



MEMORANDUM:

Date: January 15, 2014

To: Council Members

From: Annette Singleton

Re: Community Development Block Grant process for program year 2014

As you know, the amount of CDBG funds available each year varies. We received an email in October, from Mountainland Association of Governments inviting us to a Mandatory How to Apply Workshop, and advising us that Summit and Wasatch Counties are expecting to receive approximately \$400,000 in this new program year. At the workshop, we learned of the deadlines, and the requirements for applying for CDBG monies.

The next requirement of the CDBG program is to hold a “first public hearing”. The public hearing will be held next Wednesday, January 22, 2014, to introduce applicants, to obtain citizen’s view, and to respond to proposals and questions. The County Council will be able to decide which project(s) they would like to sponsor.

Two applicants have expressed an interest applying for CDBG funds for the year 2014. Both Hoytsville Pipe & Water Company and Peoa Pipeline Company would like to apply for CDBG funds to upgrade their culinary water systems. Attached is 1) an estimate of Horrocks Engineers for the first phase of the Peoa water line upgrade, and 2) an estimate of Geary Construction, Inc., for the first phase of the Hoytsville water line upgrade.

The applications are due, through the on-line WebGrants system, on January 31, 2014. The Ratings and Rankings Committee will review the applications in March. Then, they will submit their results and funding awards to the Executive Council in April. In May, applicants will be notified of funding awards.



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2014 CDBG Culinary Water Improvements - Engineers Estimate

Peoa Pipeline Company

January-14

Water System Improvements

Item	Description	Qty	Unit	\$/Unit	Total
1	10" PVC Water Line	1,400	LF	\$ 50.00	\$ 70,000.00
2	Fire Hydrants	2	EA	\$ 3,800.00	\$ 7,600.00
3	Valves	3	EA	\$ 3,000.00	\$ 9,000.00
4	3" Meter	1	LS	\$ 6,500.00	\$ 6,500.00
5	SCADA System	1	LS	\$ 25,000.00	\$ 25,000.00
6	Engineering (8%)				\$ 9,448.00
7	Construction Management (8%)				\$ 9,448.00
8	Administration/Legal(2%)				\$ 2,362.00
9	Contingency				\$ 11,810.00
TOTAL					\$ 151,168.00



2014 STRATEGIC COMMUNICATION PLAN SUMMIT COUNTY, UTAH

EXECUTIVE SUMMARY

Communications is seen as a basic obligation of government and an essential component of the democratic process. It helps build pride and satisfaction within the community, increases participation, and contributes to strengthening the quality of life in Summit County.

The Objectives of this Strategic Communications Plan are to:

- Increase Awareness
- Increase Engagement
- Provide Access
- Establish Transparency
- Reinforce Credibility



The Objectives can be achieved through 4 Action Items:

- 1) Modernize Communications
- 2) Communications in Spanish
- 3) Face to Face and Grass Roots Communications
- 4) Internal Communications

SUMMIT COUNTY MISSION STATEMENT

ENGAGED & INFORMED CITIZENRY. Summit County values citizen input and involvement and understands the importance of an informed citizenry. The County shall adopt a comprehensive communications plan utilizing current technology to encourage citizen participation in all facets of county government.

STRATEGIC ISSUE STATEMENT

What can Summit County do to improve communications at all levels?

The County can enhance communications with residents and businesses by proactively identifying emerging issues; improving long-range communication strategies; and communicating more effectively the identified key issues and policy decisions made by County Council. In addition, effective communication during times of crisis or emergencies is a top priority. The impact and severity of such events can be mitigated with timely, accurate and available information.

Some consequences of poor communications include: decreased citizen participation, incorrect information dissemination, lack of trust, distracts from our mission, and impairs delivery of services.

FINDINGS

Summit County commissioned a citizens survey in 2011 and again in 2013. The surveys focused on Summit County residents' views about satisfaction with government services, economic development preferences, local quality of life conditions, and future priorities.

Key findings related to communications from the 2013 Survey:

- **PUBLIC INTERACTION WITH COUNTY:** Two-thirds of survey respondents reported they had contacted at least one Summit County government office during the past year. Among those, a substantial majority indicated they were either somewhat satisfied or very satisfied with various aspects of that experience
- **KEEPING CITIZENS INFORMED:** When asked about efforts by Summit County government to keep you informed about local issues and events, one half of the responses fell into the “average” category
- **PUBLIC INPUT:** When asked about the responsiveness of county government to citizen input, the county was rated as “average.” It’s worth noting that a substantial number (32%) of responses from the north-county residents fell into “below average” in this same category. West-county residents were considerably more likely to rate the responsiveness of county government as “above average”
- **WEBSITE:** When asked about the quality and availability of information on the county’s web site, a majority of respondents from the west-county area (61%), north-county (62%), and south-county (64%) called it “average”

All of these findings suggest that communications from the County are overall “average” and have room for improvement. The following action items are recommended to move the County from “average” to “above average” communications.

MODERNIZE COMMUNICATION

The first action item involves the modernization of communication tools.

