

Summit County Proposal

Implement biometrics for 2014

Employees participate at 10% of premium cost for HDHP or SelectMed plans.

Employees may receive a discount in premium cost if:

the employee meets 3 of 5 Biometrics and does not use any form of tobacco - no premium cost to the employee for the HDHP or SelectMed plans

the employee does not meet 3 of 5 biometrics but does not use any form of tobacco - premium cost to the employee is 5% of the HDHP or SelectMed premium.

the employee uses any form of tobacco - premium cost to the employee is 10%

LiVe Well Center at Park City Hospital will conduct all testing. If the employee does not go to the LiVe Well Center the employee participates at the 10% level of the HDHP or SelectMed plans.

Decrease the amount of employee participation in the Care and Care+ plans from 18% and 20% respectively to 13% and 15%.

For employees enrolled in the HDHP plan employer contribution in an HSA in the amount of \$750 for Single and \$1,500 for Two-party and Family participants.



Gang Intelligence Summary

Active Gangs within Summit County:

1. Nortenos , two sets , Porterville Nortenos and V1 Nortenos. The Norteno activity has been documented by Summit County Sheriff Office, BACNET and Federal Law Enforcement. Multiple cases involving narcotics and theft have been brought against members of this street gang. Gang graffiti has also been located from Park City to Oakley.
2. Surenos have been documented in the Summit County Area for some time. The current set that is operating in Park City is headed by the Lucero Family. Multiple members of the Lucero Family have had run in with Law Enforcement. The Surenos are considered by Federal Law Enforcement Agencies has the largest street gang in the country. They are the soldiers for the Mexican Mafia and Sinaloa Cartel.
3. Titanic Crip Society has moved into the Summit County Area very recently. Several Gangs related graffiti has been documented around the area from Park City to the Wyoming border. The Titanic Crip Society has formed an allegiance with the Nortenos inside the Utah State Prison. With both gangs operating in Summit County it's safe to suffice that illegal activities are occurring.
4. White Gangs / SAC/ SAW both of these Utah State Prison Gangs have shown up in our county jail. There are a few members that claim residency in Kamas and Oakley. These two gangs are known for arms trafficking, narcotics sales and manufacturing as well has identity fraud.
5. Cartel Cowboys have been popping up in our county more and more in the past few months. The Cartel Cowboys are direct associates of the Sinaloa Cartel in Mexico. Federal Task Forces and Summit County Sheriff Office have arrested and documented several.



6. QVO members were documented by Summit County Sheriff's Detectives having phone conversations (In the Summit County Jail) about moving drugs, money and other criminal activities.
7. Juggalos and Straight Edge members have been documented in the Summit County Jail over the past few months. These two groups are often involved in destruction of mink farms throughout Utah.

Gang Members in Summit County

1. Currently through the Summit County Gang Liaison and the Salt Lake County Metro Gang Unit there are over 75 documented gang members that claim Summit County has their residence. With that number, it is safe to say that there are far more than has been documented.
2. In the Summit County Spillman Database there are over 400 documented Gang Members.

Gang Suppression

1. Summit County Sherriff Office is a member of the Salt Lake Metro Gang Unit. Currently Deputy Schaeffer is assigned to the Metro Gang Unit as Summit County's Gang Liaison.
2. Utah State Prison Security Threat Group Unit actively shares information with Summit County.
3. Field Card and Documentation with Patrol Deputies has become more prominent when dealing with possible Gang Members.
4. In House Gang Training for all Deputies to help keep the Sherriff's Office current on local activity and trends with in the area.
5. Federal Task Force (DEA) and Summit County Sheriff's Office Gang Liaison actively share intelligence. Gangs and Narcotics go hand in hand.

Auditor

Blake Frazier



October 08, 2013

County Council;

Please consider approving the 2013 Board of Equalization Stipulations on October 16th. They will be prepared for your review prior to that date.

Thank You,

A handwritten signature in black ink that reads "Kathryn Rockhill". The signature is written in a cursive style with a large initial 'K'.

Kathryn Rockhill

BOE Clerk

2013 BOE Adjustments

Account #	Serial #	New Market Value	Old Market Value	MV Difference	New Taxable Value	Old Taxable Value	Taxable Difference	Old Tax Estimate	% Difference	Explanation for adjustment
0477391	WWDDAM-WWD2	\$ -	\$ 289,950.00	\$ (289,950.00)	\$ -	\$ 289,950.00	\$ (289,950.00)	\$ 2,517.35	-100.00%	county owned property should be exempt to 0 value
0478349	LVDAM-LV7	\$ -	\$ 5,100.00	\$ (5,100.00)	\$ -	\$ 5,100.00	\$ (5,100.00)	\$ 44.28	-100.00%	county owned property should be exempt to 0 value
0478318	LVDAM-LV3	\$ -	\$ 48,975.00	\$ (48,975.00)	\$ -	\$ 48,975.00	\$ (48,975.00)	\$ 425.20	-100.00%	county owned property should be exempt to 0 value
0478301	LVDAM-LV2B	\$ -	\$ 46,725.00	\$ (46,725.00)	\$ -	\$ 46,725.00	\$ (46,725.00)	\$ 405.67	-100.00%	county owned property should be exempt to 0 value
0478293	LVDAM-LV2A	\$ -	\$ 61,800.00	\$ (61,800.00)	\$ -	\$ 61,800.00	\$ (61,800.00)	\$ 536.55	-100.00%	county owned property should be exempt to 0 value
0476172	EWD-EWD4	\$ -	\$ 7,050.00	\$ (7,050.00)	\$ -	\$ 7,050.00	\$ (7,050.00)	\$ 61.21	-100.00%	county owned property should be exempt to 0 value
0476165	EWD-EWD2	\$ -	\$ 73,575.00	\$ (73,575.00)	\$ -	\$ 73,575.00	\$ (73,575.00)	\$ 638.78	-100.00%	county owned property should be exempt to 0 value
0476158	EWD-EWD1	\$ -	\$ 23,925.00	\$ (23,925.00)	\$ -	\$ 23,925.00	\$ (23,925.00)	\$ 207.72	-100.00%	county owned property should be exempt to 0 value
0477384	WWDDAM-WWD1	\$ -	\$ 80,025.00	\$ (80,025.00)	\$ -	\$ 80,025.00	\$ (80,025.00)	\$ 694.78	-100.00%	county owned property should be exempt to 0 value
0447945	PP-74-C-1	\$ -	\$ 3,075.00	\$ (3,075.00)	\$ -	\$ 3,075.00	\$ (3,075.00)	\$ 26.70	-100.00%	county owned property should be exempt to 0 value
0439715	LBHV-1-1101	\$ 135,000.00	\$ 193,310.00	\$ (58,310.00)	\$ 135,000.00	\$ 193,310.00	\$ (58,310.00)	\$ 1,678.32	-30.16%	concur with appellants market conclusion of 135000
0359087	BD-A	\$ 1,570,000.00	\$ 1,960,000.00	\$ (390,000.00)	\$ 1,570,000.00	\$ 1,960,000.00	\$ (390,000.00)	\$ 17,828.16	-19.90%	
0439822	CANCOR-1	\$ 2,604,104.00	\$ 3,250,000.00	\$ (645,896.00)	\$ 2,604,104.00	\$ 3,250,000.00	\$ (645,896.00)	\$ 28,216.50	-19.87%	
0463112	DLADY-1	\$ 360,000.00	\$ 387,265.00	\$ (27,265.00)	\$ 198,000.00	\$ 212,996.00	\$ (14,996.00)	\$ 1,937.41	-7.04%	
0440595	KT-266-F-1	\$ 2,407,965.00	\$ 2,503,000.00	\$ (95,035.00)	\$ 2,407,965.00	\$ 2,503,000.00	\$ (95,035.00)	\$ 26,376.61	-3.80%	
0375141	SRM-1-AM	\$ 515,000.00	\$ 526,974.00	\$ (11,974.00)	\$ 324,849.00	\$ 331,436.00	\$ (6,587.00)	\$ 3,028.99	-1.99%	
Totals for 10/9/2013		\$ 7,592,069.00	\$ 9,460,749.00	\$ (1,868,680.00)	\$ 7,239,918.00	\$ 9,090,942.00	\$ (1,851,024.00)			
Totals for 10/9/2013		\$ 36,608,292.00	\$ 55,982,639.00	\$ (17,374,347.00)	\$ 36,525,405.00	\$ 53,706,743.00	\$ (17,181,338.00)			
Totals for 10/2/2013		\$ 91,029,732.00	\$ 104,702,073.00	\$ (13,672,341.00)	\$ 78,543,117.00	\$ 97,726,413.00	\$ (19,183,296.00)			
Totals for 9/25/2013		\$ 131,169,641.00	\$ 155,502,418.00	\$ (24,332,777.00)	\$ 107,403,298.00	\$ 142,109,691.00	\$ (34,706,393.00)			
Totals for 9/11/2013		\$ 45,692,783.00	\$ 59,290,425.00	\$ (13,597,642.00)	\$ 45,535,283.00	\$ 58,936,247.00	\$ (13,400,964.00)			
Totals for 9/4/2013		\$ 182,109,624.00	\$ 211,373,202.00	\$ (29,262,578.00)	\$ 138,575,271.00	\$ 190,365,899.00	\$ (51,790,628.00)			
Totals for 8/21/2013		\$ 43,340,430.00	\$ 49,490,523.00	\$ (6,150,093.00)	\$ 29,421,027.00	\$ 46,124,544.00	\$ (16,703,517.00)			
Running Total		\$ 537,542,571.00	\$ 645,802,029.00	\$ (106,258,458.00)	\$ 443,243,319.00	\$ 598,060,479.00	\$ (154,817,160.00)			

The Market value decrease for 2013 is (\$ 106,258,458) As of 10/16/2013

The Taxable Value decrease for 2013 is (\$ 154,817,160) As of 10/16/2013

COMMUNITY DEVELOPMENT

- The department received 40 new building applications and 7 new planning applications this past week as follows:

NEW BUILDING PERMITS October 3 – October 9, 2013

Number	Full Address	Description
2013-1475	9057 DYE CABINS DR	Single Family Dwelling (Dye Cabins)
2013-1477	5598 KODIAK WAY North	Interior remodel
2013-1478	1022 CUTTER LN	Addition / existing home
2013-1479	6165 SILVER SAGE DR North	Underground Water Tank
2013-1482	1188 No Address on File	Meter Change-out
2013-1483	1612 UTE Blvd West	interior demolition
2013-1484	1969 SUN PEAK DR	Single family dwelling building permit
2013-1487	5530 CROSS COUNTRY WAY North	Basement Finish
2013-1470	4205 HILLTOP DR	Photovoltaic
2013-1472	1674 SILVER SPRINGS RD North	New meter change out
2013-1486	1587 SHADOW MOUNTAIN LN West	Single Family Dwelling
2013-1473	3000 CANYONS RESORT DR	Chiller shade structure
2013-1474	3000 CANYONS RESORT DR	PUB KITCHEN EXTENTION
2013-1476	3884 PACK SADDLE CIR West	INSTALL FURNACE
2013-1485	187 WHITE PINE CANYON RD	single family dwelling
2013-1488	1626 UINTA Way	Electrical for Five Guys Sign
2013-1490	9742 KIMBALL CANYON RD North	Single Family Dwelling
2013-1491	4716 SILVER MEADOWS DR North	3 window change-outs
2013-1492	1723 UTE Blvd West	Amendment to Del Taco Park City signage
2013-1495	103 WHITE PINE CANYON RD	SINGLE FAMILY DWELLING
2013-1496	7750 LONG RIFLE RD North	THIS IS FOR AN ELECTRICAL & PLUMBING PERMIT
2013-1500	8738 GORGOZA DR North	Solar Panels
2013-1501	7910 PINEBROOK RD	Photovoltaic
2013-1502	235 LOWER RIVER RD West	photovoltaic
2013-1503	165 LOWER EVERGREEN DR	photovoltaic
2013-1504	1224 COTTONWOOD LN	photovoltaic

2013-1505	1769 TEAL DR West	photovoltaic
2013-1506	400 EVERGREEN DR	photovoltaic
2013-1507	7213 RIDGE Way	photovoltaic
2013-1508	3104 STATE ROAD 32 North	photovoltaic
2013-1493	1375 QUAIL MEADOW RD West	furnace replacement Dolly Makoff
2013-1494	6266 PARK RIDGE DR North	GAS LINE CHANGE FROM A .5LB TO A 2LB SERVICE.
2013-1509	2665 IROQUOIS LOOP South	Dave Telian
2013-1497	355 HUFF CREEK RD North	Tankless water heater
2013-1498	6385 MOUNTAIN VIEW DR North	Roof Mount Solar Panels
2013-1499	3575 LARIAT RD West	Roof Solar Panels
2013-1512	2422 FOREST MEADOW RD South	Require service disconnect to reattach conduit at service entrance.
2013-1514	76 WHITE PINE CANYON RD	Remodel / 120 sq ft addition
2013-1516	1154 CENTER DR	60 home condo units above parking terrace
2013-1513	1389 CENTER DR	Tenant Improvement Ecosphere / Office

**Planning Applications
October 3- October 9, 2013**

Project Number	Description
2013-749	Park City Day School Sign Sign Permit PP-43-A-4-A 3160 Pinebrook Rd
2013-750	Woloson Red Hawk LIP Low Impact Permit RRH-12 1780 W. Red Hawk Trail
2013-751	Kupferschmidt Warehouse LIP Low Impact Permit SL-1-7-6 725 Parkway
2013-752	Bates Legacy Holdings LLA Lot Line Adjustment NS-87-C 27863 Old Lincoln Hwy
2013-753	Stewart LOR Lot of Record NS-904-A, NS-942 Echo
2013-754	Girls Night Out 2014 Special Event 3700 N Brookside Ct
2013-755	Wendy's Sign Sign Permit PP-81-H-1-A-2 1620 West Ute Blvd

Respectfully Submitted, Patrick Putt
Community Development Director

MINUTES

SUMMIT COUNTY
BOARD OF COUNTY COUNCIL
WEDNESDAY, AUGUST 28, 2013
COUNCIL CHAMBERS
COALVILLE, UTAH

PRESENT:

Claudia McMullin, *Council Chair*
Chris Robinson, *Council Vice Chair*
Roger Armstrong, *Council Member*
Kim Carson, *Council Member*
David Ure, *Council Member*

Robert Jasper, *Manager*
Anita Lewis, *Assistant Manager*
Dave Thomas, *Deputy Attorney*
Kent Jones, *Clerk*
Karen McLaws, *Secretary*

CLOSED SESSION

Council Member Ure made a motion to convene in closed session to discuss litigation. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.

The Summit County Council met in closed session from 3:10 p.m. to 3:35 p.m. for the purpose of discussing litigation. Those in attendance were:

Claudia McMullin, *Council Chair*
Chris Robinson, *Council Vice Chair*
Roger Armstrong, *Council Member*
Kim Carson, *Council Member*
David Ure, *Council Member*

Robert Jasper, *Manager*
Anita Lewis, *Assistant Manager*
Dave Thomas, *Deputy Attorney*

Council Member Ure made a motion to dismiss from closed session and to convene in work session. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.

WORK SESSION

Chair McMullin called the work session to order at 3:35 p.m.

- **Interview applicants for vacancies on the Summit County Recreation Arts and Parks Advisory Committee (RAP Tax Cultural)**

The Council Members interviewed Jill Brown and Katie Wright for two vacancies on the RAP Tax Cultural Committee. Questions included why the candidates are interested in serving on the committee, what skills they would bring to the committee, how well they would work with other people, and potential conflicts of interest.

