connection from UOP Loop Trail to new Cross Country Trails in lower basin open space.

Exceeds Open Space Requirements for Project

Description: Density incentives will be granted by Summit County when development project provides significant and meaningful open space consistent with the requirements established in Policy 5.1 of the General Plan, and when the amount of open space provided exceeds the required open space for the site as established in the Development Code.

ACCOMPLISHED BY:

As required in Chapter 5.1 of the General Plan the Utah Olympic Park provides "meaningful open space."

82% of the Utah Olympic Park Site is provided as Open Space. Open Space is proposed in large contiguous areas and includes near view buffers as identified in the General Plan.

Required Open Space is located to protect the most important attributes and character of the site. Utah Olympic Park preserves:

- Scenic hillside viewsheds and ridgelines.

- Provides open space connections to and through the village linking adjacent neighborhoods to amenities, parks and trails.

Tax Base and Economic Enhancements

Description: The potential density incentive will be partially a function of tax base and economic enhancements desired by Summit County, which may include, but are not limited to, job generation for the local labor supply; enhancements to the resort economy which may include appropriate short-term accommodations and recreation amenities; significant assessed valuation increases that benefit County and special service districts; and/or significant increases in sales tax revenues to Summit County. Such projects shall be required to accommodate the unique seasonal employee housing needs of the development project in order to qualify for this measure. The development project shall be phased in a manner that ensures that tax revenues are available to Summit County and special service districts before those aspects of the project that may produce a fiscal burden on service providers are constructed. A fiscal, economic, and seasonal housing needs assessment of the project, based on assumptions approved by Summit County, will be required to demonstrate the level of enhancement generated by the project.

ACCOMPLISHED BY:

The Utah Olympic Park complements the existing Resort Character of the Canyons, Park City and Deer Valley resorts providing a unique mix of destination amenities and attractions.

The Utah Olympic Park provides a variety of Housing for resort industry support including appropriate full time and seasonal Athlete and Workforce Housing.

Park amenities and attractions provide for direct and indirect economic income to Summit County and the community as a whole with the ability to draw resort and recreational tourists - 280,000 total current yearly visits.

Commercial/Office and tourism tax base to Summit County.

Resort Center provides Job Growth within the Resort Industry thru additional Recreation Training Facilities and Commercial/Office uses.

Sport Training Facilities providing Growth of Sport within Summit County

Current Financial Impacts to local economy from UOP Special Events (Athletes) = 3,000 to 5,000 total room nights per year.

Expanded Athlete Training Visits Outside of Special Events

Compatibility with “Town, Resort, Village Design”

Description: Higher densities may be permitted within those areas designated Town or Resort Center on the applicable neighborhood land use plan map. However, to qualify for density increases under this provision, all development must comply with the appropriate design principles identified in Policy 3.8 of the Snyderville Basin General Plan. Furthermore, development shall be clustered at a minimum rate of approximately five (5) units per one acre so as to create an appropriate critical mass within the developed area.

ACCOMPLISHED BY:

As outlined in Policy 3.8 of the General Plan, Utah Olympic Park is suitable as a Resort Center and is an appropriate location because:

Creates no disturbance to environmentally “critical” areas. Resort Center builds upon an existing Resort base.

Minimal disturbance to environmentally “sensitive” areas and Visual impacts are minimized by placing majority of development on existing saddle and off of hillside viewsheds

Resort Center location is compatible with the West Mountain Neighborhood Land Use Plan objectives. Additionally, proposed development area is buffered from all existing land uses.

The Resort Center is highly accessible from major roadways within the Snyderville Basin and Kimball Junction. Access to and from the Village will not adversely affect existing residential neighborhoods.

The Resort Center is in close proximity to existing economic and employment generators.

The Resort Center is near appropriate infrastructure and services.

The Resort Center is designed to be pedestrian oriented, accommodate mass transit opportunities and minimize the use of automobiles within the Resort Center.

Land Bank and Development Right Relocation

Description: Summit County will use density incentives to encourage development right relocation from a less desirable location within the Snyderville Basin to a more desirable location within the Snyderville Basin or suitable contributions of land for land bank purposes to Summit County. The incentive shall be related to the public benefit received from the relocation, but it is recognized that significant density increases may be considered to achieve development relocation. It also is recognized that less desirable locations for development vary in degree of significance to the community. The more significant the area in which the development rights are being relocated from, the greater the incentive that will be considered. To qualify, density must be relocated from one parcel to another, not within the same parcel. Before a density incentive is granted, it must be demonstrated that the proposed density is appropriate in the area acquiring the density and that a reduction of density from the area in which the development rights are being relocated is appropriate and in the public interest.

ACCOMPLISHED BY:

None Proposed

Unique Public Facilities and Amenities Exceeding Project Requirements

Description: Unique community facilities and amenities shall be considered only when it is demonstrated that the improvements or land contribution exceed the specific and identifiable impacts and/or needs of the project. The density shall be directly related to the value of the community benefit. Before a density incentive is granted, however, it also must be demonstrated that there is a need for the proposed improvements: that the improvements or land are needed or desired at the proposed location; that the land is appropriate in size and that the terrain is appropriate to accommodate the intended use; and the improvement is compatible with the surrounding neighborhood. Such benefits may include structured parking when it will result in the preservation of additional and desirable open space, school sites, trail underpass/overpass; public buildings; the provision of alternative transportation systems and facilities, or other such improvements that are determined to be desirable under the General Plan.

ACCOMPLISHED BY:

The Resort center contains existing Amenities and Facilities including:

- Olympic Park Tours
- Alf Engen Ski Museum
- Summer Bobsled rides
- Two zip line rides
- Alpine Slide
- Freestyle Aerial Show
- Youth Sports Programs – summer and winter

Future Facilities and amenities include:

- Expanded Training Facilities for High Performance and Community Recreation Programs
- Ropes and Adventure courses
- Special Events tents within public plazas to support Receptions, Meetings and Group Events
- Expanded Viewing Areas/Plazas around the Freestyle Pool