Social Media. The county should fully utilize social media to engage, improve and grow communications, concentrating on four different mediums: Facebook, Twitter, Pinterest and YouTube. Aside from being virtually free to the County, the evidence for utilizing this type of communication is clear:



- Can control our message;
- Gives instant access to citizens;
- More than 77% of U.S. households with internet access;
- More than two-thirds of internet users using at least one social media site;
- Americans spend more time on Social Media sites than any other activity.



Facebook. The County and some departments currently have Facebook pages, (Summit County Government, Library, Animal Control, Fair, Health Department and Sheriff’s Office). Timely content, page shares and interactive questions can help us increase our county brand and grow our citizen audience. Analytics help us gauge the effectiveness of each piece of information posted so our efforts can constantly be measured.



Twitter. This method of communication shares real-time, concise messages with the public (140 characters or less). It is great for posting links and news items and works exceptionally well for crisis communications, as proven usage during the Rockport fire indicates. Followers of the County’s Twitter account include reporters, businesses, community organizations and residents. Twitter traffic as a whole has grown by more than 2,000 percent in the past two years. For the County, followers have grown from 572 to 966 followers just within the past five months.



YouTube. With more than **2 billion** videos watched each day on YouTube and over **300 million** YouTube accounts, the County should have resources to deliver video messages to the public. The best way to feature this platform is through our website, Facebook, and Twitter accounts. Video is the most engaging content on the Web and more and more government entities are moving in that direction. The County should use this medium to share council priorities, educate the public on county functions, and promote county locations and resources. Additionally, an annual ‘State of the County’ video should be produced and publicized as a tool to inform the public about programs, services and policy initiatives.



Pinterest. Pinterest is a virtual pin board, sometimes referred to as “picture twitter.” The County recently became active in Pinterest and currently hosts 5 boards: History of Summit County, Scenes from Summit County, Emergency Preparedness, Summit County Fair, and the Rockport Fire. Judging from the amount of re-pins of our photos, it is clear the public wants the County to have a presence on this type of social platform. It helps foster transparency, awareness and engagement with citizens.



Summit County Website. Long a resource for citizen information, www.summitcounty.org provides 24-hours 7 days a-week information. Basically, all pertinent county data can be found on our website. With technology evolving so quickly, we find the need to modernize our website to keep up with current demands. County and other government websites can be best utilized if they: help citizens help themselves (easy ways to license and pay), increase citizen input (inter-active component), make government work better (clear, concise, easy to navigate), and is more transparent to citizens (lists current initiatives, data).



Digital Media and Mobile Phone Apps. Streaming of County Council, Planning Commission, and other important meetings would give the public an opportunity to participate. Mobile phone apps are indispensable tools to engage citizens, particularly with the ability to utilize push notifications.

The county is currently developing a mobile phone app that will allow citizens to “opt-in” for relevant county information. Work is in progress to also develop a downloadable quarterly newsletter the public can download for free.

Local Media. When looking at modernizing communication, it’s important to remember the tried and true methods that have been used for many years and remain effective. The following communication methods should continue to be utilized and built upon:

Local media for information dissemination, including the Park Record newspaper, the Summit County News, KPCW radio, AllWest Channel 3 and Park City Television.



The types of information these outlets can provide to the public include:

- Notices of county events, hearings and meetings;
- Press releases from individual departments on timely items, general information and resources;
- Public Service Announcements;
- Interviews of local officials and county management;
- Breaking news and emergency information; and,



Statewide and National Media

Statewide media and National media are a presence in Summit County. As the Rockport Fire demonstrated, Summit County is nationally and internationally known. This requires building relationships with those involved. Media contacts should be established with: Associated Press, Reuters, and other newswire services.

Action Summary: Fully utilize and grow social media; respond to new and innovative technology by creating mobile apps, downloadable newsletters, and live streaming of pertinent meetings; contract for a new website by well-known government provider; continue to build upon local media relationships.

COMMUNICATION IN SPANISH

The second action item involves the creation and dissemination of communications in Spanish.

According to the 2010 census, Summit County is home to almost 39,000 residents. Of that population roughly 11.5% are Hispanic or Latino. Of that number, 42% do not speak English very well – leaving roughly **2000 people** that may not understand anything we communicate in English. This segment of the population would be as big as Kamas. It is necessary therefore to implement a Spanish communication program for important information the county distributes like court proceedings, flu shots and Emergency Management procedures.

The County currently has a few bi-lingual staff members in Departments that frequently interact with the Latino population. However, according to their supervisors, they are frequently over-utilized by other departments, taking away from their current job responsibilities. It is recommended the County provide Spanish language training to a certain percentage of employees and/or contract with an “on-call” interpreter, particularly for emergency communications.



Next, communication distribution should be developed that fits the needs of the Spanish-speaking populations throughout Summit County. They include:

- The bulletin board at Anaya’s Market in Park City, a highly utilized resource for the Spanish speaking population;
- Park Record now has a Spanish columnist, Jenny Villanueva, who writes a weekly column: *Nuestra Voz, Our Voice*. This column could be a tremendous resource for the County;
- Two radio stations are currently being utilized by Spanish speaking population in Summit County: 106.1 and 104.7, both could be utilized for specific, targeted messages; and,
- A final strategy would involve a dedicated Spanish page on the County website with frequently used services, resources and announcements.

Action Summary: Create and appropriately disseminate important Summit County information in Spanish; train a percentage of staff to communicate in Spanish; revamp website to include a dedicated Spanish page.