- **Discussion regarding Air and Water Quality Strategic Plan; Rich Bullough, Health Director; and Bob Swensen, Environmental Health Director**

Health Director Rich Bullough stated that he would like to share information he hoped would lead to a strategy or policy regarding air and water in Summit County. He reported that the State measures particulate matter (PM 2.5) in the air, but the State does not do online reporting for counties with a population of less than 50,000, which means Summit County does not get real-time information. He explained that PM 2.5 is the primary pollutant in the winter and that the County has four years of PM 2.5 data. He noted that every area around Summit County was in violation of the federal PM 2.5 standards last year, and he anticipated that Summit County's future would be what those areas are now experiencing. He believed the County should set policy to address the future.

With regard to the non-idling ordinance, Mr. Bullough reported that the Health Department is working with schools and municipalities to get education materials out and signs posted. He explained that some communities have embraced the program and others have not. Chair McMullin asked if any communities prohibit drive-throughs because of idling. Council Member Ure stated that they do in California, but he was not aware of any in Utah. Mr. Bullough noted that the purpose of the ordinance is education, and he believed that would continue to be Summit County's approach. He explained that the County is close to having real-time reporting on PM 2.5 and ozone available on the County website, and he anticipated they would be able to issue advisories when pollutant levels are high. County Manager Bob Jasper asked how they would get the advisories out. Mr. Bullough replied that they do not have a firm plan in place, but there are multiple sources they could use. He stated that he would like to have a conversation about allowing wood burning fireplaces in future development. He stated that they need to obtain additional data and look at whether there is an effective intervention before they can pursue that and believed it could be tied to the wintertime advisories.

Mr. Bullough stated that he often receives calls asking why Summit County does not do emissions testing, but it is illegal. If the County is not a non-attainment area according to federal standards, they cannot implement an emissions testing program. However, the County could do some education, and the Health Department has identified programs done in other areas. He explained that when check engine lights go on in automobiles, 90% of the time it is an emissions issue. He also noted that the majority of miles driven in Summit County are not driven by cars registered in Summit County, but by cars driving through the County on I-80 and Highway 40. He was enthused about an education campaign regarding check engine lights and what people should do when their check engine light comes on. He explained that emissions have become quite a heated issue in the County.

Mr. Bullough addressed the waste water and drinking water programs and explained that the dynamic of the concurrency program is changing with the recent Weber Basin agreement. Chair McMullin stated that she thought concurrency was becoming obsolete. Mr. Bullough stated that it will change, but it will not go away, because it is the accounting process needed to identify who has the water and whether it is adequate. Council Member Robinson explained that the purpose of concurrency was to police the water companies and be sure their sources still yielded the amount of water necessary to meet their commitments. Now an additional source will be water from Weber Basin. Mr. Bullough explained that the County has a used oil program with

collection locations throughout the County, and the intent is to keep the oil out of the water. With regard to hazardous materials, he stated that Environmental Health Director Bob Swensen and Brent Ovard respond to spills, with oversight over the cleanup.

Mr. Bullough stated that the Health Department is working on forming a water quality committee and will eventually bring an ordinance to the Council to address the businesses that pump septic systems. He explained that the County does not know where some septic systems are located, and they also do not know where the material is taken. Council Member Ure noted that if they place too many restrictions on the pumping companies, they will not get anyone to help if there is a septic tank problem. Mr. Bullough agreed that they need to be careful about how they proceed and let people know they are there to help and not the enemy. He explained that the Health Department is creating maps of high-risk areas for septic systems to provide to Planning and Building so they will know where the sensitive areas are when someone applies for a permit. He explained that the maps can be used as a tool for denying a septic system in those areas and helping people find a septic system that will work in their area. He explained that Environmental Scientist Nate Brooks has been working with homeowners associations in those areas to provide education, and they also need to educate Realtors to let people know when they purchase a home if they are on a septic system.

Mr. Bullough explained that the Board of Health does not include any environmental health expertise, and they have talked about forming an advisory committee to report to the Board of Health, with their first topic being environmental health. With regard to onsite waste water, he stated that there are about 7,000 septic systems in the County, and they know where about half of them are located. He noted that Summit County allows innovative or advanced systems. He explained that the Health Department has changed policies, and they no longer do the percolation tests or design systems. They are on site for the perc tests, which are done by contractors, and the designs are done by private entities. They also inspect the system and want to be on site when the system is backfilled to be sure the lines do not sag or that there will not be a problem with settling. He explained that they now have the ability to require a new permit if a permit has been issued and the lot is sold or the permit is older than one year. He explained that the purpose is not to be punitive, but it allows them to review new information that may have become available in the meantime. Chair McMullin stated that Realtors, title companies, and financial institutions need to be notified of this policy.

Bob Swensen provided an update on the Eastern Summit Sewer Advisory Committee and explained that any subdivision proposed in Eastern Summit County goes before that committee. The applicant presents what they propose for waste water in the subdivision, and if it is an advanced system, they are sent to the State for approval of the design. When ESAC receives approval from the State, they make a recommendation to the Planning Commission or Manager, and once the system is built, ESAC takes over the maintenance and operation of the system. He explained that a lot of federal money was available when the municipal treatment plants were installed, but that is no longer available, so most states are going to small community systems. Mr. Bullough explained that, even though a development may have a community system, ultimately they should also plan for the hookup to a future treatment facility as part of the master planning process. He stated that ESAC would have some oversight over that as well.

- **Financial update; Matt Leavitt, Auditor's Office**

Matt Leavitt with the Auditor's Office reported that a budget amendment hearing will be scheduled during September. He explained that when the departments submit their budget requests for 2014, they include an estimate of what they will spend the remainder of this year. However, this report does not include that information but shows where the budget stands as of the end of July. He stated that the sales tax revenues look good for the municipal fund, some of which is due to the claw back. However, in the general fund, they anticipate being about \$200,000 short of estimated sales tax revenues, but still about \$200,000 higher than what they received last year. He explained that the State revised the distribution formula a couple of years ago, and the County is still trying to get the projection formula adjusted accordingly. He noted that, even though the ski season was not as good as they had hoped, transient room tax revenues have increased this year. He also noted that sales taxes come in about two months behind for big businesses, and they may not see the tax revenue from small businesses until the end of the year. He noted that there is an increase in intergovernmental revenues of about \$120,000, with about \$90,000 of that coming in October from the Utah Local Government Trust. He explained that they will try to put that back into the funds based on the same percentages that it was taken out. He noted that this is a one-time event.

Council Member Robinson asked if they would bid out their policy again for 2014. Mr. Jasper replied that they rebid it in 2013, but he would look into the advisability of rebidding it for 2014.

Mr. Leavitt noted that the County will receive about \$30,000 from the Chamber Bureau for business directory website development. He estimated that revenues would be up about \$380,000 overall. Mr. Leavitt and Mr. Jasper discussed the process for booking grants in the budget.

Council Member Robinson stated that it would be helpful if the report would show the prior year at the same time so they would have an apples-to-apples comparison of the current year to date. Chair McMullin stated that she did not think trying to compare the previous year to date with the current year to date would tell them anything, because so many of the items are variable.

REGULAR MEETING

Chair McMullin called the regular meeting to order at 5:50 p.m.

- **Pledge of Allegiance**

POSSIBLE ADOPTION OF SUMMIT COUNTY COUNCIL ELECTRONIC COUNCIL MEETING POLICIES AND PROCEDURES; DAVID THOMAS, CHIEF CIVIL ATTORNEY

Deputy County Attorney Dave Thomas noted that, based on the discussion at the previous meeting, he has deleted the provisions regarding the public participating in meetings electronically. Council Member Armstrong recalled that they previously discussed allowing the public to view the meetings on a streaming basis and asked if they would have to amend the policy if they decide to provide live streaming of the meetings. Mr. Thomas replied that the Council could still stream meetings with the policy as it is written.

Council Member Ure made a motion to adopt the Electronic Council Meeting Policies and Procedures as presented. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.

MANAGER COMMENTS

Mr. Jasper reported that he had met with Rocky Mountain Power and he discussed the Lights Out exercise with the power company.

Mr. Jasper noted that no paperwork was filed to circulate a petition regarding the proposed municipal fund and Service Area 6 tax increases. He stated that the County is prepared to move forward with projects in Service Area 6, but there will not be sufficient time to do full designs and bids on some municipal fund projects. He would like to bring a full project list to the Council in a week or two. Council Member Carson stated that she would like to see them consider unfreezing some positions in the Sheriff's Office and Planning Department.

COUNCIL COMMENTS

Council Member Armstrong reported that he attended the COG meeting on Monday night, and they had a good discussion on economic planning for Eastern Summit County. He believed there was interest in forming a joint economic committee for economic planning in Eastern Summit County. They also discussed impact fees and the effects they have on businesses wanting to develop in that part of the County.

Chair McMullin reported that she and Council Member Robinson attended the MAG economic luncheon today, which was a great opportunity to speak to members of the Heber City Council and Wasatch County Council. She stated that they are hiring a consultant to create a strategic plan which will include Summit County's information, and that could possibly help Summit County get grants.

Council Member Carson stated that UAC will hold a meeting tomorrow with the prison relocation committee and would like any county interested in being part of the proposal to be present. She also noted that the Manager's report includes information about a planned fire in Silver Creek, and a number of people in Silver Creek felt it was very cavalier to proceed with that without notifying anyone.

Council Member Ure stated that he believed some work now on the burn area in Rockport would prevent flooding and silt going into the reservoir. Mr. Jasper stated that the County is working closely with the NRCS, and Council Member Ure may want to participate in those discussions.

PUBLIC INPUT

Chair McMullin opened the public input.

There was no public input.

Chair McMullin closed the public input.

PUBLIC HEARING REGARDING THE NEIGHBORHOOD PLANS CONTAINED IN THE SNYDERVILLE BASIN GENERAL PLAN, SPECIFICALLY HIGHLAND-TRAILSIDE, OLD RANCH ROAD, EAST BASIN, AND QUINN'S JUNCTION; JENNIFER STRADER

County Planner Jennifer Strader presented the staff report and explained that the neighborhood plans are important, because they provide the framework for what will happen in Phase II of the General Plan. The intent is to describe the attributes, characteristics, and unique qualities of the existing neighborhoods. She described and reviewed each neighborhood included in the public hearing this evening. Chair McMullin noted that some parcels shown on the map as open space are not open space parcels.

Chair McMullin stated that she has been receiving telephone calls regarding home-based businesses in the Highland Estates neighborhood. She asked if the General Plan is the appropriate place to address that issue or if it would be in the Development Code. Community Development Director Patrick Putt explained that the existing zoning in the Highland Estates area is Rural Residential (RR), and commercial activity is strictly limited to a certain number of conditional uses, and home occupation uses are limited to home offices, up to one employee, and one business vehicle. He stated that the Community Development Department is in the process of reviewing five or six complaint-based calls regarding commercial activity in the subdivision generally having to do with outdoor storage of vehicles and equipment related to businesses such as excavation and landscaping. He explained that there is a history of those types of businesses in this neighborhood. New residents have moved into the neighborhood, and recently the County has received calls and concerns about these businesses. He has asked the Code Enforcement Officer to stand down from further enforcement action during the General Plan public hearing process to allow time for public input and testimony to see if Staff should consider any Plan revisions or Development Code amendments. He explained for the benefit of the public that no decision will be made this evening regarding the enforcement actions.

Chair McMullin opened the public hearing.

Rena Jordan with the Snyderville Basin Special Recreation District noted that there is a commercial component to their headquarters in the Trailside neighborhood, where they have their maintenance and administration buildings and community facilities building. She wanted to be certain that is taken into consideration in the neighborhood plan.

Randy Godfrey stated that he has lived on Snow View Drive for the last 37 years and has two lots in Highland Estates. He owns High Country Lawn Care and has operated it out of his residence for the last 15 years. He ran his business out of this property prior to purchasing the home from his parents when they retired about eight years ago, and when he first started his business, he reviewed the CC&Rs to be sure he was not doing something illegal or contrary to the CC&Rs. He stated that nothing in the language prohibits any activity he is doing, and Highland Estates has been this way since its inception. There is heavy equipment and landscape equipment throughout the neighborhood. He questioned why his business and several others are suddenly being singled out, because it is commonly known that this is the nature of the neighborhood. He felt it was an injustice to now try to push these businesses out of the neighborhood. In order to correct that, they would have to do it to everyone in the County who

has this type of business in the RR Zone. He stated that there is nowhere for these businesses to go, and it would be a huge investment to have to buy commercial property and build a structure, which he would be unable to do. He is the sole support for his family and is also responsible for his employees' families. He noted that a goal of the County is economic development, but he could not continue in business if he could not operate out of his home. He confirmed that he has two lots, totaling about 2 acres, and his yard is landscaped so his equipment and vehicles cannot be seen. He stated that no one in his neighborhood has ever approached him about this being an issue. He asked the Council to come to some resolution that would allow him to keep his business in his neighborhood, because he wants to be able to keep his income.

John Riley, owner of Riley Construction Services, stated that he lives in Park Ridge Estates on a half-acre lot and does not have any employees. He spoke in favor of the contractors and subcontractors in Summit County and stated that they need some help, not to be pushed out. He stated that business people keep their yards looking good, and they would work with the County and hoped the County would work with them as well.

SharRheese Riley, a resident of Park Ridge Estates, asked why a big Beehive Home, which is a commercial business, is allowed in the middle of this neighborhood, but Mr. Godfrey may have to shut down his business. She did not understand, because they are in the same vicinity. Council Member Robinson explained that the State and federal fair housing statutes do not allow the County to discriminate against group homes like the Beehive Home. If it meets all the other requirements of the Code, they have to allow it. Ms. Riley stated that she walks through Highland Estates all the time and has never even noticed that there are businesses there. She stated that the people in this area chose to move out into the County because it is the last bastion of rural life they have, and it is important to keep that in mind in the General Plan.

Dave Lauren stated that Mr. Godfrey is his next-door neighbor, and he sees his trucks go out in the morning and come back in the evening, and that is all. He stated that someone driving by would not even see his trucks, and the trucks and the business do not bother him. He could not imagine why anyone living anywhere else would care about Mr. Godfrey's business if it does not bother him living next door, except that some people don't like it when someone else does something they don't do. He stated that Mr. Godfrey's business does not infringe on anyone or anything. In driving through the neighborhood, you cannot tell where there are businesses unless you know where to look. He did not understand why this is happening all of a sudden, because the businesses have been there ever since he moved in 22 years ago. He was glad to see that people can use their property to have a small business, and he believed people should be able to use their property for what they want to use it for.

Chris Hague stated that he has e-mailed comments to the Council that were prepared and approved by several HOAs and explained that their comments were written before it was determined that the General Plan would be considered advisory rather than regulatory. However, he did not feel it would be proper to edit those original comments. He believed the Planning Department is willing to work with them to incorporate their comments into the proposed draft, and he would like to meet with Staff to work that out with them. He stated that they learned with the Stone Ridge project that, because of what was in the General Plan for their area, they were able to use that successfully along with the Code to oppose that project. He commented that the purpose of the General Plan is to direct the future intent and future growth of the neighborhood plan. He suggested that Highland Estates be a separate neighborhood because of the commercial

aspects found there. He believed it made sense to create a separate neighborhood for the east side of Highway 40 and believed it would be wise to do the same thing for the Highland Estates neighborhood, because the rest of the Highland-Trailside neighborhood does not have commercial ventures in their parts of the neighborhood. He stated that the two paramount things they want to protect are the wildlife corridors and viewsheds.

Gene-o Young, a resident of Highland Estates, stated that he has owned Snow Shine Excavating in the neighborhood since 1998 and has lived in the house since 1993. He hoped he could keep his business there. He agreed that Highland Estates is different than the rest of the area and hoped the Council would take that into consideration. He presented the signatures of 30 people who like the diversity of their neighborhood and hoped they could keep that diversity.

Mark Spencer stated that he knows the Council is working with them, not against them. He has only lived in the Highland Estates neighborhood for 10 years, but he bought into the neighborhood because he loves the diversity. He believed they were making a big deal over nothing. He stated that Highland Estates started in the 1960's, and there was nothing around them. They own their own water company, and now people have built around them, but that neighborhood has never changed. He did not know when it was labeled what it is labeled today, but he believed that was an error, because their neighborhood is different from the surrounding developments.

Wendy Hurd, a resident of Highland Estates, stated that she purchased her home in the past year and moved from Sun Meadows. The reason they chose to move to Highland Estates is because they own an RV and wanted a place where they could store their personal property and have more space. She wanted to show her support and say that the reason they moved there was because of the diversity in the neighborhood.

Jim Daly, a resident of Highland Estates since 1974, stated that the area was very rural when he moved there. They plowed their own roads and pioneered the area, fighting for the water from the developers, and it seems they are still fighting for Highland Estates. He believed it would be wise to separate Highland Estates into a separate neighborhood. He is proud of where he lives and the neighbors he has, and he was instrumental in going out and getting signatures in support of what they are doing tonight as a neighborhood. He stated that it was nice to go into the neighborhood and talk to people he has known for years and to new people in the neighborhood. Because of how they started out in Highland Estates, they needed equipment to put in the road as individual property owners, and from that point he decided to go into the excavation business. He hoped the Council would understand where this neighborhood is coming from.

Council Member Armstrong commented that, assuming that the Council will give some thought to separating out the Highland Estates neighborhood, sometimes when they want a change, it may go too far. He asked those who comment to consider how much would be too much. If someone were running a commercial business in the neighborhood, he asked them to think about what expectations they would have for diversity in this neighborhood. Chair McMullin explained that, if they direct Staff to separate the Highland Estates neighborhood from the other neighborhoods, the residents need to think about what they want their neighborhood to look like. Then the County needs to find a way to make that comport with the Code.

Council Member Carson noted that the calls she received were not about the businesses; the two calls she received were concerns about safety issues. She stated that there was concern about the safety of children, animals, and people out walking, which is what they would look at in the big picture. Chair McMullin explained that those are the concerns addressed in most CUP applications.

Director Putt explained that, if they move in the direction of separating out this neighborhood, Staff would come back for the final public hearing with Highland Estates carved out into its own neighborhood planning area, with its own characteristics and objectives. They would probably include some descriptive language of what is happening in this area, and one goal objective would be for the County to explore strategies in the Development Code to consider certain limited uses that would allow the business to operate in a way that would protect the public health and safety. However, that would not give carte blanche approval of what is there now.

Mel Flinders stated that he believes the dialog has been very wholesome, and he appreciated the opportunity to participate. He had the opportunity to create the Planning Department a number of years ago, and he supports his neighbors from Highland Estates. He stated that certain factors are unique to the areas where they live, and the people who own their businesses have been there for a long time and have been good neighbors and contributed to the nature of the community. He stated that Mountain Ranch Estates knew what was here when they moved in. He noted that Old Ranch Road is caught between a number of neighborhoods and is not like any other neighborhood. The lots are large, and it is somewhat unique. He believed the input of the neighborhood and community is very important, and he appreciated the opportunity the Council has allowed for input this evening.

Linda Morgan, a resident on Old Ranch Road, stated that it appears that people who move into existing neighborhoods know what they are getting into and what they will be looking at in the future. She did not believe it was fair for them to then turn around and say they don't like it any more and try to force people who have lived there for a long time to change things to their liking. She stated that the philosophical question for her is for a person to accept responsibility for their choice when they choose to live somewhere rather than trying to force others to bring their property to that person's standards, which does not seem fair. She stated that people knew Mr. Godfrey had that business when they moved in, and they chose to move there. If they don't like what is happening, they should pay to put their own fence up to mitigate their concerns.

Council Member Carson requested that Staff provide a history of the planning ordinances for this area when they hold the next public hearing.

Jim Shea, president of the Highland Estates homeowners association, stated that he is very new to the community and thanked the Council for hearing everyone tonight. He stated that this has been a very heated issue. He explained that Mr. Daly and Mr. Godfrey take very good care of their property, but there are other homes where backhoes are parked in front or materials are dumped on the front lawn. He expressed concern about Mr. Hague, who says he represents four HOAs. He stated that Mr. Hague contacted him and wanted to represent his HOA, but Mr. Shea told him he had not had an opportunity to find out how the homeowners in his area felt. He would like to send out mailers to everyone in his HOA and provide as much information as possible and see if there are concerns. He felt the more communication they could have with everyone, the better the process would be, and he would like to see that happen with all the

HOAs in this area so they have accurate information and the Council can get an accurate account of what people think. He stated that Staff has been very professional in handling this very controversial subject in their neighborhood. He asked Staff if they could be fair and treat everyone equally, and he expressed concern that they replied that they are understaffed and do not have the resources to do that. Mr. Shea stated that he is talking to a lot of people in his neighborhood, and he offered to help in any way he can with this process.

Nicholas Schapper, a resident of the Trailside area, stated that he senses they are uncovering more and more issues as they get further into the General Plan process. The central issue he sees is the shared perspective of what this whole planning area should look like. Based on history, he expressed concern that Staff looked at the Trailside, Old Ranch Road, and Highland Estates neighborhoods for density comparisons for Stone Ridge. He was not certain whether Highland Estates should be its own neighborhood planning area, because if someone wanted to use the same line of thought regarding the appropriate density for developing a parcel in Trailside, they would look at Trailside at an average density of .15 acre and would not have the benefit of averaging Highland Estates and Old Ranch Road with that. He hoped they would remember the lessons of the past and that they used an average density to determine future density. He stated that people like him who grew up here have learned that the new people come in with a different of idea of how things should be, and the more new people who come in, the more new ideas there are about what Park City should look like. He believed the County is setting itself up for high-density neighborhoods when they don't think about those kinds of comparisons. He asked them to think about how they will look at future densities and stated that there may be unintended consequences of trying to do a good thing by splitting things up.

Amanda Godfrey, a resident of Snow View Drive, addressed the issue of safety and explained that she has five children. She hoped they could talk about this issue more and how they could address it through a slower speed limit or some other measure. She stated that this issue affects their business, and they are just trying to put food on the table for their children. She stated that they want to make everyone happy and make things run well and thanked the Council for listening to their concerns.

Chair McMullin left the public hearing open.

Chair McMullin asked if it would make sense to have a separate hearing on a new proposed neighborhood and delve into this issue separate from Chapters 1 through 9 of the General Plan. Mr. Putt recommended that Staff get direction from the Council to create a new neighborhood planning area, knowing that Staff will create language that explores strategies, Development Code amendments, and other things to consider the types of uses in a manner that is consistent with the neighborhood and maintains the public health, safety, and welfare. He would like to keep the dialog going.

Chair McMullin explained that the General Plan is not regulatory; it is advisory. Mr. Putt explained that the General Plan will give permission to make specific Code changes. Chair McMullin explained that the real work is done in the Development Code, not the General Plan, to perhaps allow what is happening on the ground right now. She stated that they would move forward to complete the General Plan, which will include this neighborhood, and then the real work will start when they do the Development Code amendments, which require a hearing before the Planning Commission. She asked if the enforcement action is happening on a case-

by-case basis. Mr. Putt stated that there are currently six active cases, and extensions have been granted to them while they work things out. Chair McMullin requested that Staff get a lot of notices out for the public hearings on this topic.

Council Member Armstrong asked if people would be interested in getting notices of meetings by e-mail if the County is able to do that. Chair McMullin asked Staff to pass around a list to get e-mail addresses of those who are interested in receiving e-mail notification of meetings.

APPROVAL OF COUNCIL MINUTES

JULY 10, 2013

JULY 17, 2013

JULY 30, 2013

Council Member Carson made a motion to approve the minutes of the July 10 and July 17, 2013, County Council meetings as written. The motion was seconded by Council Member Armstrong and passed unanimously, 3 to 0. Council Member Robinson abstained from the vote, as he did not attend the July 10 and July 17 meetings, and Council Member Ure was not present for the vote.

Council Member Carson made a motion to approve the minutes of the July 30, 2013, County Council meeting as written. The motion was seconded by Council Member Robinson and passed unanimously, 4 to 0. Council Member Ure was not present for the vote.

The County Council meeting adjourned at 7:45 p.m.

Council Chair, Claudia McMullin

County Clerk, Kent Jones

MINUTES

SUMMIT COUNTY
BOARD OF COUNTY COUNCIL
WEDNESDAY, SEPTEMBER 4, 2013
COUNCIL CHAMBERS
COALVILLE, UTAH

PRESENT:

Claudia McMullin, *Council Chair*
Chris Robinson, *Council Vice Chair*
Roger Armstrong, *Council Member*
Kim Carson, *Council Member, via Skype*
David Ure, *Council Member*

Robert Jasper, *Manager*
Anita Lewis, *Assistant Manager*
Dave Thomas, *Deputy Attorney*
Kent Jones, *Clerk*
Kathy Lewis, *Secretary*

CLOSED SESSION

Council Member Robinson made a motion to convene in closed session to discuss litigation. The motion was seconded by Council Member Ure and passed unanimously, 5 to 0.

The Summit County Council met in closed session from 4:45 p.m. to 5:00 p.m. for the purpose of discussing litigation. Those in attendance were:

Claudia McMullin, *Council Chair*
Chris Robinson, *Council Vice Chair*
Roger Armstrong, *Council Member*
Kim Carson, *Council Member, via Skype*
David Ure, *Council Member*

Robert Jasper, *Manager*
Anita Lewis, *Assistant Manager*
Dave Thomas, *Deputy Attorney*

Council Member Carson made a motion to dismiss from closed session. The motion was seconded by Council Member Ure and passed unanimously, 5 to 0.

CONVENE AS THE BOARD OF EQUALIZATION

Council Member Carson made a motion to convene as the Summit County Board of Equalization. The motion was seconded by Council Member Robinson and passed unanimously, 5 to 0.

The meeting of the Summit County Board of Equalization was called to order at 5:00 p.m.

CONSIDERATION OF APPROVAL OF 2013 STIPULATIONS

Board Member Robinson commented that Staff needs to work on formatting the stipulation report. He suggested that they eliminate the columns that are not needed, such as market values. County Manager Bob Jasper suggested that the Board designate Board Member Robinson to work with the County Manager and the Assessor's Office to help format the report.

Board Member Robinson made a motion to approve the stipulations as presented. The motion was seconded by Board Member Armstrong and passed unanimously, 4 to 0. Board Member Ure was not present for the vote.

DISMISS AS THE BOARD OF EQUALIZATION AND RECONVENE AS THE SUMMIT COUNTY COUNCIL

Board Member Armstrong made a motion to dismiss as the Summit County Board of Equalization and to reconvene as the Summit County Council in work session. The motion was seconded by Board Member Robinson and passed unanimously, 4 to 0. Board Member Ure was not present for the vote.

WORK SESSION

Chair McMullin called the work session to order at 5:05 p.m.

- **Discussion regarding Transportation Ordinances of the Snyderville Basin Master Plan, Capital Facilities Plan, and Impact Fees (Ordinances 650-652 respectively); Kent Wilkerson, Transportation Engineer**

County Transportation Engineer Kent Wilkerson provided an overview of the three ordinances related to the Snyderville Basin Transportation Master Plan. He noted that the master plan currently goes to 2030, and as they update it, it will project to 2040 to be consistent with UDOT and other entities. He explained that the purpose of the update is to maintain levels of service to keep traffic flowing and businesses operating.

Chair McMullin asked where the three roundabouts would be placed in Silver Summit. Mr. Wilkerson indicated the locations of the roundabouts and explained that the immediate need is for one at Home Depot. The other two are in the County's plan but funded by UDOT because they are at the ramps onto and off of US 40. He explained that a fourth one is proposed for Silver Summit Parkway and Highland Drive, but that will be put off until Phase III. Chair McMullin asked if it would make sense to realign Highland Drive and the exit ramp. Mr. Wilkerson explained that realignment was considered, but there is not enough travel demand long-range. County Engineer Derrick Radke stated that one alternative considered at Home Depot was one large roundabout that would bring the on-off ramps and the two legs of the Pace frontage road into one roundabout, but the experts show that two roundabouts rather than one big roundabout is more efficient. Mr. Wilkerson stated that he originally thought one roundabout would be better, but in better understanding roundabout design, he learned that more and smaller roundabouts are safer, because traffic inside the roundabout cannot speed up as much.

Mr. Jasper discussed exactions versus impact fees to fund transportation projects and explained that the development community likes the reliability, predictability, and equity of impact fees.

Mr. Radke explained that in the previous transportation master plan they developed a list of needed projects and ranked them into three phases. He indicated the projects in the current master plan that have been completed and those in process, noting that most of the projects in Phase I of the current master plan have been completed. He believed they have made great progress and utilized transportation impact fees within the allowed limits. Mr. Wilkerson explained that impact fees must be used or allocated within six years of when they are collected. Mr. Radke explained that as they review the transportation master plan, projects will change around some, and other projects will be added as they look forward to 2040, and they will be looking for input through the review process.

Council Member Carson asked how the Canyons transportation master plan fits into this master plan. Mr. Radke explained that it is a key piece in determining what they need to do. The County needs to get a feel from Canyons about their development pattern so they can plan for Highway 224. If they don't get the information from Canyons, they will make some estimates, but it would be good if they could be more accurate.

Mr. Wilkerson noted that the current master plan shows a total of \$152 million, but the County is not responsible for all of that. It includes UDOT and federal highway funds, and the County's portion is about \$55 million by 2030 according to the transportation master plan. About 44% of the traffic is anticipated to be new growth, and new growth should pay its way through impact fees. Some money would come from the general fund, and a special district would pick up some of the cost, with the corridor preservation fund also coming into play. He described what is included in new growth for calculating impact fees and explained that the County must develop a model to support the amount being charged for impact fees.

Chair McMullin asked if a developer would get a break on the impact fees if they provide evidence of alternative transportation options. Mr. Wilkerson explained that alternative transportation would implement the goals of the transportation plan, and if a developer could show they would cut the number of trips, the impact fee would be reduced accordingly. Mr. Radke explained that the developer could do a site-specific survey to see if they can show they would generate less traffic than what is projected. Mr. Wilkerson explained that he reviews the fees annually to be sure they are still within range and based on the model. He also explained that the impact fee is based on traffic generated during peak times. He reported that impact fees collected to 2013 are \$2.34 million, and the County has spent \$1.04 million. He noted that a few projects have credits to use as they develop, such as the research park, which advanced the Landmark Drive construction. With the projects already completed and committed to, he estimated the benefit to the community at about \$5.35 million, as they have been able to use impact fees to leverage such things as right-of-way acquisitions. He clarified that they cannot use impact fees on projects if they are not in phases 1 through 3 of the master plan.