GRASS ROOTS COMMUNICATION

The third action item encompasses fundamental communication methods for the County.

Grassroots communications is the oldest form of communications and among the most effective. It has the power to influence opinions, perceptions, and decisions. Over time, such relationships engender trust, and trust results in advocates who are willing to take our messages back into Summit County communities.

Public meetings offer some form of public input, but it may be too structured. Having smaller events where people can ask questions, lodge a complaint, or just meet a county official would build familiarity. Even if only a handful of citizens are present, word of mouth is a powerful communication tool and word spreads quickly within our communities.

Community outreach events can include:

- Visits with local clubs, Senior Citizen groups;
- Appearances at school social studies and government classes;
- Visits as official representatives at County Fair, markets, parades;
- Internal visits by County Council to county employee holiday party.

Grassroots events should include County Council, County Manager and Department Heads. The more faces representing Summit County in the community the more opportunities we have to engage, listen, and learn what our population wants us to hear.

Action Summary: Schedule community outreach events throughout 2014 for County Council, Manager, and Department Heads.

INTERNAL COMMUNICATIONS

The fourth action item involves a vital component to communication strategies -- internal communications.

Communication should be downward and upward. Leaders need to communicate with their staff, and staff members need to communicate with their leaders. A highly communicative and collaborative

work environment promotes employee productivity and motivation. If communication skills are poor, employees lack enthusiasm in doing their assignments and will question the value of such products.

According to research from Gallup, 63% of employees are either not-engaged or actively disengaged on the job. It has been shown that the most effective way to increase employee engagement is through clear and effective internal or employee communications. Therefore internal communications is a critical communication strategy for both retention and increased performance.

Ways to increase internal communication include:

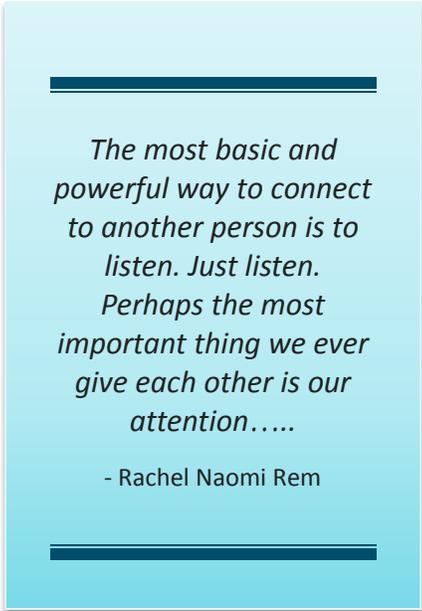
- Survey employees to determine how they prefer to receive information: email, newsletter, face-to-face, Intranet, or other options.
- Identify information that needs to be communicated: announcements about upcoming events, important policy information, staff changes, and other news items.
- Establish what individuals within the county should impart information to the rest of the staff. Even if the PIO helps craft the message, certain types of messages need to come from a leader of the organization. It may be decided that each Department Head or Elected will share the message with their team. Determine what is appropriate for each situation.

Action Summary: Survey employees to ascertain best methods and content to communicate. Implement results.

REQUIREMENTS TO ACHIEVE ACTION ITEMS

Based upon the recommendations in this document, the current needs for implementation are:

- New website that is more interactive and easier to navigate, includes dedicated Spanish language page;
- Digital media equipment to stream meetings;
- Internal survey to determine best form of communication for staff;
- Plan community events to increase engagement;
- Train select staff to speak and understand Spanish language.



TASK ASSIGNMENTS

Modernize Communications: PIO, IT, Department Heads

Communications in Spanish: Department Heads, Human Resources, PIO

Grass Roots and Face to Face: County Manager, County Council, Elected Officials, Department Heads

Internal Communications: Human Resources, Department Heads, Employees, PIO

EXPECTED RESULTS BY THE END OF 2014

Modernize Communications.

ENGAGE MORE CITIZENS, PROVIDE ACCESS, BECOME MORE TRANSPARENT

- ✓ An updated and improved county website with proven increased usage.
- ✓ Regular updates to the county Facebook page, Twitter account, YouTube account and Pinterest boards.
- ✓ Regular press interaction to the media from Council, Manager and Departments.
- ✓ Live streaming of pertinent Council and Planning Commission meetings.
- ✓ Digital content available for download: App, newsletter.

Communications in Spanish

PROVIDE ACCESS, ESTABLISH TRANSPARENCY, INCREASE ENGAGEMENT

- ✓ Posted resources/information in county buildings in Spanish.
- ✓ Placement of information in areas that have a better reach with the Spanish-speaking population.
- ✓ Radio presence on Latino stations, Public Service Announcements (PSA's) in Spanish.

Grass Roots and Face to Face

PROVIDE ACCESS, INCREASE ENGAGEMENT, ESTABLISH TRANSPARENCY, and REINFORCE CREDIBILITY

- ✓ Scheduled visits to each Middle and High School in Summit County.
- ✓ Scheduled visits to Senior Citizen groups.
- ✓ Visits to other organizations throughout the county.
- ✓ Planned attendance at various county-wide events: Fair, Parades, Ribbon-cuttings, etc.