Mr. Radke explained that impact fees are tied to the property, and once the developer pays the fee, if they move to another location, the impact fee would not be refunded but would run with the land. They would pay both fees but would get credit for what they paid for the original location. Mr. Jasper asked if a credit would be given against exactions made of the developer. Mr. Radke replied that, if there is a site specific need next to where a business builds, such as a

turn lane, the developer would be required to pay the impact fee and also address the site-specific need. He explained that traffic impact fees fund general capacity-related projects, not a project specific to a developer. He explained that the County can change how it does business if they choose as they review the ordinances. Chair McMullin believed there would be some merit to looking at the ordinances if evidence shows that businesses are not moving into the Snyderville Basin because of the impact fees.

Council Member Armstrong noted that traffic is a huge problem in the Snyderville Basin, and it will continue to get worse. If they open the door to more business and do not take care of the transportation problem, it will exacerbate the situation. He stated that they need to be very careful about reconsidering impact fees, because the impacts are real.

Council Member Carson commented that, if they find that impact fees are a business deterrent, they need to find the right balance. She noted that, if they don't make the improvements and people stop coming because of the congestion, that would also be a business deterrent.

REGULAR MEETING

Chair McMullin called the regular meeting to order at 6:00 p.m.

- **Pledge of Allegiance**

APPOINT TWO MEMBERS TO THE SUMMIT COUNTY RECREATION ARTS AND PARKS ADVISORY COMMITTEE (RAP TAX CULTURAL)

Council Member Ure made a motion to Appoint Katie Wright and Jill Brown to the Summit County Recreation Arts & Parks Tax Cultural Committee, with their terms to expire June 30, 2016. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.

MANAGER COMMENTS

Mr. Jasper reported that he will talk to the Sheriff about moving to factory-direct CNG vehicles and about his most immediate budget needs and priorities. He recalled that the Council put funds related to the tax increase into an account to hold pending the outcome of the public hearing. He would work with the Sheriff to determine his highest priorities and what they might be able to do to meet his needs. He also explained that they can do minor change orders for some road projects, but he would prefer to roll most of the money over to next year to plan for projects as part of the 2014 comprehensive budget process. He explained that there will be some minor budget adjustments for 2013.

Council Member Carson asked Mr. Jasper to keep in mind as he talks to the Sheriff and County Engineer that they may need to plan now for things that could happen over the winter.

Mr. Jasper recalled that two positions in the Planning Department have not been filled. He explained that they froze one position and are currently recruiting to fill the other position, and he may come back with a recommendation to fill the frozen position.

COUNCIL COMMENTS

Chair McMullin noted that a barbecue for the firefighters will be hosted by the Council and Promontory on Sunday from 4:00 to 6:00 p.m.

Council Member Ure stated that he understands only 5/16" is required when building stone steps outside, and sometimes they have to rebuild the steps several times because of that. Mr. Radke explained that would be a question for the Building Department.

APPROVAL OF COUNCIL MINUTES

Council Member Robinson made a motion to approve the minutes of the July 31, 2013, County Council meeting as written. The motion was seconded by Council Member Ure and passed unanimously, 5 to 0.

Council Member Robinson noted that these minutes contain the Findings of Fact and Conclusions of Law on Blue Sky and asked if Mr. Thomas reviews the minutes to be sure they conform to what was presented to the Council. Mr. Thomas explained that, when a motion is made subject to written findings of fact and conclusions of law, those written findings and conclusions are put in the meeting minutes, and that is what controls.

PUBLIC INPUT

Chair McMullin opened the public input.

There was no public input.

Chair McMullin closed the public input.

PUBLIC HEARING AND POSSIBLE DECISION ON RED HAWK DRIVEWAY SPECIAL EXCEPTION REQUEST FOR APPROVAL, MIKE BUCHANAN, APPLICANT; DERRICK RADKE, COUNTY ENGINEER

Mr. Radke reported that this is a request for a special exception to the driveway grade requirement, and the request came to the Council rather than the Board of Adjustment because it does not meet the Board of Adjustment criteria that the applicant must show a hardship under the guidelines of the Code. He explained that the Code allows 250 feet of a driveway to exceed a 10% grade up to 12%. In this case, an additional 250 feet beyond the allowed 250 feet exceeds the 10% grade, with areas up to a 13.9% grade. He explained that the property is located in Red Hawk and consists of 45.89 acres. He stated that the original site plan met the County's criteria and was approved for construction, but when the final inspection was done, Staff found the discrepancy. They also learned later that the applicant changed the elevation of the home from what was shown in the plans. It was his understanding that a second set of plans was submitted showing that change, but it was not shown to the Engineering Department. He noted that the applicant did not notice a pre-surfacing inspection as required by the Ordinance, and Mr. Buchanan admitted to Staff that he had not intended to follow the plan and wanted to build it as he wanted to build it. Staff recommended that the County Council hold a public hearing, take into consideration the public comment, and deny the special exception based on the findings in

the staff report. If the Council chooses to grant the special exception, appropriate findings should be articulated to support that decision.

Council Member Robinson asked when the driveway was paved. Mr. Radke replied that the final inspection was done November 2, 2012.

Council Member Armstrong commented that this is an exceptionally long driveway and noted that there is 100 feet between the two 250-foot sections in question. Mr. Radke explained that the Ordinance states that a total of 250 feet of a driveway can be between a 10% and 12% grade. No matter how long the driveway is, the same requirements would apply. Council Member Armstrong believed the Ordinance could be interpreted differently. Mr. Radke explained that the intent is to allow for a steeper area on a lot while trying to provide safe ingress and egress for both the resident and emergency services.

Mike Buchanan, the applicant, apologized for not going through the correct procedure. He stated that he has done work in the County for 18 years and never had anything like this happen, and it was not done on purpose. He stated that the Park City Fire Department visited the site this week, and he has an approval letter from Scott Adams with the Fire Department saying they are fine with the driveway. He stated that the staff report dated June 19 addresses amendments to the Development Code and says up to 15%.

With regard to the June 19 staff report, Mr. Radke explained that the Eastern Summit County Planning Commission has a forthcoming recommendation regarding ordinance changes. Council Member Robinson noted that does not apply to the Snyderville Basin Development Code. Mr. Buchanan stated that he believed it recognizes the fact that in certain situations it is hard to keep a driveway under 12% for 250 feet, and the drawings he submitted would comply with what is in the June 19 staff report. He argued that the average from the road to the main house is a 9.7% grade, from the main house to the guest house is 8+%, and from the guest house to the barn is 8+%. If the new ordinance were in place, they would be under the requirements. Council Member Robinson reiterated that the proposed Code amendment is for the eastern side of the County, not the Snyderville Basin.

Mr. Buchanan confirmed that the house was lowered about 8 feet, because the architect had to redraw it to be under the height restriction, and that changed the driveway. He stated that they had a secondary drawing, and he reviewed the changes they had to make to the driveway and explained why they made the changes. He explained that they had to control the water and keep it from getting into the garage and down into the basement.

Chair McMullin asked what would happen to the driveway if the special exception were not granted. Mr. Radke explained that the engineers would come up with a new construction plan. He confirmed that the driveway can be fixed to Code. Mr. Buchanan argued that would compound the water problem.

Council Member Armstrong noted that the applicant tested things out with the driveway and made the decision to make some adjustments to the driveway. He asked why they did not submit those plans to the County. Mr. Buchanan replied that winter was coming on, and they can only asphalt until about the end of October. Council Member Armstrong stated that it seems odd that the applicant would skip two important steps for what seem to be big changes.

Chair McMullin opened the public hearing.

Troy Williams, the owner of the property, stated that it is clear that the process was not followed, and there is no excuse for that. He expressed concern about the safety risks involved in changing the driveway to meet the Code. He stated that the changes were made for practical purposes so they can see the driveway when they come off the Red Hawk Trail. He explained that the first corner was difficult to navigate, so they flattened out a section and made the road leading up to it a little steeper. He stated that the approach is much easier now, even though the descent is a little steeper. In discussions with the Fire Marshall and consulting with engineers, he was concerned that making changes to meet the Code would jeopardize the safety of the road.

Council Member Armstrong asked for clarification of why changes were made at the corner. The applicant explained that they were worried about running into the rocks at the corner. Mr. Radke indicated how the driveway could be changed to comply with the Code and still be able to flatten the corner. He stated that the applicant's engineer actually prepared several designs that would do that, but they chose not to use them.

Mr. Williams stated that there are two places where the road could be fixed, but he was concerned about safety risks with both locations. Mr. Williams and Mr. Buchanan discussed a number of reasons why they did not want to make changes to the driveway as it is currently configured. Chair McMullin explained that the solution is not the Council's concern, but their job is to see that the driveway meets the Code requirements.

Phil Faber, the excavator who did the work on the driveway, stated that the hardship is that they do not want water in the house. The driveway is built as it is to prevent water getting into the house. He explained the details of the garage construction and stated that they could not change the driveway without forcing the water faster at the garage door. Council Member Armstrong asked if there is an engineering solution to that problem. Mr. Faber replied that the engineering solution on the original drawing was to put a drain across the front of the garage, but if it is not maintained and the water cannot get through the drain, it would go right into the garage. If the driveway could remain as it is, it would eliminate the hardship by keeping the water out of the house and not having to maintain a drain system to keep the water out.

Tyann Mooney, the resident next door to this property, stated that the applicant had a lot of problems with the top of the driveway. She appreciated the fact that they had rectified that problem, because right after their curve is her curve, and if they did not have the flat area, it would be dangerous for everyone on the road. She stated that it is very hard to see the bikers coming and going and is very dangerous. Without the flat area, she would be concerned about hitting someone or getting hit by a biker. She stated that the ice and snow in that area is very treacherous. She explained that they get a tremendous amount of water runoff on the roads, and she has had to put extra drains in her driveway in the last two years because her driveway has flooded into her garage. She stated that flooding happens throughout the year, and it is different than many other locations. The grade is difficult to work with, because the lot is basically on a cliff, and she believed the flattening out the applicant did accomplish a lot of good.

Mr. Williams stated that, because the work is already done, they do not want to make any changes because of the cost, but cost really is not the issue. If it were just a matter of cost, he would not waste the County's time. He would have just made the changes to meet the Code, because they want to move forward. However, he believed there are safety and water issues. He stated that he has seen drawings of other solutions, but in his opinion they would compromise either a safety or water drainage issue.

Council Member Ure was not certain that he likes the Code and believes it should be revisited. He also was not certain that any of the solutions presented tonight would make the driveway better, and some might make it less safe. However, he did not like the fact that the applicant brought this to the Council after everything was done. He was not sure that the applicant would be happy with the driveway as it is, even if he gets a special exception. Mr. Buchanan reiterated that everything was done for practical, common-sense reasons.

Chair McMullin stated that the fact is that the driveway does not comport with the Code, and the special exception process was not created to forgive after the fact.

Council Member Robinson agreed that the Code may not be perfect, but the Council tries to apply the rule of law and order to a situation. In this case, there is not much the Council could go on to determine why this road could not have been designed and built to Code. It is difficult to say that they can just ignore the Code when it could have been adhered to, especially when the applicant had a design that met the Code and chose not to use it. He did not want to turn a blind eye to the Code to grant forgiveness through a special exception. He stated that they really do not have grounds for granting a special exception.

Council Member Armstrong explained that the Council is trying to get to a point where there is certainty in the Code and where people with the same situation do not get different results. The County should not make variance decisions, but they should create certainty in the Code as they move forward and support the Code to the extent they can. He explained that four criteria must be met in order to grant a special exception, but the applicant cannot even get to the unique or equitable circumstances, and the Council does not have the grounds to grant this special exception. He noted that the plans were not followed, and inspections were missed.

Council Member Armstrong made a motion to deny the application for a special exception for the property located at 1775 West Redhawk Trail, Parcel RRH-13, concerning allowing the existing non-conforming driveway to stay in place based on the following Findings of Fact in the staff report and any others as discussed by the County Council:

Findings of Fact:

- 1. The applicant has not shown any special circumstances attached to the property which create a hardship to the applicant.**
- 2. The special exception is detrimental to the health and safety of the residents.**
- 3. The applicant has shown intent to not meet the requirements of the Ordinance.**
- 4. The intent of the Ordinance is not being met.**

The motion was seconded by Council Member Ure and passed unanimously, 5 to 0.

The County Council meeting adjourned at 7:10 p.m.

Council Chair, Claudia McMullin

County Clerk, Kent Jones



STAFF REPORT

To: Summit County Council
Report Date: October 7, 2013
Meeting Date: October 16, 2013
From: Jennifer Strader, County Planner
Project Name: Public Hearing, Possible Approval of Phase I of the Snyderville Basin General Plan

EXECUTIVE SUMMARY: Since 2009, Staff, the public, and the Snyderville Basin Planning Commission (SBPC) have been engaged in the General Plan update efforts. Chapters 1-8 of the Plan were recommended by the SBPC on March 26, 2013; Chapter 9 was recommended on June 11, 2013.

The Summit County Council (SCC) held a public hearing on Chapters 1-8 on July 10, 2013; public hearings on Chapter 9 were held on July 17 & 31, and August 14, 2013.

Staff recommends that the Summit County Council consider the amendments, the feedback provided during the public hearings, as well as that provided throughout the course of this process, and approve Phase I of the Plan (**Exhibit A**).

A. Background

The General Plan updates began in 2009. As part of that effort, many public meetings were held, including subcommittee meetings, work sessions, public hearings, community open houses, joint SBPC and SCC meetings, and neighborhood workshops.

Progressive drafts of the Plan have been reviewed and discussed by the SBPC and the public. Significant public comment, visions, and goals that were identified have been incorporated into the Plan.

The SBPC recommended that the Plan be broken into two phases. Phase I consists of those elements/chapters already existing in the Plan, updated to reflect community input and needs. Phase 2 will consist of those elements/chapters that are to be newly created and/or need further studies and research to finalize.

Phase I:

1. Vision and Background
2. Land Use (existing)
3. Housing
4. Cultural and Natural Resources
5. Open Space
6. Recreation
7. Services and Facilities

- 8. Transportation
- 9. Neighborhood Plans

Phase 2:

- * Land Use - update to include future land use map and growth areas
- * Economic Development
- * Redevelopment and Economic Development Areas
- * Sustainability
- * Town and Village Design Principles
- * Regional Planning

On March 14, 2013, the SBCP voted unanimously for the Plan to be an advisory document, with a strong recommendation to the SCC that any regulatory language removed the Plan and added to the Development Code will occur before or simultaneously with the adoption of Phase I of the Plan. A separate public hearing has been scheduled immediately following this hearing for the Code amendments.

B. Community Review

This item has been scheduled as a public hearing and public notice has been published in *The Park Record*. Staff sent individual public hearing notices to all property owners located within the Highland Estates and Park Ridge Estates Subdivisions due to comment received at the previous neighborhood public hearing.

As of the date of this report, Staff has received approximately twenty (20) postcards from Highland Estates residents that state “Keep Highland Estates Residential! Don’t devalue our community”. Staff has also received inquiries from property owners requesting clarification on the intent of the Neighborhood Planning Areas specific to Highland Estates.

C. Items Changed per SCC Direction at Previous Public Hearings

1. CHAPTER 2: LAND USE

Policy 2.2 Development Patterns:

- b. Commercial, ~~light industrial~~, resort, and other mixed-use development that contain multi-modal streets that ~~is-are~~ not exclusively oriented to the automobile and emphasizes pedestrian accessibility.

- 2. **Policy 2.15 Large Scale Commercial Structures:** Large scale commercial “one story” structures are generally not appropriate. Whenever possible, large scale retailers should be placed on two or more levels, or designed to encourage the smaller, customized format of the retailer, where appropriate.

3. CHAPTER 3: OPEN SPACE

Policy 3.3: Management plans and regular maintenance needs should be implemented to ensure that the land’s purposes-conservation values are maintained, ~~at the necessary level of expectation.~~

4. **Policy 3.12:** While development should meet the open space requirements, it may be appropriate in large lot developments to allow limited open space to be incorporated into individual lots, provided that the open space is outside of fenced areas and is contiguous to pristine or managed-recreational open space.
5. **CHAPTER 9: NEIGHBORHOOD PLANNING AREAS**
Bitner Road Neighborhood: Changed the boundaries so that the Bitner Ranch property is included in the Bitner Road neighborhood rather than the Silver Creek Neighborhood (**page 38 of Exhibit A**).
6. **Highland/Trailside Neighborhood:** Separated the Highland Neighborhood from Trailside and created a new Highland plan (**page 46 of Exhibit A**).
7. **Trailside Neighborhood:** Updated the map to reflect the correct open space in Round Valley (took out the Pettit and Sharp parcels) (**page 64 of Exhibit A**).
8. **Olympic Park Neighborhood:** Added language regarding traffic and transportation and signage (**page 65 of Exhibit A**).
9. **Silver Creek Neighborhood:** Took out language referencing “large lots” and changed to “low density residential area”. Added language that states this area could be potentially utilized for mixed use development (**page 59 of Exhibit A**).
10. **East Basin Neighborhood:** There was a question on the East Basin map regarding the Promontory development and where the actual boundary is between the Snyderville Basin and Eastern Summit County. The actual boundary is the section line, which is what is shown on the map. There is a section of the Promontory development that is technically in the Snyderville Basin; however, because the majority of the development is in Eastern Summit County, the Development Agreement was crafted under the Eastern Summit County regulations. The map is correct.
11. The SCC requested that Staff provide a history of planning ordinances for the Highland Estates area regarding the home occupation requirements. Staff has attached the ordinances regulating home occupations beginning in 1977 (**Exhibit B**).

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

The proposed amendments to the General Plan should be consistent with the criteria found in the Development Code as well as the State Code.

Development Code Criteria

1. The proposed amendments will not affect the existing character of the surrounding area in an adverse or unreasonable manner.
2. The amendment is consistent with the General Plan Land Use Map, the goals, objectives and policies of the General Plan and neighborhood

- planning area plans, and the Program for Resort and Mountain Development established in Chapter 1 of the Code.
3. The amendment is consistent with the uses of properties nearby.
 4. The property for which the amendment is proposed is suitable for the intensity of use which will be permitted on the property if the amendment is allowed.
 5. The removal of the then existing restrictions will not unduly affect nearby property.
 6. The public health, safety, and welfare will not be adversely impacted by the proposed amendments.

State Code Criteria

State Code Section 17.27a.103 defines a General Plan as:

(16) "General plan" means a document that a county adopts that sets forth general guidelines for proposed future development of the unincorporated land within the county.

State Code Section 17.27a.302 outlines the role of the Planning Commission, including the preparation of and recommendation on a general plan update **(Exhibit C)**.

State Code Section 17.27a.401 contains the items that are required for General Plans **(Exhibit D)**.

State Code Section 17.27a.403 outlines the preparation of and additional required content for General Plans **(Exhibit E)**.

State Code Section 17.27a.102 outlines the purpose of the State Land Use Code, with which the General Plan must comply **(Exhibit F)**:

(1) (a) The purposes of this chapter are to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each county and its present and future inhabitants and businesses, to protect the tax base, to secure economy in governmental expenditures, to foster the state's agricultural and other industries, to protect both urban and nonurban development, to protect and ensure access to sunlight for solar energy devised, to provide fundamental fairness in land use regulation, and to protect property values.

The proposed amendments comply with the Code criteria as well as the State Code criteria outlined above.

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

Staff recommends that the SCC conduct a public hearing and unless members of the public bring to light issues that would change the analysis in this report, Staff further recommends that the SCC vote to approve Phase I of the Snyderville

Basin General Plan based on the following Findings of Fact and Conclusions of Law through the adoption of Ordinance #817 and with the following condition:

Findings of Fact:

1. State Code Section 17.27a.302 states that the role of the Planning Commission includes the preparation of and recommendation on the General Plan and updates to the General Plan.
2. State Code Section 17.27a.401 contains several items that are required for General Plans.
3. State Code Section 17.27a.403 outlines the preparation of General Plans and contains additional required elements, including land use, transportation, and housing.
4. State Code Section 17.27a.102 outlines the purpose of the State Land Use Code, with which the General Plan must comply, which includes provisions for the health, safety, and welfare of the County.
5. The proposed amendments are intended to make the Plan more effective and to better protect public health, safety, and welfare.
6. Chapters 1-8 of the General Plan were recommended by the SBPC on March 26, 2013; Chapter 9 was recommended on June 11, 2013.
7. The SCC held a public hearing on Chapters 1-8 on July 10, 2013; public hearings on Chapter 9 were held on July 17 & 31, and August 14, 2013.

Conclusions of Law

1. The proposed amendments will not affect the existing character of the Snyderville Basin in an adverse or unreasonable manner.
2. The public health, safety, and welfare will not be adversely impacted by the proposed amendments.
3. The amendments comply with the process outlined in State Code Section 17.27a.302.
4. The amendments comply with the process outlined in State Code Section 17.27a.401.
5. The amendments comply with the process outlined in State Code Section 17.27a.403.
6. The amendments comply with the process outlined in State Code Section 17.27a.102.

Condition

1. The Ordinance for the General Plan shall be recorded simultaneously with the Ordinance adopting the Development Code amendments that are occurring in conjunction with the General Plan update.

Alternatives

The SCC may instead choose to **continue** the decision to another date with direction to Staff concerning changes or information needed to render a decision.

-OR-

The SCC may instead choose to **deny** the amendments, with appropriate Findings of Fact and Conclusions of Law.

Attachments

Exhibit A: Proposed General Plan (pages 7-68)

- Exhibit B: Home Occupation Requirements (pages 69-79)
- Exhibit C: State Code Section 17.27a.302 - Role of Planning Commission (page 80)
- Exhibit D: State Code Section 17.27a.401 - Content (page 81)
- Exhibit E: State Code Section 17.27a.403 - Preparation (page 83)
- Exhibit F: State Code Section 17.27a.102 - Purpose (page 86)

SNYDERVILLE BASIN GENERAL PLAN

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Chapter 1

Snyderville Basin General Plan

Vision and Background

MISSION STATEMENT

The mission of the General Plan (herein after referred to as “the Plan”) is to preserve natural open space and vistas, prevent suburban sprawl, and promote our mountain resort community. This will be accomplished through well managed growth that clusters density into designated mixed use centers, protects the natural environment, and supports recreation. The result will allow for a community and an economy that are diverse, cohesive, and sustainable.

GOALS

In concert with the community vision and in support of the Mission Statement, the goals of the 2013 update to the Plan are to promote the following:

- Sustainability, both in terms of development and the environment
- Quality growth and economic development that provides a positive contribution to the community and mountain resort economy
- Preservation of open space, view corridors and scenic mountainsides
- Preservation of critical and sensitive lands, natural resources and the environment, clean air, and healthy waters
- Provide for interconnectivity and traffic mitigation through a variety of creative alternatives for all modes of transportation
- Provision and inclusion of affordable housing
- Healthy lifestyles based on resort and year round recreation opportunities compatible with a resort/residential community
- Preservation, recognition, and adaptive reuse of culturally significant structures, sites, and uses

ROLES OF THE GENERAL PLAN AND DEVELOPMENT CODE

The growth management plan for the Snyderville Basin consists of the Plan and Snyderville Basin Development Code (hereinafter referred to as “the Code”). The purpose of the Plan is to set forth the vision, mission and character, goals, objectives, and policies for the Snyderville Basin. The Plan is an advisory document. The Code is the regulatory document that contains the rules and regulations for development that implements the goals and objectives of the Plan. The Code ensures the viability of the Plan by requiring that development applications are consistent with the Plan.

BACKGROUND

In mid-2009, the Snyderville Basin Planning Commission (hereinafter referred to as “the Planning Commission”) began the process of reviewing the 2004 Snyderville Basin

General Plan for updates, which was last completed in 1998. The intent of this update is to make the plan a more current and understandable document for the public and the Planning Commission as it guides future growth.

As part of this update, the Planning Commission sought to clarify the intent of the Plan, and ensure that the policies and implementation mechanisms of the Plan and Code would truly help meet the community priorities.

Community involvement has been a central part of the update process. In 2009 a Subcommittee of the Planning Commission was formed, which began working on initial edits to the Plan. Based on their feedback, in April of 2010, the Planning Commission held two community open houses and conducted a survey; in the summer of 2011, the Planning Commission held workshops with each neighborhood planning area. Public hearings were held on each element of the Plan in 2011, and more work sessions and hearings were held in 2012.

From these open houses and workshops, the Planning Commission identified many community priorities, and substantially reworked the mission statement to better reflect these priorities.

The Plan has also been substantially reformatted. While core principles remain in place, the format has been changed and the language simplified to communicate clear intent. Regulatory language remaining from the 1998 Plan has been removed and placed in the Development Code where appropriate. Policies have been divided into chapters and each chapter is based on a topic such as the environment, cultural and natural resources, and open space. The redesign is intended to make the Plan easier to follow and more effective to implement.

COMMUNITY VISION

Over 200 residents of the Snyderville Basin participated in the 2010 open houses and hundreds more at the 2011 Neighborhood workshops. The many activities included a prioritization exercise where the public was asked to rank various topics, such as open space, recreation, and walkability. Based on that exercise, the Planning Commission learned that the issues, identified from most important to least important, were:

1. Open Space
2. Recreation
3. Walkability
4. Wildlife
5. Less Density
6. Sensitive Land Protection
7. Water Conservation
8. Affordable Housing
9. Mass Transit
10. Traffic
11. Natural Resource Preservation

12. Local Economy
13. Recycling/Compost
14. Local Food
15. Energy Efficiency
16. Mixed Use Development
17. Growth
18. Green Building/Construction

MOVING FORWARD

State government forecasts for population growth in the County, and Snyderville Basin in particular, clearly demonstrate a need to prepare by the County Council and the Planning Commission. The Plan and Code, as amended, are designed to better encourage economic growth and diversification and manage development and redevelopment, in a manner that will preserve and enhance the Basin's quality of life, and in conformity with Section 17-27a-102 (a) of the Utah State Code which sets forth the standards for land use management:

(a) The purposes of this chapter are to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each county and its present and future inhabitants and businesses, to protect the tax base, to secure economy in governmental expenditures, to foster the state's agricultural and other industries, to protect both urban and nonurban development, to protect and ensure access to sunlight for solar energy devices, to provide fundamental fairness in land use regulation, and to protect property values.

The Plan reflects coordinated regional land use planning by and among Summit County Council, Snyderville Basin, Eastern Summit County and Park City Municipal in preparation for anticipated growth.

The residents of the Basin agree that open space, in the mountain setting of the Basin, provides aesthetic value, recreational opportunities, wildlife management and protection, and promotes an amenity rich community. Those amenities include:

- Large Tracts of Contiguous Open Space
- Recreation
- Interconnected Trail Systems (Walkability)
- Wildlife Preservation
- Density in Town and Resort Centers
- Sensitive Lands Protections
- Water Conservation
- Affordable Housing
- Mass Transit
- Traffic and Transportation Management
- Natural Resource Preservation
- Local Economy Protection and Enhancement

These core reasons define the purpose for land use planning and regulation to preserve and enhance the Basin. The Plan embraces and protects the mountain resort economy and character of the Basin, by discouraging, and, to the extent possible, prohibiting certain suburban development patterns which erode the unique character of the Basin. To that end, suburban development patterns in the Basin should be mountain resort in nature, with low densities of one unit per one hundred and twenty (120) acres, one unit per forty (40) acres, one unit per thirty (30) acres, one unit per twenty (20) acres, and one unit per ten (10) acres in certain instances.

Additionally, the Plan guides the growth and economic development of the Basin to occur in harmony with the unique, aesthetic qualities of a mountain environment. Interspersed among the open spaces of the Basin, town and resort centers are permitted in designated locations. Each type of center serves a specific function as further stated in the Plan. The character of these centers, particularly the town centers, should be designed to reflect both traditional and new patterns in urban communities, and phased to ensure proper growth and concurrency management.

These centers should benefit, not detract from, the general health, safety and welfare of the entire community. Increases in density for town and resort centers should only occur in instances where such increases result in significant benefit to the community at large, among other criteria. The use of density transfers may be an acceptable method to utilize development rights from an area desirous of preservation in acceptable growth areas, such as town and resort centers.

The Basin's changing demographics have created an economy no longer solely dependent on seasonal mountain resort business. Social and economic diversity, and its associated demands, is encouraged for the long term health of the Basin. Accordingly, the Plan and Code form a foundation for the complex, long range use of land through managed growth, balance between competing demands of residential and commercial interests, and preservation of ample and continuous natural areas.

Chapter 2

Land Use

GOAL: *Promote sustainable Land Use Planning Principles that preserve environmentally critical and sensitive lands, maintain neighborhood character, protect the economic base, prevent sprawl, and provide efficient delivery of services.*

OBJECTIVE A: Guide appropriate development and redevelopment in the Snyderville Basin through the following policies:

Policy 2.1 Designated Centers: Preserve natural open space and vistas, prevent urban sprawl, and promote the mountain resort community through managed growth that clusters growth into designated mixed use centers.

Policy 2.2 Development Patterns: Encourage the following sustainable patterns of development:

- a. Housing subdivisions that may be comprised of a variety of type and style of use, and with a wide range of affordability. Generally, these subdivisions are not separated from one another. There may be an internal system of streets, but many connections exist between individual subdivisions.
- b. Commercial, resort, and other mixed-use development that contains multi-modal streets not exclusively oriented to the automobile and emphasize pedestrian accessibility.
- c. Civic institutions, such as churches and other public buildings that are located near residential and commercial development.

Policy 2.3 Land Use Map: Show the following designations on a Basin-wide land use map:

- a. Existing land use map
- b. Wildlife corridors and habitat areas

Policy 2.4 Zone Districts: Utilize zone districts, depicted in a zoning map establishing a base density that generally reflects the existing character of the land, particularly open space and the natural landscape, taking into consideration infrastructure availability and existing neighborhood character.

Policy 2.5 Redevelopment: Promote the redevelopment of existing developments to reduce the visual impact of inappropriate site layout practices,

large parking lot surfaces, inappropriate lighting, non-conforming signs, and building mass through appropriate design, building configuration and consolidation, and height.

Policy 2.6 Growth Management: Manage the amount, type, location, rate, and design of growth in the Snyderville Basin while coordinating the plans and programs of public service providers, community investment in facilities, infrastructure, amenities, and services to ensure a sustainable future for the community.

Policy 2.7 Strip Development: Strongly discourage roadside or strip commercial development where there is continuous or intermittent linear development generally one store deep, one or more access points for separate properties and with highly visible parking located between the road and the building.

Policy 2.8 Density Incentives: Maintain base density yet consider providing incentives for additional density where appropriate.

Policy 2.9 Transfer of Development Rights (TDR) – Receiving Areas: Pursue the creation of a TDR program to be offered as an inducement to property owners for creating density “receiving areas”. Such receiving areas will be located in areas deemed appropriate by Summit County. The purpose of this incentive should be to create a means to preserve substantial open space by transferring density from other parts of the Snyderville Basin. Property owner participation in this incentive program should be voluntary.