Internal Communications

ESTABLISH TRANSPARENCY, REINFORCE CREDIBILITY

- ✓ Better dissemination of information to employees, leading to a better understanding of county government, leading to better work output.

Senior Issues

Strategic Plan – Condensed

- There are many services available to the Senior Citizens of Summit County - three centers that provide meals and actives, a variety of medical and social services provided by the Mountainland Association of Governments (MAG), and more.
- The strategic plan emerged based on a survey of the issues and needs regarding the Senior Citizens of Summit County after a number of citizens raised concerns about perceived gaps in service.
- In the fall of 2010 a Senior Issues Working Group was formed and began the process of analyzing the survey findings. The group has members from Summit County Health Department, Summit County Government, Mountainland Area Government, Park City Municipal Corporation, as well as the presidents from each center.
- The survey helped establish a number of gaps in senior services
 - Additional information and better distribution about current services
 - A small number of units that would enable people to "downsize" their households, both market rate and affordable options
 - A plan for some form of additional assisted living units in the next five to ten years
 - More links between senior housing and community facilities
 - Better accessibility in old & historic buildings
 - More "aging in place" programs such as a social or Senior Companion Program both paid and volunteer (perhaps with help from high school students)
 - Additional volunteers for transportation with vehicles provided by Summit County
 - Enhanced programming at centers in order for a wider audience to utilize the space
 - A partnership program with high schools and other community programs to gain access to more community service volunteers.

Goals – As established by Senior Working Group

- Based on the gaps in services goals were put in place to accomplish in a multi-year plan.
 - Establish a more effective communication program
 - Encourage wider participation in senior programming
 - Aging in place programs
 - Housing
 - Transportation
 - Staffing

Successes

- Establish a more effective communication program
 - This goal has been met through the distribution of a brochure outlining key information for seniors. The brochure is located in various doctor offices as well as the library, Health Department, and many other locations.
- Encourage wider participation in senior programming
 - Staff has been working on updating the webpage to provide information.
- More "aging in place" programs
 - Rhoda Stauffer is often looking into grants to help us accomplish this goal. She is gathering information from Rocky Mountain Care and other sources based on our current population needs to reflect what the needs are. This will help us obtain funding for our rural area.
- Transportation
 - The County provides a volunteer driver program. The volunteers utilize the county vehicles to drive seniors to and from their doctor visits and the VA.
 - In the past three months staff has seen regular use of the program. Five individuals utilize this program consistently.
 - There are two regular volunteers and a few that intermittently can offer their time.
 - Staff receives a request for driving on average of four times a month. One of our volunteers also provides transportation for seniors in Coalville to do their shopping.
 - If we were to lose one of our two regular volunteers the repercussions would be devastating.
 - Staff believes the volunteer program needs to see growth and structure to increase the volunteer pool.
 - With more structure and reliability I am hopeful we will see more interest in the program by the seniors of the area.
- Staffing
 - In June 2013 I (Heather Nalette) was hired at the Summit County Senior Citizen Coordinator
 - Mrs. Nalette is a contract employee, working 19 hours a week.
 - Duties include attending the senior center board meetings and respond to their needs
 - I also work with Mountainlands to help ensure we are up to date on all the requirements and to bridge the gap that may be perceived based on the distance.

2014 – Next Steps

- Wider Participation in programming
 - Announcements of activities going on at the centers published in the local papers.
 - Monthly entertainment at each center during the lunch hour would encourage wider involvement and senior participation.
 - Offering classes that keep our seniors up to date with technology would shed the perception that senior centers are only for those who are no longer active.

- Transportation

- The volunteer program needs to see growth and structure to ensure that current volunteers remain with us and to help recruit new volunteers.
- With a structured program and reliability staff believes the ridership and senior involvement will increase in all areas.
- A welcome packet and training program will be provided to all volunteers and seniors who participate in the program; this will include an outline of how the program works as well as rules and regulations to be followed. Safety is a high priority for all who is involved.

Senior Strategic Plan

Adopted by Summit County Council, November 30, 2011

Adopted by Park City Council, December 8, 2011

I. Introduction

What follows is a multi-year plan to address the program needs of Senior Citizens in Park City and Summit County. According to the 2010 Census, close to eight percent of the Summit County population are aged 65 and above. There are 2,768 in that age bracket and 24 percent of that total, or 653, live within the city limits of Park City.

The breakdown by age groups is as follows:

	1990	2000	2010
Park City			
65 to 74 years	105	226	481
75 to 84 years	36	47	138
85 years and over	7	29	34
Total 65 & Older	148	302	653
Percent of SC Totals	17%	21%	24%
Summit County			
65 to 74 years	526	993	1945
75 to 84 years	315	350	633
85 years and over	51	110	190
Total 65 & Older	892	1,453	2,768

There are many services available to the Senior Citizens in Summit County, including but not limited to: three Centers that provide meals and activities; a variety of medical and social services provided by the Mountainland Association of Governments (MAG); and more services provided by other providers as well. Only five percent of the Seniors in Summit County are active in one or more of the three Senior Centers. Seniors active in the centers tend to be in their 70's and higher; most are retired; many volunteer with local nonprofits from the Hospital to the Performing Arts Foundation and even to serve as drivers to assist other seniors to get to appointments and event; some are physically active skiing, playing tennis, and hiking.

In recent years, a number of citizens have raised concerns about perceived gaps in services with a special focus on the housing needs and assisted living needs of many seniors. Most of the information was anecdotal and therefore, the City and County partnered to complete a survey of issues and needs in 2009.

The results of the survey were a key reason for the development of a working group to look more closely at the findings, review existing services and programs, analyze critical gaps in programs and services, and create a plan for filling gaps in services over a five to ten-year window.

The plan is laid out as follows:

- Section II is the background leading to this plan;
- Section III identifies the key findings from the 2009 survey, data from other studies, and identification of the gaps in programs and services from the work completed by the working group;
- Section IV is recommendations of goals to meet the gap in services and programs; and
- Section V is an implementation plan and timeline to meet those goals.

II. Background

During the past 10 years, the programs offered to the seniors have changed. A majority of the programs work through the three Senior Center locations: Kamas, Coalville and Park City. While the need for a place to get a nutritious meal and interact with others is very important, the seniors are also seeking other opportunities to be active and involved.

The Centers are currently open two days a week for lunch and activities and each Senior Center is requesting information about additional programs to propose to their participants. This enables the Centers to offer healthy lifestyle choices to their members. In some cases, other programs may also open the doors of the Centers on additional days adding to the activities for the seniors. A diversity of programs can enhance the ‘image’ of the senior programs creating an interest for others to join.

The seniors at the Centers embraced the opportunity to complete the 2009 survey, both to keep current programming funded as well as to spur future enhancements. Although many participants are proud of the Centers, it is understood that there are many seniors who do not participate. This is a challenge experienced by all senior programs in the three counties served by Mountainlands Association of Governments (MAG): how to engage more eligible seniors.

Park City Municipal Corporation has received feedback from citizen groups that there is local concern regarding the lack of senior housing options in the region. A special citizen’s petition presented to City Council in their annual visioning session spurred a 2009 survey to analyze housing needs. Key findings from the survey are included in item III below.

Summit County is in the process of collecting information in a number of ways that will also inform the outcome of this plan. The County is in the process of completing the following:

- A County-wide environmental scan,
- Health Department strategic plan,
- A citizen’s survey, and
- With the assistance of the University of Utah a County-wide strategic plan.

All of the above will provide additional information that will assist in improving senior programming.

III. Current Status of Senior Services

Following the Park City Council’s visioning session in January of 2009, staff conducted a community-wide survey of the issues facing and concerns felt by persons aged 55 and above. The survey was conducted in partnership with Summit County in order to gather data from residents of the entire county. The goals of the process included the following:

- Solicit input from City and County residents ages 55 and above,
- Determine what programs, activities and resources are currently being utilized,
- Determine what additional programs, activities and resources are needed,
- Conduct an initial assessment of the need for affordable housing for seniors, and
- Begin to assess the nature of the existing market for smaller, downsized-type housing options.

A. Summary of Survey Responses

Below are key findings discovered through the 2009 survey. Over 300 completed surveys were collected via hard copy and electronic submissions for a return rate of 14 percent of the Summit County population aged 55 and over.

1. Information dissemination seems to be an unmet need. A total of 122 (43%) respondents indicated that “Knowing where to turn for information on benefits and services for seniors” is a problem.
2. A variety of sources are currently used to access information about senior services and programs. The most highly used sources are family and friends, phone book and newspaper. The internet and Senior Centers are also used a lot.
3. A majority of the respondents are currently highly self-sufficient with little need for services that are typically available for senior populations. A small number of people receive daily care such as personal care and meal preparation. On occasion respondents expressed a need for assistance with yard work and home maintenance, management of personal finances, housekeeping or household chores, and getting to appointments.
4. A total of 48 respondents (16%) are care-givers for someone in their household and indicated a need for better information about services for caregivers
5. A total of 42 respondents (15%) indicated that finding affordable housing was frequently or sometimes a problem. Although this issue does not seem to be at critical levels, a small number of affordable housing units for seniors might need to be included in future developments.
6. An evaluation of services commonly available for seniors, indicated that respondents feel that the most important services in order of highest number of votes, are:
 - transportation,
 - recreational & exercise programs,
 - home maintenance and repairs,
 - maintaining social ties,
 - access to health care information, and
 - help in accessing medical benefits.
7. A total of 46 (15%) respondents indicated that they would likely move in the next five to ten years. Most of these respondents indicated that a move was likely because of “snow and the difficulty in getting around” or “the need for smaller housing options”.
8. A total of 65 (50% of those who answered the question) respondents indicated that they would have to move at some point to downsize to a smaller housing option.
9. A total of 108 (37%) respondents indicated that it was “moderately or highly likely” that they will need an assisted living facility. And a total of 94 (42% of those that

responded) felt that they would need to move to such an arrangement in the next five to ten years.

B. Key Findings

The following items are highlighted based on the number of respondents that emphasized these needs and/or issues.

1. Information about services and programs available for seniors and their caregivers is not widely disseminated and there is a real need to increase amounts of information as well as expanding how it is distributed.
2. In order to allow seniors to age in place, there is a need for in-home assistance such as with yard work, home maintenance, personal finances, housekeeping, household chores, and transportation;
3. The available services and programs that are most important to the survey respondents are: transportation, recreational and exercise programs, home maintenance and repairs, maintaining social ties, access to health care information, and help in accessing medical benefits; and,
4. There is a need to begin providing a small number of housing options so that seniors can “downsize” their homes and age in place.