Policy 2.10 Transfer of Development Rights (TDR) – Sending Areas: Pursue the creation of incentives to the owners of key lands (potential “sending areas”), to transfer density to an appropriate “receiving area” as outlined above or, when appropriate, purchase fee title or the development rights from the property.

Policy 2.11 Affordable Housing: Implement tools and mechanisms to achieve affordable housing.

Policy 2.12 Walkability: Promote interconnectivity, walkability, and a human scale of development.

OBJECTIVE B: Land use should be appropriate in scale and character to its surrounding environment and no structure should be allowed to dominate the natural features of any site.

Policy 2.13 Building Massing and Visual Compatibility: Building massing should, through height and bulk restrictions, relate to the size of the lot, roof pitch and orientation restrictions to ensure compatibility with visually sensitive areas.

Policy 2.14 Architectural Style: The desired architectural style should be of appropriate quality and work within the context of the defined community character, while promoting creativity in design styles.

Policy 2.15 Large Scale Commercial Structures: Large scale commercial “one story” structures are generally not appropriate. Whenever possible, large scale retailers should be placed on two or more levels, or designed to encourage the smaller, customized format of the retailer, where appropriate.

Policy 2.16 Integration into Environment: All man-made elements should be integrated into the natural environment with a sense of quality, permanence, and sensitivity; respecting, enhancing, and preserving stream corridors, wetlands, and hillsides. Efforts should be made to minimize the removal or disturbance of trees and hillside shrub vegetation.

OBJECTIVE C: Ensure that landscaping, lighting, signs, and parking are designed in a manner that is functional yet minimal and in keeping with the mountain environment.

Policy 2.17 Landscaping: Appropriate landscaping should be installed and maintained in all new developments to ensure compatibility with the surrounding environments, including native vegetation and drought tolerant species.

Policy 2.18 Lighting: Maintain lighting regulations for the amount, intensity, type, and location of all outdoor artificial illuminating devices to ensure that all such lighting is minimal, protective of the night sky, energy efficient, and minimizing impacts and light trespass onto surrounding properties, while appropriately addressing safety concerns.

Policy 2.19 Signs: Sign regulations should promote diversity of sign design within the Snyderville Basin, but ensure that all signs, including size, location, colors, and materials, are compatible with the image of individual neighborhoods.

Policy 2.20 Parking Design: Parking lots should be functional, include snow storage, provide pedestrian access, and be designed as attractive landscapes. Excessive parking is discouraged. Underground or structured parking is encouraged.

Chapter 3

Open Space

GOAL: Preserve open space in the Snyderville Basin that contains environmentally critical and sensitive lands, and recreational, cultural, and scenic spaces, to the extent possible. Preservation of these lands and connections between them is necessary in order to support a healthy environment, and to retain the sense of place, quality of life, and the economic success of the resort economy.

In order to best achieve this goal, open space has been categorized into the following types of land identified for preservation:

1. Pristine Open Space
 - a. Critical for environmental quality, such as drinking water sources, watershed, and wildlife habitat and/or corridors.
 - b. Strictly limited development, use, access, or disturbance.
 - c. Undisturbed, natural environment is the priority and only passive recreation should be permitted.
 - d. Any access allowed should be non-motorized single-track trails for the purpose of connecting existing trail spines and corridors, subject to an approved trails plan.
 - e. Contiguous to other open spaces and is of sufficient size to achieve these purposes.
 - f. Examples include the USU Swaner Nature Preserve and Hi Ute's Three Mile Canyon.

2. Managed-Recreational Open Space
 - a. Land that is classified as sensitive and/or critical, which includes, but is not limited to steep slopes, ridgelines, avalanche tracks, geological hazards, and cultural and/or historic lands.
 - b. Furthers the purposes of Pristine Open Space by providing buffer areas surrounding and/or encompassing agricultural lands, wetlands, floodplains, and/or riparian corridors.
 - c. Adjacent to or in close proximity to other open space.
 - d. Supports passive recreation with public access with non-motorized trails and trailheads and paved transportation trails.
 - e. Examples include the Summit Park Forest Legacy open space, Summit County Gardens, and Quarry Mountain.

3. Active Open Space:

- a. Easily accessible land that offers both passive and active recreational opportunities.
- b. Fulfill recreational needs and services such as sports fields, non-motorized trails, trailheads, parks and facilities, bike parks, tennis courts, amphitheaters, golf courses, and ski trails.
- c. Land suitable for civic needs that serve the public, such as cemeteries and fairground facilities.
- d. Public use and enjoyment is the priority and is encouraged.
- e. Examples include Willow Creek Park, Matt Knoop Memorial Park, and Trailside Park.

4. Internal Public Spaces:

- a. Located in highly accessible public spaces for the purpose of providing areas for people to rest, gather, and socialize.
- b. Support features such as tables, benches, trash/recycling receptacles, bike racks, drinking fountains, public art, and restrooms where appropriate.
- c. Generally fragmented and contiguity to other open spaces is not a priority.
- d. Examples include Newpark plaza, pocket parks, and neighborhood playgrounds.



Pristine Open Space: Hi Ute's Three Mile Canyon
Photo Credit: Martin van Hermert



Managed-Recreational Open Space: Summit Park Forest Legacy



Active Open Space: Willow Creek Park



Internal Public Space: Newpark Sun Calendar Plaza

OBJECTIVE A: Preserved open space should be maintained according to its classification.

Policy 3.1: Conservation easements, deed restrictions, trail easements, and/or plat notes should be recorded confirming the purpose of the land and identifying restrictions.

Policy 3.2: Appropriate ownership and management entity, either public or private should be determined at time of preservation.

- a. When open space lands benefit only a single development with limited to no public access, those lands should remain under private ownership.
- b. When open space lands are preserved that benefit the greater community and allow for greater public access and civic needs, those should be owned and managed by a public entity.

Policy 3.3: Management plans and regular maintenance needs should be implemented to ensure that the land's conservation values are maintained.

- a. Open spaces should have a management plan that identifies operations and maintenance needs, including noxious weed control on the property to ensure that its purposes are fulfilled.
- b. Management of pristine open spaces should minimize the use of chemical treatments, machinery, and vehicles in an effort to avoid impacts on the open space, water quality, and air quality, and minimizes noise.

Policy 3.4: Concurrency policies should be in place for public entities to assure community recreation facilities and open spaces have adequate funding to address the impacts of future growth.

- a. Implementation of this policy should require that fees be collected in order to ensure that both residential and commercial projects contribute their proportional share.

OBJECTIVE B: Mechanisms, programs, and strategies should be in place to preserve lands as open space.

Policy 3.5: The County has established a formal open space advisory committee, created for the purpose of advising and providing input to the county manager and county council regarding the creation, preservation, and identification of open space within the Snyderville Basin. The mission statement of the Basin Open Space Advisory Committee is hereby incorporated by reference. The committee should also:

- a. Establish evaluation criteria for the acquisition of open space, pursuant to and consistent with the open space and other policies set forth in this and other chapters of the Snyderville Basin General Plan.
- b. Assist in identifying, prioritizing, and making recommendations regarding priority open space;
- c. Assist in identifying agreements related to the transfer of density for the purpose of acquiring pristine, managed, or recreational open space
- d. Recommend the acquisition of development rights from properties considered important to the community for open space purposes;
- e. Use cash-in-lieu of Density Transfer Program participation and other funds received by the County to recommend purchase receiving and/or sending sites to the preservation of open space.

Policy 3.6: Summit County should develop on-going revenue sources earmarked for open space preservation including partnership with the Snyderville Basin Special Recreation District in providing opportunities for voter authorization of bond funds and concurrency programs.

Policy 3.7: Summit County should establish a formal mechanism or program, such as a Transfer of Density/Master Planned Development for holding and transferring land and development rights from high priority open space areas.

Policy 3.8: Summit County should consider amending the zoning map and development code ordinances to support growth and development in identified concentrated centers to alleviate development pressure on land that meets the descriptions of open space.

Policy 3.9: Summit County should accept cash-in-lieu of open space where such funds can be more appropriately used to purchase development rights or open space at a more appropriate or significant location.

Policy 3.10: Summit County should establish and maintain cooperative strategies with local land trusts and, when possible partner with other public, non-profit and private entities and/or other qualified land conservation groups to achieve the preservation of priority open spaces.

OBJECTIVE C: An adequate amount of open space should be preserved for all new developments and should be identified during the development review process.

Policy 3.11: No density incentives for development should be granted for preserving critical lands, but all or a portion of critical lands may be counted towards minimum required open space.

Policy 3.12: While development should meet the open space requirements, it may be appropriate in large lot developments to allow limited open space to be incorporated into individual lots, provided that the open space is outside of fenced areas and is contiguous to pristine or managed-recreational open space.

Policy 3.14: Open space that is required to be set aside in each development should, whenever possible, be contiguous to adjacent open space and protect hillsides and natural resources.

Chapter 4

Recreation and Trails

GOAL: Promote a healthy lifestyle for residents and visitors through existing and new recreational opportunities and trail connections to meet the broad range of recreation needs of Snyderville Basin residents and visitors.

OBJECTIVE A: Create a system of community parks, trails, and recreation facilities to service the entire population and visitors by working in conjunction with the Snyderville Basin Special Recreation District. The Snyderville Basin Special Recreation District is a special service district of Summit County established for the purpose of providing public recreation facilities and services for residents of the Snyderville Basin, their guests, businesses, and our resort visitors, including community parks, non-motorized community trails, recreational open space and public recreation facilities.

Policy 4.1: Community parks, trails and recreation facilities should be of sufficient size and located throughout the Basin in a manner that ties the neighborhoods together and promotes the overall sense of community and recreation family.

Policy 4.2: Ensure that recreation opportunities in the Snyderville Basin grow in parallel with future growth.

Policy 4.3: Continue to seek opportunities for public parks, recreational open spaces, trails and recreation facilities.

Policy 4.4: Anticipate the need for future public park and recreation system improvements through a continuing review of existing inventory, analysis, and evaluation of resources.

Policy 4.5: Assess resident needs based on periodic community interest and opinion surveys conducted by the Snyderville Basin Special Recreation District to help determine priorities for recreation facilities and track trends.

Policy 4.6: Foster regional recreational planning and interagency cooperation of public entities to collaborate on long term capital facility planning goals and development of joint use facilities to efficiently serve the taxpayers of the greater Park City community.

Policy 4.7: The Snyderville Basin Recreation District has established "Mountain Recreation Standards" for recreation based on population. The Mountain Recreation standards are intended to provide a set of tools to establish clear direction for the amount, type and balance of recreation facilities to meet the needs of a growing population.

Policy 4.8: Work toward achieving an effective balance of recreational open space preservation while meeting the need for active park space to include developed sports fields and support buildings.

Policy 4.9: The Snyderville Basin Community-Wide Trails Master Plan, as amended and subsequent, more detailed trail corridor mapping identifies critical linkages in the Snyderville Basin and connections to boundary trails. The intent of the Snyderville Basin Community-Wide Trails Master Plan is to ensure a public corridor to connect neighborhoods and activity centers, such as parks, schools, community facilities, and commercial areas, and to provide access to open areas, ridgelines, and public lands.

Policy 4.10 – The Snyderville Basin Special Recreation District Capital Facilities Plan includes plans for future recreation facilities, recreation facilities improvements, and important amenities for recreation in the Snyderville Basin, as amended.

Policy 4.11: Secure public trail easements in an effort to carry out the community vision, implement the Snyderville Basin Community-Wide Trails Master Plan, and create a complete network of interconnected multi-use non-motorized trails in cooperation with other public and private entities.

Policy 4.12: Ensure that trails connect with the Park City trail system, and other local and regional trails to create a comprehensive Summit County Trails Plan. Trails should be considered as having both a transportation and non-motorized recreation function.

Policy 4.13: Trail system improvements should be designed with the intent to protect and enhance environmentally sensitive areas.

Policy 4.14: Ensure adequate capacity is provided at trailheads located throughout the Basin to provide points of staging and support facilities to serve multiple user groups.

OBJECTIVE B: Encourage neighborhood recreation facilities that are intended to serve neighborhoods or individual developments. These facilities should be designed to enhance a neighborhood as a part of good project design and to provide a higher quality of life for the residents. Neighborhood facilities are not intended to attract persons from the community as a whole, but rather function as public gathering places within the neighborhood.

Policy 4.15: Development should provide for the reasonable recreational needs of residents within a development project, which may include construction of neighborhood parks, internal trail systems, or other recreation facilities.

Policy 4.16: Neighborhood parks, trails and/or recreation facilities are most appropriately developed and managed by individual developers or neighborhood/homeowner associations. These spaces should be easily accessible and help strengthen the identity of the neighborhood.

Policy 4.17: The Development Code should establish reasonable standards for parks and recreational amenities specifically designed to serve the neighborhood or project level demand.

Policy 4.18: Where possible, internal neighborhood trails should connect to the Snyderville Basin Community-Wide public trails system.

Policy 4.19: Where appropriate, ensure that adequate capacity is provided at trailheads within the development project or neighborhood to provide points of staging and support facilities to serve multiple user groups. Trailheads within a development project or neighborhood that provide access to the Community-Wide Trail System may be accepted for dedication by the Snyderville Basin Special Recreation District.

OBJECTIVE C: Recognize the desirability of multiple types of recreational services to meet the broad range of health, wellness and leisure interests of Snyderville Basin residents and visitors. Several different types of opportunities exist to meet this need.

Policy 4.20: Private commercial ventures are an important aspect of providing recreation services for residents and visitors of the Snyderville Basin. They typically operate as independent businesses that provide facilities, amenities and programs. Ski and golf resorts, commercial outfitters and sports, health, wellness and fitness clubs fall into this category.

Policy 4.21: Non-profit recreation entities are organizations established for the purpose of developing recreation amenities and/or providing programs that complement the purpose and goals of public and private recreation sectors. Utah Athletic Foundation and National Ability Center are examples of what falls into this category.

OBJECTIVE D: Summit County recognizes the importance of the natural resources within the Snyderville Basin and the surrounding areas. It is desirable to preserve and maintain access to these scenic areas.

Policy 4.22: Preserve public access to riparian corridors and fishable streams, including East Canyon Creek and Silver Creek Drainage (post remediation), for fishing, bird watching, wildlife viewing, and other passive recreational interests.

- a. These stream corridors are an important linear community parkway and all development should be sensitively sighted to protect this natural resource.

- b. New development should maintain public access to these corridors. Enhancement to these critical areas and habitats is encouraged.

Policy 4.23: Encourage and obtain access to the forest lands to promote hiking, mountain biking, bird watching, wildlife viewing and other similar non-motorized activities.

- a. All new development adjacent to these areas should ensure appropriate access to the back country through trail connections and open space view corridors.
- b. Provide adequate trailheads and parking to facilitate resident and visitor access to these backcountry areas.

Policy 4.24: Promote and encourage horseback riding and other equestrian uses. Equestrian trails should be designed to avoid “land locking” horse owners and provide them with trail access to appropriate areas.

Policy 4.25: Winter recreational opportunities, such as Nordic skiing, snow shoeing, dog sledding, and the like should be encouraged. Care should be taken to ensure that these activities are located sensitively, avoiding sensitive wildlife habitat.

Chapter 5

Cultural and Natural Resources

GOAL: *Identify cultural and natural resources and ensure that all development undertaken is compatible with and in harmony with the surrounding mountain and resort environment while maintaining ecological balance and protecting the scenic and historic qualities of the Snyderville Basin as well as the economic base.*



OBJECTIVE A: Identify and recognize amenities important to the community heritage of the Snyderville Basin and work to preserve such amenities to the greatest extent possible.