C. Working Group

In the fall of 2010, a Senior Issues Working Group was formed to begin the process of analyzing the survey findings and developing recommendations for a strategic plan to address the issues and gaps in service. Below is a listing of services currently in place as well as a chart of programs provided by the Senior Centers located in the County.

F. Mountainlands Association of Governments Aging and Family Services Department

- Chronic Disease Service Management Plan (CDSP), a 6-week workshop with hands-on training for people with chronic diseases (funded through a grant).
- Two caregiver support groups: Coalville and Elk Meadows.
- Health Fair held once-a-year
- Appreciation dinner for caregivers once-a-year
- Five in-home health programs: III-B (assisting seniors with organic brain disorder to remain in their homes; HCBA (Community Based Assistance program also referred to the Alternatives Program – provides in-home care to help seniors remain in their homes); Aging Waiver; New Choice Waiver; NCSP (Respite Program); Waiting list services; Local intake/info packets, and Meals On Wheels
- Chore Service (snow removal, etc.) through the Inmate Program
- Senior Health Insurance Information Program (SHIIP - helps with Medicare)
- Retired Senior Volunteer Program (RSVP) & appreciation dinner
- Information Referrals
- Distribution of Ensure (health supplement drink)
- Community Resource Booklet
- Free legal assistance
- Durable medical equipment
- Home visits by the Alzheimer’s Association to train caregivers
- Adult Protective Service Worker

- Weatherization services through a Federal Housing Program

B. Other Services Provided by Private Entities

- Elk Meadows Assisted Living in Oakley provides daycare, respite and assisted living services
- Community Action Program Services based in Provo provides locations for food pick up from their food bank and also provides financial assistance with heating bills.
- Fee for service programs to assist people to stay in their homes such as Applegate Homecare & Hospice.
- Hi Mountain Drugstore in Kamas provides home delivery for seniors.

There are three Senior Centers located in Summit County. They are located in Park City, Coaville and Kamas. Each one provides programming, some services and meals on select days of the week. The activities and services are summarized in the following chart.

	Coalville	Kamas	Park City
Hours	9:30am-3:30pm	11am-3pm	11am-3pm
Meals Offered	Twice a week, Wed & Fri	Twice a week, Mon & Thurs	Twice a week, Mon & Thurs
Number of Meals	Wed-50 meals, Fri-33 meals	35-40 2 times/week	Sum-45, Winter- 30
Games Available	Cards, Pool, Puzzles	Cards, Pool	Cards, Pool, Puzzles
Health Check (blood sugar/pressure, bone density)	Once/month	2 times/month	One time per month
Happy Feet (Podiatrist Visit)	Every 60 days	NA	NA
Monthly Activity	Yes	Yes	Yes
Exercise Classes	NA	NA	Yes
Bingo	Yes	Last Thursday of the month	NA
Quilting	Yes	NA	NA
Band & Singing	Yes	NA	NA
Board Officers (President, Vice President and Secretary)	Paid	Paid	Paid
Officers and Board Term Length & Meetings	2 years Monthly Meetings	2 years Monthly Meetings	2 years Monthly Meetings
Membership	60 paid and 40 inactive	61 paid and 22 inactive	75 paid and 25 inactive
Transportation	Once a month for shopping, prescriptions, groceries	Meals at Sr. Center, shopping, prescriptions, groceries	Through PC Transit, Mobility Bus
Buildings	Summit County owns building and maintains everything – need a maintenance agreement	Kamas owns building. County pays for cleaning etc. Need maintenance agreement	Park City owns building, County pays for cleaning, both County and City pay for upgrades/repairs, etc. Need maintenance agreement
Complimentary Use of South Summit Recreation Center	Yes-60+	Yes-60+	Yes-60+
Companion Services	NA	NA	Yes

D. Current Gaps in Senior Services

The 2009 Senior Services Survey conducted in October of 2009, Housing Market Survey completed in 2010 by University of Utah Business and the Summit County Senior Services Working Group, have identified the following gaps in service:

1. More information and better distribution about current services;
2. A small number of units that would enable people to “downsize” their households, both market rate and affordable options;
3. A plan for some form of additional assisted living units in the next five to ten years;
4. More links between senior housing and community facilities;
5. Better accessibility in old & historic buildings;
6. More “aging in place” programs such as a social or Senior Companion Program, both paid and volunteer (perhaps with help from high school students);
7. Additional volunteers for transportation with vehicles provided by Summit County;
8. Enhanced programming at Centers in order for a wider audience to utilize the space – perhaps through local newspaper articles, ads, senior center newsletters and brochures; and
9. A partnership program with high schools and other community programs to gain access to more community service volunteers.

IV. Recommendations

A. Establish a More Effective Communication Program – this includes items such as:

- determine best source(s) of information for seniors;
- establish wider distribution of information about current programs;
- design, printing and distribution of brochures or pamphlets;
- utilize the web through a Facebook page, SC and PC websites with links to other important websites such as Medicare, etc;
- target mailings and a special newsletter;
- establish a presence at community events such as SC fair parade and PC 4th of July Parade, Oakley Rodeo, etc.;
- create a variety of sources of information that provide a consistent message about programs and services;
- develop a Summit County/Park City resource guide;
- create monthly newsletter articles for caregivers;
- write regular features in the Park Record and the Summit News;
- provide better information in doctors offices and clinics that cater to seniors;
- gardening project;
- assist with Medical and Insurance Issues – workshops and training programs to assist in the interpretation of Medicare bills, services and policies;
- provide a list of discounted services and programs provided by MAG, Summit County, local pharmacies, and People’s Health Clinic;
- utilize County Health Department professionals to conduct healthy living workshops; and
- improve education regarding the changing healthcare environment;

B. Encourage Wider Participation in Senior Programming – establish a wider diversity of programs to attract more participation, for instance:

- special library day once a month;
- coffee house meeting days;
- book clubs, walking groups; group exercise programs, legal/financial management services;
- daycare programs to give care-givers a break;
- education series on medical issues in partnership with Summit County Health Department;
- computer classes;
- hobby classes (knitting, arts, pottery, etc.);
- senior discounts at local health clubs and pools;
- special events such as a 40's dance or square dance;
- partnership programs with daycare centers, hospitals, and local schools to provide volunteer opportunities for seniors to interact with infants, children and youth; and
- senior center exercise programs with Silver Mountain Sports Club, the Racquet Club and/or Basin Recreation programs.

Conduct a comprehensive assessment of the current facilities to establish a plan for upgrading and enhancing the centers and/or adaptation of older buildings for greater accessibility to ensure that everyone who wants to is able to participate.

C. Aging in Place Programs – establish a companion program or a “village concept” to assist seniors in caring for themselves and their homes. Also expand the Summit County prisoner assistance program to help seniors with household chores and increase County involvement in the RSVP program (a program administered by MAG).

D. Housing – work with city and county planners to review development proposals for assisted living facilities and to ensure that a small number of “downsizing” units appropriate for seniors are included in future development plans such as Park City Heights.

E. Transportation – improve number of transportation assistance options for seniors and explore ways of providing this service – potentially outsourcing to the private sector.

V. Implementation Plan

Assignments and Timeline

Year One Priority – November, 2011 to October 2012:

Goal I. Information Dissemination: Establish an effective communication program.

I.A.Objective: Information on senior services, programs and resources needs to be more available, in a number of formats as well as from multiple sources.

I.B.Objective: Ensure that a much higher percentage of seniors in Summit County and Park City are well-informed of all available services and programs.

Strategies:

1. Create a cumulative service and program directory for Summit County and Park City: *Park City Sustainability staff will take the lead with assistance from Summit County staff and the Mountainlands Association of Governments to design and print a rack-card/bookmark-style handout to be distributed throughout the region. Distribute to doctor's offices and pharmacies as well as other places frequented by Seniors.*
 - i. Timeframe: Completed and ready for distribution by March 31, 2012.
2. Place articles in local newspapers on a regular basis: *Senior Issues Working Group will compile a list of volunteers and create a calendar of assignments to share responsibility for submitting monthly articles to the Summit County News and the Park Record.*
 - i. Timeframe: Calendar set and submissions begun by March 31, 2012.
3. Create a special monthly newsletter for seniors: *Summit County Staff will take the lead with assistance from Park City Sustainability Staff to oversee a monthly newsletter compiled by the Senior Issues Working Group.*
 - i. Timeframe: Developed and ready for distribution by March 31, 2012
4. Provide updates, program and services news as well as listings of resources via email and social media: *Senior Issues Working Group will identify a member or two from each Senior Center to establish a social media program such as a facebook page and develop regular email updates.*
 - i. Timeframe: To be launched by March 31, 2012.
5. Provide notes and reminders in utility bills; -- *use only for emergencies or critical notices.*
6. Educate senior population about recycling, trash pick-up and medication disposal (County trash & recycling arrangements are changing in June of 2012): *Summit County Staff will take the lead and Park City Sustainability Staff will assist to utilize Senior Center Boards to distribute announcements and do educational workshops on the trash/recycling service in the Count.*
 - i. Timeframe: Begin education efforts by March of 2012.
7. Work with churches to circulate information to their senior members: *Summit County Staff will take the lead and Park City Sustainability Staff will assist in meeting with church leaders about creating a strategy and timeline for this effort.*
 - i. Timeframe: complete meetings by July of 2012.
8. Educate senior population about heating bill assistance available through MAG: *Summit County Staff will take the lead with assistance from Park City Sustainability Staff to utilize Senior Center Boards and their networks to make sure all seniors in need have applied for the heating bill assistance program by December of 2011.*
 - i. Timeframe: complete by December 31, 2011.
9. Ensure that Seniors know of the County-wide Emergency notification program and that they are signed up for the Reverse911 and 211: *Park City*

Sustainability Staff will take the lead with assistance from Summit County Staff and working with Park City's Emergency Management office, Summit County Emergency Services, Mountainlands Association of Governments and the Summit County Sheriff's office to ensure that notice has gone to all Seniors of the emergency notification system and that as many of them are signed up as possible.

- i. Timeframe: Complete initial assessment by July, 31 2012.