Summit County played an important role in the settlement of Utah and the West as a whole, with prominent westward trails, early settlements, and agricultural operations forming the foundation of the Snyderville Basin. Therefore, heritage amenities are defined as:

- a. Sites where culturally significant historic events occurred
- b. Sites important to culturally significant people of history
- c. Historic trails, paths, and other transportation connections and corridors
- d. Structures more than 50 years old
- e. Past and present agricultural operations

Policy 5.1: Recognize agricultural operations as a significant and important use of the land and protect the rights of those uses.

Policy 5.2: A survey should be conducted to identify heritage amenities. Identified amenities should be of high priority for preservation through relocation, adaptive reuse, preservation in place, facade easements, conservation easements, or other methods.

Policy 5.3 Heritage Amenities and Cultural Arts Plan: Adopt a comprehensive Heritage Amenities and Cultural Arts Plan in the Snyderville Basin. This Plan should provide specific provisions for the type, amount, and manner in which public art or heritage preservation will be incorporated into a development project, or cash-in-lieu contribution to public art in the Snyderville Basin.

Policy 5.4 Heritage Preservation - Incentives: Summit County should consider appropriate incentives to property owners for the purposes of preserving heritage amenities.

Policy 5.5 Art and Economic Development: Allow opportunities for the arts and artists to participate in the visual enhancement of the Snyderville Basin.

OBJECTIVE B: Identify and protect critical and sensitive lands throughout the Snyderville Basin, and ensure that development is limited or prohibited as appropriate.

Policy 5.6 Preservation: Work with developers to ensure that sensitive and critical lands are properly identified within proposed project areas and preserved and avoided to the greatest extent possible.

Policy 5.7 Critical Lands: Development, excluding community-wide trails, should not be permitted on environmentally Critical Lands, which are those lands which include:

- a. Slopes that are thirty percent (30%) or greater, or
- b. Geologic hazards and avalanche tracks, or
- c. Area within a 100-year flood plain, or
- d. Wetlands, both jurisdictional and non-jurisdictional, or
- e. Ridgelines.

Policy 5.8 Sensitive Lands: Summit County should seek to minimize, and avoid if possible, development on any Sensitive Lands within the Snyderville Basin, excluding community-wide trails. Sensitive Lands include:

- a. Significant permanent and seasonal drainage corridors, or

- b. Ranching, agricultural lands and historically significant sites and structures.
- c. Moderate Slopes: Slopes greater than fifteen percent and less than thirty percent are declared to be sensitive areas because there is a high probability that instability, rapidly accelerated storm water runoff, and erosion and soil loss could be experienced.

Policy 5.9 Critical Slopes: Slopes of thirty percent or more are declared to be critical areas because there is a high probability that onsite and downslope property damage and water quality, fisheries and wildlife habitat deterioration will result from their development. Revegetation difficulties are compounded by the Snyderville Basin's short growing season, making the reclamation of disturbed slopes very costly, and long term success of reclamation may be difficult. Development that accelerates the erosion of soil, and thereby contributes significantly to the sedimentation of stream corridors, should not be allowed.

Policy 5.10 Floodplains: All areas within a 100-year floodplain, or where the prevailing or potential natural vegetation is riparian, are declared to be critical to the maintenance of the basin's hydrologic systems, fisheries and wildlife habitat. Development of floodplain areas has a significant potential to adversely affect wildlife, water quality, and, if it modifies the floodway, adjoining, upstream and downstream properties, roads and other public facilities. Development in floodplain areas may also be constrained by a high water table which raises the cost of installing and maintaining utilities. Finally, floodplain development adversely affects all taxpayers through public expenditures to prevent or clean up damages due to floods.

Policy 5.11 Avalanche Tracks: Development layout and design should avoid areas which may be adversely affected by avalanche tracks. All known avalanche tracks are declared to be critical areas because of the high probability that development in such hazardous areas will result in property damage, damage to public utilities and roads serving the development, and possible injury or loss of life.

Policy 5.12 Wetlands: Wetlands are declared to be critical since development in wetland areas has a significant adverse effect on water quality, the rate and volume of storm water discharge, and wildlife.

Policy 5.13 Ridgelines: Because of the importance of aesthetics to the economic viability of the Snyderville Basin, views from the designated roadways (Interstate 80, State Roads 224 and 248, and US-40) are critical and ridgeline encroachment should be avoided.

OBJECTIVE C: Ensure that natural resources are protected so that they are available for current residents and future generations.

Policy 5.15 Restoration Incentives: Allow certain development incentives to promote the rehabilitation of important, but previously damaged environmental features of the Snyderville Basin.

Policy 5.16 Limited Septic Systems: Discourage the use of septic tanks to the maximum extent possible.

Policy 5.17 Wastewater and Irrigation: Strongly encourage wastewater reuse on golf courses and other large irrigated areas.

Policy 5.18 Preservation of Air Quality: Ensure that development does not contribute significantly to the degradation of air quality, and minimizes the impacts of wood burning stoves, automobiles, or other similar air quality pollutants.

Policy 5.19 Transportation: Continue to work with Park City, UDOT, and others to develop, maintain, and promote a regional transportation system to help reduce air pollution in the Snyderville Basin.

Policy 5.20 Vehicle Idling: Summit County should continue to work to reduce the impact of idling vehicles through ordinances limiting the practice.

Policy 5.21 Commuter Trails: Continue to work with the Snyderville Basin Special Recreation District on the completion of non-motorized commuter trail links to encourage a reduction in driving.

Policy 5.22 Site Design: Encourage site design that reduces the need for driving and idling, such as reduction or redesign of drive-through facilities and clustering of development.

Policy 5.23 Livestock Management: Efforts should be made to properly manage livestock to minimize impacts to creeks and the riparian environment.

Policy 5.24 Wildfire Management: Development layout and design should take into consideration the risks associated with wildfires.

Chapter 6

Housing Element

GOAL: *Provide equal housing opportunities for all residents of the Snyderville Basin by facilitating reasonable opportunities for a variety of housing, including low and moderate income housing in order to meet the needs of people desiring to live in Summit County and to allow persons with moderate and low incomes to benefit from and fully participate in all aspects of neighborhood and community life.*

OBJECTIVE A: Ensure an adequate supply of housing that meets the needs of various moderate and low income groups in the Snyderville Basin identified in the Housing Needs Assessment as updated (**Appendix A**).

Policy 6.1: Identify and implement a wide range of strategies to increase housing density and diversity in appropriate locations. Such strategies may include:

- a. Increasing allowed densities for affordable housing projects where appropriate and where adequate levels of services and amenities and transit can be provided, or the impact otherwise mitigated.
- b. Requiring new residential development to allocate a percentage of the units to be affordable.
- c. Requiring commercial, industrial, and resort projects to provide housing for a percentage of their projected workforce.
- d. Requiring a long term commitment of affordability.
- e. Cooperating with surrounding jurisdictions in the development and implementation of regional affordable housing strategies.

Policy 6.2: Encourage the private sector to build affordable housing.

Policy 6.3: Ensure a variety of housing consisting of a balance of types of housing, styles of housing, ownership category, unit sizes, and a range of affordability.

Policy 6.4: Allow the development of Single Room Occupancy (SRO) housing, group homes, community housing, emergency shelter and transitional housing, and supported living facilities for the elderly and persons with special housing needs, taking into consideration the proximity to public transportation, shopping, medical services, and other essential support services for the elderly and others with special needs.

Policy 6.5: Allow the development of seasonal housing to address the needs of the resort economy, through cooperation with current and future employers and housing agencies in the area.

Chapter 7

Services and Facilities

GOAL: *Maintain adequate service levels in regards to services and facilities that are best operated at the local government or quasi-governmental level. These services could include essential health and safety services such as fire, ambulance, law enforcement, public health, utilities and infrastructure; and other services such as libraries, parks and recreation, public transportation, weed or pest management, and waste management and recycling.*

OBJECTIVE A: Coordinate and collaborate with applicable service providers to identify acceptable service levels and develop standards for measuring service delivery success.

Policy 7.1: Ensure that public health and safety services and facilities are available to citizens dispersed throughout the Snyderville Basin.

Policy 7.2: Essential facilities should be designed to provide an acceptable level of service to the peak service demand. Other facilities will be designed to accommodate average demand. Temporarily reduced service levels may occur at times of peak service demand; however, reductions should not produce a meaningful threat to the public safety.

OBJECTIVE B: Developers should pay their proportional share of the costs of future facilities and services necessitated by new development. Costs for added facilities and infrastructure as a result of new development should not be passed on to existing residents and businesses.

Policy 7.3: Ensure that new development is able to provide, or is located near, existing or future planned adequate infrastructure such as reliable water and sewage treatment prior to development approval.

Policy 7.4: Coordinate with utility providers to ensure their planning for facilities is consistent with the General plan.

Chapter 8

Transportation, Circulation, and Connectivity

GOAL: *Promote a variety of transportation alternatives that provide convenient and efficient service that meets the travel requirements of users.*

OBJECTIVE A: Use comprehensive multi-modal transportation planning to guide decision making.

Policy 8.1 Comprehensive Transportation Plan: Summit County has adopted and continues to update a comprehensive long range Snyderville Basin Transportation Master Plan that establishes a roadway classification system, a map showing the location of future roads and key improvements required, and a description of a local transit system needed to serve the community. The Transportation Master Plan serves as the primary transportation chapter of the General Plan.

Policy 8.2 Trails Plan: Summit County has adopted the Snyderville Basin Special Recreation District Trails Master Plan that addresses such items as location, construction, maintenance, and funding of community wide and select neighborhood trails.

OBJECTIVE B: The following principles should be incorporated into all transportation planning efforts in all development in the Snyderville Basin.

Policy 8.3 Multimodal Streets: Streets and adjacent spaces should not be just a corridor for moving traffic, but make allowances for social interaction, walking, horseback riding where appropriate, and cycling. Motorized roadways should be constructed, or existing motorized roadways reconstructed, to allow for non-motorized transportation activities to occur through the most location-appropriate means, such as on sidewalks near the road, on trails that are separated from the road, or on widened shoulders.

Policy 8.4 Exhaust Alternatives Before Increasing Capacity: All efforts should be made to use existing transportation resources to their maximum efficiency before new infrastructure is built. Expanding capacity of any roadway should be considered as a last resort.

Policy 8.5 Access and Level of Service: Access to major roadways, including highway and other arterial roads, should be limited and managed to maintain an adequate “level of service” and to maintain the “functional classification” of the roadway. Property owners should be responsible for coordinating access to optimize the location of roadway intersections.

Policy 8.6 Traffic Control and Management: Summit County should consider the implementation of traffic control and management measures, including, but not limited to the following components:

- a. Park and ride facilities at Kimball Junction, Quinn's Junction, Town and Resort Centers, and other appropriate locations;
- b. Programs limiting portions of roads to non-motorized vehicles or pedestrian use;
- c. Bicycle programs;
- d. Employer-based carpooling;
- e. Employer-sponsored flexible work schedules;
- f. Car and van pool programs;
- g. Local programs directed toward the community center, special events, and other high traffic generators.

OBJECTIVE C: Development should be designed to provide multimodal connectivity between adjacent subdivisions, retail centers, or other developments.

Policy 8.7 Connectivity: All streets should be designed to connect to the larger network. Cul-de-sacs are generally not appropriate. The street pattern should be arranged to keep through traffic off local streets. Road patterns designed to allow traffic to speed through a neighborhood are not appropriate.

Policy 8.8 Internal Connectivity: Development should include a continuous system of sidewalks or pathways to connect all residential, commercial, parks, school and civic amenities, and other areas. Connections between internal pathway systems to the community system are also encouraged.

Policy 8.9 Walking distance: The distance between intersections should not exceed a distance that is comfortable for walking from place to place.

Policy 8.10 Traffic Calming: Traffic calming devices should be incorporated where appropriate. Reduced traffic speeds should be promoted on neighborhood roads with appropriate signs or other measures indicating road use by others such as children, horses, bicyclists, walkers, or fishermen.

Policy 8.11 Transit: Centrally located transit facilities should be placed within all new major developments.

Policy 8.12 Entry Corridors: Summit County, working with the Utah Department of Transportation, should adopt a landscape enhancement and management master plan for SR 224 and 248, I-80, and US-40 corridors. Summit County should continue to work with UDOT to gain agreements regarding the placement of raised barrier curbs, landscaping along the road edges, and divided median strips within the identified entry corridors to provide additional enhancements in these areas.

Chapter 9 Neighborhood Plans

In order to protect existing neighborhood characteristics and to promote cohesive planning in the future, the following Neighborhood Planning Areas have been identified in the Snyderville Basin: Bitner Road, Canyons, Central Basin, East Basin, Highland Estates, Jeremy/Pinebrook, Kimball Junction, North Mountain, Old Ranch Road, Quinn's Junction, Rasmussen Road, Silver Creek, The Summit, Utah Olympic Park, and West Mountain.

Although there are hard boundaries delineating each neighborhood planning area, it is important to recognize that how development occurs in one neighborhood may affect adjacent neighborhoods. It is the intent of this Plan to ensure that appropriate planning principles are adhered to not only within individual neighborhoods, but among them as well.

All neighborhoods within the Snyderville Basin should adhere to the goals, objectives, and policies found in the individual chapters of the Plan and summarized in the statements below. However, each neighborhood planning area will not lend itself equally to the application of only these goals, objectives, and policies based on their unique characteristics. Additional neighborhood design objectives and/or special considerations have been included for some neighborhoods.

Global Principles:

- **Chapter 1: Vision and Background**
All neighborhoods should support the resort and mountain character of the Snyderville Basin. Development should be designed to support a sense of community.
- **Chapter 2: Land Use**
All neighborhood development should focus on sustainable patterns of development with special attention given to the protection of critical lands, wildlife migrations corridors, and view sheds.
- **Chapter 3: Housing**
All neighborhood development should adhere to the commitment to provide housing for moderate or low income residents.
- **Chapter 4: Cultural and Natural Resources**
All neighborhood development should protect and preserve culturally beneficial historical structures and natural

resources with special attention given to access to and connectivity of the community-wide trail system.

- **Chapter 5: Open Space**
Preservation of open space is the highest priority of all neighborhoods. This is considered the most valuable characteristic which promotes the image and lifestyle enjoyed in the Snyderville Basin.
- **Chapter 6: Recreation and Trails**
All neighborhood development should give special attention to access for recreational opportunities for the residents of the neighborhood and Snyderville Basin.
- **Chapter 7: Services and Facilities**
All neighborhood development should provide for ease of access for public services such as police, fire trucks, and weed abatement.
- **Chapter 8: Transportation**
All neighborhood development should promote the community-wide connectivity and traffic flow of transportation.

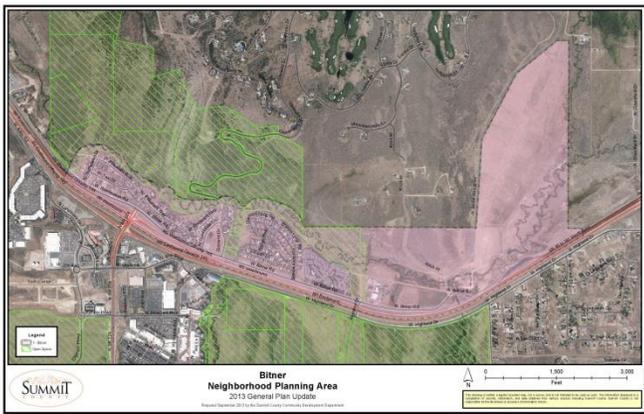
BITNER ROAD

Location

The Bitner Road neighborhood is bordered on the north by East Canyon Creek; on the west by the east end of the Rasmussen Road Neighborhood; on the south by Bitner Road that runs east and west; and on the east just beyond Bitner Road that runs north and south.

Zoning

The current zoning in this neighborhood is Rural Residential. The base density is 1 unit per 20 acres.



Neighborhood Description

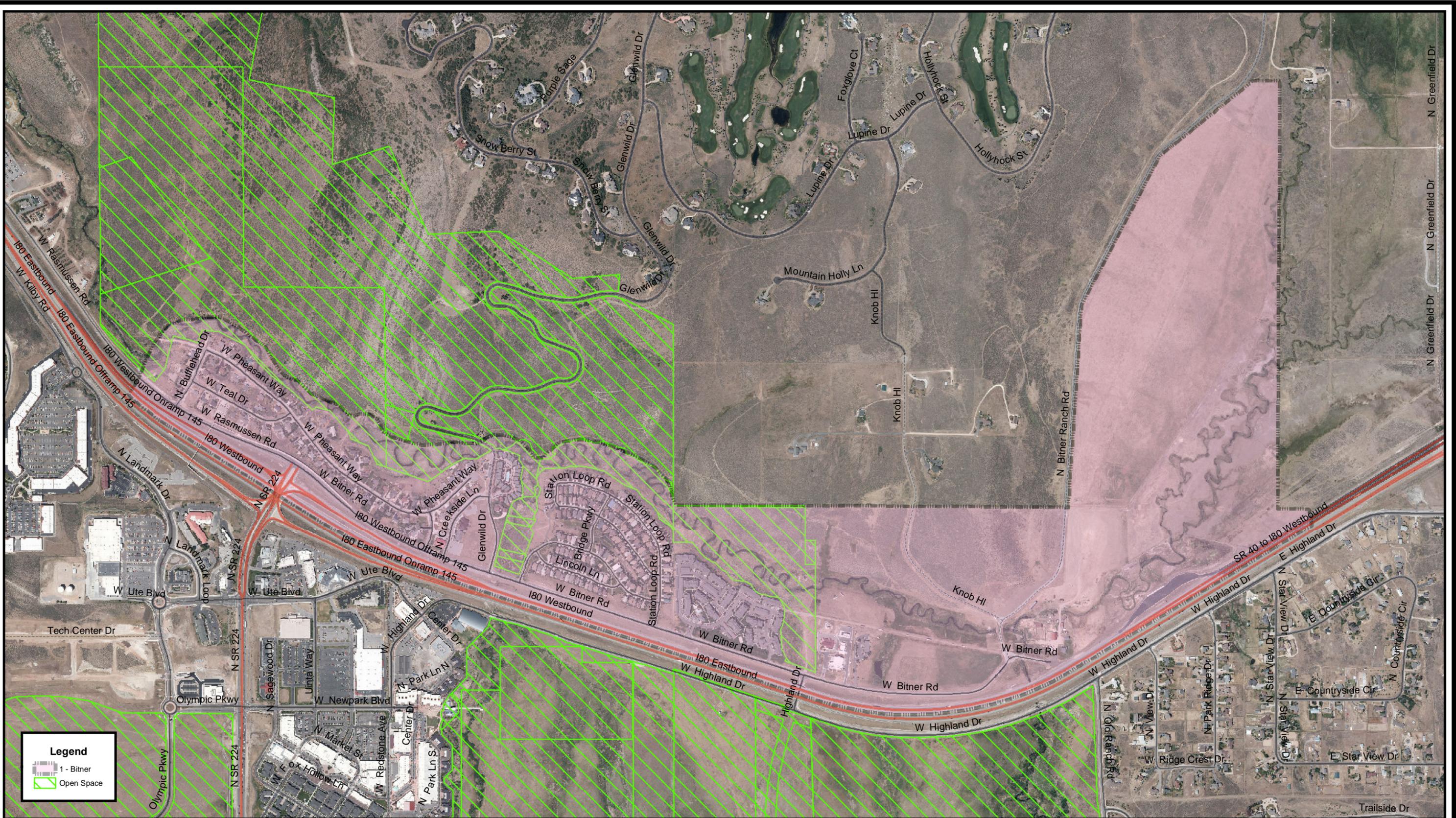
The Bitner Road neighborhood is highly visible from Interstate 80 and others areas in the immediate vicinity. It contains a mix of single family detached, multi-family, and neighborhood commercial uses. The East Canyon Creek is an important community amenity in this neighborhood, which is located within the Swaner Nature Preserve.

There are a few undeveloped parcels located within this neighborhood. While this is a linear neighborhood that parallels I-80, it should not function as a strip development; however, based on the boundaries of the neighborhood and current Development Code criteria, such as setbacks, development would occur in a linear pattern. The allowed uses are also limited by the existing zoning. Consideration should be given for future mixed-use developments and flexibility in design standards. This may occur through future Code amendments and rezoning of parcels located within the neighborhood. Future land use patterns should also be context sensitive in terms of infrastructure capacity.

Any future development should be sensitive to its surroundings, especially the East Canyon Creek corridor. Enhancements, including stream bank restoration and riparian plantings are appropriate.

This neighborhood is bordered on the east by the Silver Creek Neighborhood, which has one access in and out of the subdivision. Future connectivity options between the two neighborhoods should be studied and considered, not only for motor vehicles, but for pedestrians and other recreational users as well.

A unique feature in this neighborhood is the historic Bitner Ranch. It is important to recognize this is a community amenity and provide opportunities for preservation of this Ranch.



**Bitner
Neighborhood Planning Area
2013 General Plan Update**

Prepared September 2013 by the Summit County Community Development Department


 0 1,500 3,000
 Feet

This drawing is neither a legally recorded map, nor a survey, and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources including Summit County. Summit County is not responsible for the timeliness or accuracy of information shown.

CANYONS

Location

The Canyons neighborhood includes all the property located within the Canyons Specially Planned Area. It is bordered on the north by the Sunpeak area as well as the southern boundary of the West Mountain neighborhood; it is bordered on the east by a small section of SR-224 and the western boundary of the West Mountain neighborhood; it is bordered on the west by the Summit County/Salt Lake County boundary.

Zoning

The zoning in this neighborhood is a combination Resort Center (RC), Rural Residential (RR), Hillside Stewardship (HS), and Mountain Remote (MR). The density in the RC zone is determined through the Specially Planned Area process (SPA). The base density in the RR zone is 1 unit per 20 acres; the base density in the HS zone is 1 unit per 30 acres; and the base density in the MR zone is 1 unit per 120 acres.



Neighborhood Description

The Canyons neighborhood planning area contains steep, mountainous terrain, and sensitive and critical areas. Canyons Resort is the fifth largest ski resort in the United States and has the most acreage in the States. The uses consist of a mix of single family detached, multi-family, commercial, and resort related facilities.

The Canyons planning area should be designed in accordance with the Canyons Specially Planned Area Development Agreement. Should that Agreement expire or otherwise no longer be applicable, the following design principles should apply to any future development:

- Consideration should be given to the skiing capacity of the mountain for the development of future lifts, trails, and related on mountain services necessary to support to the skiing operation.
- The density of the area should take into consideration the carrying capacity of the mountain for skiers, the ability of the developers to mitigate on and off-site impacts, and a substantial level of economic/tax base benefits accrued to Summit County.
- Development should be tightly clustered in and around the resort cores in a manner that is transit and pedestrian friendly to minimize the use of automobiles.
- In the Resort Core, resort accommodations should be provided rather than primary dwelling units. Primary dwelling units may be considered in areas outside of the Resort Core.
- Consideration should be given for the allowance of clustered, high density development in exchange for open space preservation in the Resort Core.
- A key objective in this area is to provide a quality recreation experience, without detracting from the aesthetic appearance of the landscape and causing disruptions of the existing mountain views.
- Environmental enhancements, conservation and preservation of the natural resources in the planning area should be considered.
- Traffic reduction measures and pedestrian connections are a high priority in this area. On-going opportunities to provide regional transportation solutions should be explored.
- Facilities and activities necessary to promote a year-round resort and meet the needs of the residents of the Snyderville Basin are encouraged to be developed in this planning area.
- Cooperation with the Snyderville Basin Special Recreation District regarding the incorporation of trails and other recreational facilities is a priority in this neighborhood.

CENTRAL BASIN

Location

Central Basin is located on both the east and west sides of SR-224. The east side is bordered on the north by the Swaner Nature Preserve; on the east by the western boundary of the Willow Creek Estates Subdivision; on the south by Old Ranch Road; and on the west by SR-224.

The west side includes Bear Hollow Village and is bordered by Utah Olympic Park; it is bordered on the east by SR-224; it is bordered on the south by Canyons Resort; and on the west by the eastern boundary of the West Mountain Neighborhood planning area.

Zoning

The zoning in this neighborhood is a combination Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acres. The base density in the HS zone is 1 unit per 30 acres.

Neighborhood Description

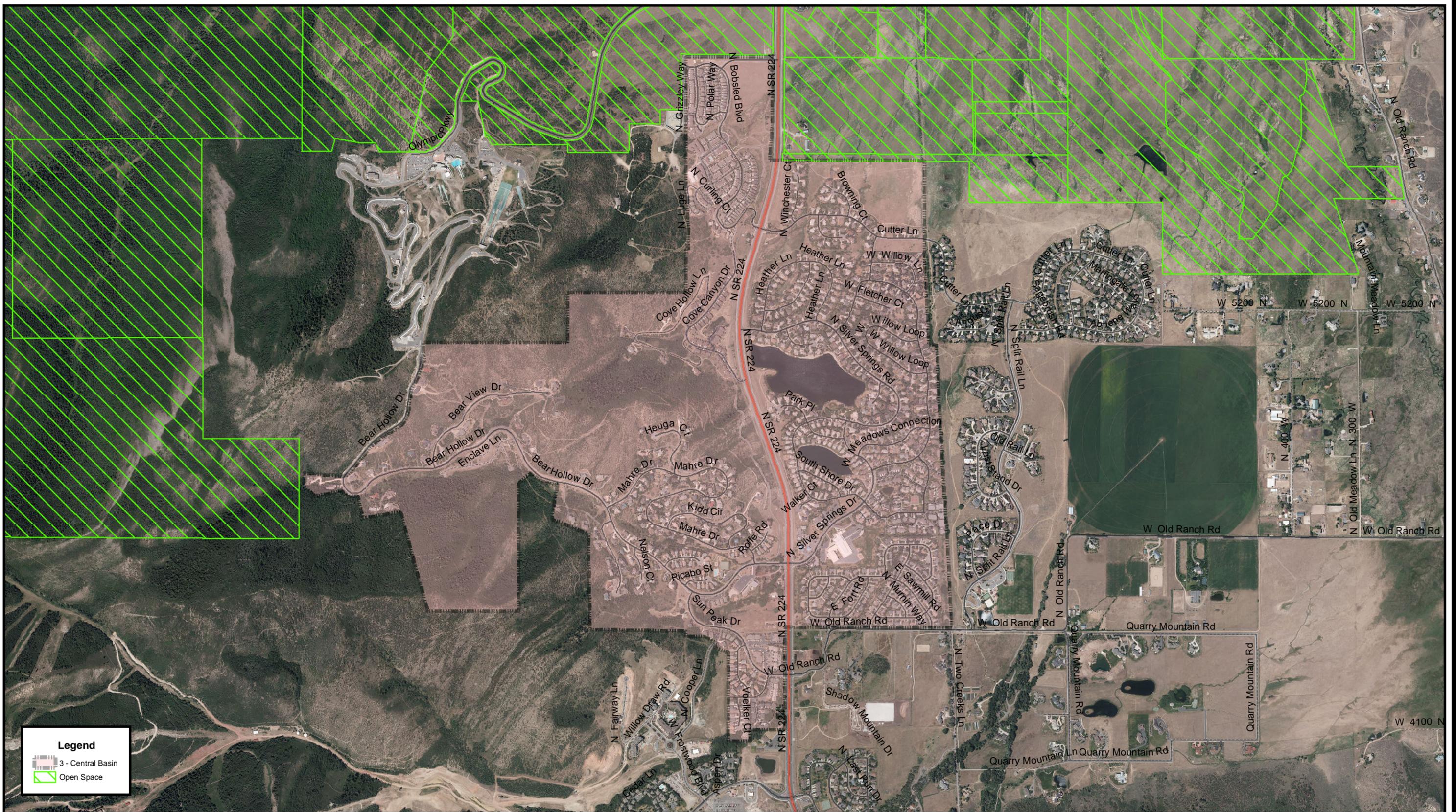
The Central Basin neighborhood is comprised mainly of residential subdivisions that are mostly built out, with a few small pockets of neighborhood commercial uses, an elementary school, and institutional uses.

The east side of SR-224 is mostly flat while the area west of SR-224 contains varying degrees of topography. A section of the Millennium Trail is located in this planning area on the west side of SR-224. This is an important community amenity.

Future pedestrian connections should be considered to provide a safe passage across SR-224 for pedestrians wanting to access the elementary school, churches, or other existing commercial uses.

It is the goal of this neighborhood to maintain the existing residential characteristics, ensure that commercial uses are designed to be in scale with the neighborhood, and allow for redevelopment opportunities in the future.





Legend

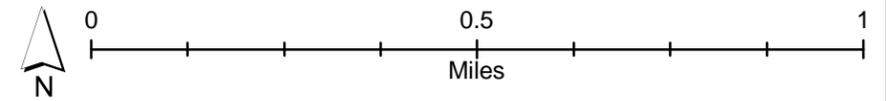
-  3 - Central Basin
-  Open Space



Central Basin Neighborhood Planning Area

2013 General Plan Update

Prepared July 2013 by the Summit County Community Development Department



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EAST BASIN

Location

The East Basin neighborhood is located east of US-40 and extends east to the Snyderville Basin Planning District boundary. It is bordered on the north by Interstate 80; and extends south to the northern boundary of the existing Space Place Storage.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR) and Community Commercial (CC). The base density in the RR zone is 1 unit per 20 acres. The density in the CC zone is determined by the ability of the proposed development to meet all required development and performance standards and criteria set forth in the Development Code.

Neighborhood Description

The East Basin neighborhood is highly visible from US-40 and others areas in the immediate vicinity. It is an important entry corridor into the Snyderville Basin and is sometimes referred to as the “back door” into Park City.

There are no existing residential uses in this planning area; however, the Silver Creek Village Center, which is a mixed use development, has been approved to be located on the southeast quadrant of Interstate 80 and US-40. This is a large development that will have a significant impact on the character of the East Basin neighborhood, such as increased traffic at the US-40 and Silver Summit interchange.

The dominant features of this planning area are large tracts of relatively flat open lands, sensitive and critical areas, such as a stream corridor, wetlands, floodplains, and soils contaminated by mine tailings. It also contains areas of clustered development around the interchange of US-40 and Silver Summit, with other commercial uses interspersed throughout.

Additional development and growth in this planning area may be considered, taking into account the utilization of a future transfer of density program if it is found that there are appropriate areas that could be receiving sites.

The visual connectivity to the open meadow is an important community feature, not just from US-40, but from the Rail Trail that runs north to south, and should be preserved as much as possible. Future design objectives, such as locating structures at the outer edge of the meadow, clustering development near existing uses, and avoiding strip mall type patterns of development are encouraged.