Year Two and Three Priorities – November, 2012 to October 2014:

Goal II. Program Participation: Expand program and service options and number to encourage wider participation.

- II.A. Objective: Enhance programming at Centers in order to provide a diversity of options and attract a higher number of seniors – especially younger seniors.
- II.B. Objective: Enhance off-site programming to provide a greater number of activity options throughout the region.
- II.C. Objective: Ensure a more welcoming atmosphere in all Senior Centers for new members and younger seniors.
- II.D. Objective: Ensure that current facilities are in optimum condition.

Strategies: *Establish a Senior Issues subgroup to work on these efforts.*

- i. Timeframe: Establish by August of 2012.
 1. Develop partnerships with community entities to gain access to additional programming and resources – such as Silver Mountain Sports Club, Basin Recreation Center.
 2. Work with Summit County Health Department to conduct a medical education series.
 3. Inspect all Senior Center facilities for current condition of structure, appliances, electrical, plumbing, etc. and draw up a wish-list to repair and renovate facilities to meet current ADA codes and make the buildings more user-friendly.

Goal III. 'Age-in-Place' Programs: Explore "Aging-in-Place" programs to find a feasible fit for Summit County and Park City seniors.

- III.A. Objective: Help Seniors stay in their homes as long as possible.

Strategies: *Begin work on this by meeting with MAG representatives to discuss expanded use of MAG age-in-place programs in Summit County and to review the following list of strategies.*

- i. Timeframe: Hold initial meeting by August of 2012.
 1. Explore the feasibility of launching a "Companion" or "Village" program.

2. Work with high school students to gain access to more ‘community service’ volunteers.
3. Organize a Senior Volunteer program to assist seniors in helping seniors.
4. Expand existing home repair and maintenance program provided through County prison- perhaps utilizing juvenile service agencies & Home Depot employees.
5. Expand the existing RSVP program through Mountainland Association of Government’s Aging Services Office.
6. Assess the Feasibility of establishing an Adult Day Care program.

Goal IV. Housing: Facilitate the development of more housing options for seniors.

- IV.A. Objective: Ensure that there are an adequate number of well-managed assisted living/long-term care units available to aging seniors as they need them.
- IV.B. Objective: Ensure that over the next five to ten years, up to 20 smaller units are developed in a variety of styles (detached, condos, townhomes, etc.) for senior households wanting to downsize from larger houses.
- IV.C. Objective: Ensure that one to three of the units built in each of the future affordable housing developments are targeted for seniors.

Strategy: This work will begin with a meeting organized by Park City Sustainability Staff and assisted by Summit County Staff of City and County planning staffs to share information about Senior Housing needs and review any projects in the pipeline that can serve senior populations and review the following list of strategies.

- i. Timeframe: Hold initial meeting by August of 2012.
 1. Work with City and County planning staff to ensure that in five to ten years a “continuum of care campus style” development of modest proportions is planned to meet growing assisted living/long-term care needs (20-25 units total).
 2. Work with City and County planners to ensure that future residential developments include units that are suitable for senior households wanting to downsize (both affordable and market options). Three to five units are needed per year.
 3. Assist planners in integrating regulatory language into the General Plan addressing the “senior downsizing unit” concept.

Goal V. Transportation: Improve the number of transportation assistance options.

- V.A. Objective: Ensure that seniors have access to transportation when and where they need it.

Strategy: Begin work on this with a meeting coordinated by City and County staff with Kent Cashel and Kevin Callahan and review strategies listed below.

- i. Timeframe: Hold initial meeting by March of 2012.

1. Work with current volunteers and paid Senior Center providers to develop a plan for expanded transportation using both volunteers and paid contract employees where possible.
2. Work with Park City Transportation Department to develop an expanded service component for seniors.

Goal VI. Staffing: Assess feasibility and devise a plan for funding a full-time position to oversee Senior programming for both the County and the City.

- i. Timeframe: Assess annually beginning with July 1, 2012.

For further information, contact Anita Lewis, 435-615-3220 or alewis@co.summit.ut.us or Rhoda J. Stauffer at 435-615-5152 and rhoda.stauffer@parkcity.org.



MEMORANDUM

TO: County Council

FROM: Bob Jasper

DATE: January 10, 2014

RE: Priority Performance Objectives Status Yrs. 2013/14

At the beginning of 2013, Council established twelve performance priority objectives for the County to achieve throughout 2013 and 2014. Below is a status report of these designated priorities.

ACCOMPLISHMENTS IN 2013

- Adopted Eastern Summit County General Plan, July 14, 2013
- Adopted Eastern County Transportation Plan on June 26, 2013
- Adopted Snyderville Basin Economic Diversity Plan on December 11, 2013
- Adopted wastewater policies that are currently being implemented
- Certified 30 individuals by USU to conduct perc tests
- Wastewater awareness materials developed and distributed
- Four air quality monitors in place for PM2.5 and ozone
- Educational strategies in place for "check engine light"
- Stormwater Ordinance adopted to help control pollutants that may be present in construction site runoffs
- Key partners in community engaged and messages developed on Air Quality issues
- Formed a Water Quality Advisory Group that meets monthly. Includes representatives from: Weber Basin Water, Mountain Regional Water, Snyderville Basin Water Reclamation, Park City Municipal, Utah Department of Environmental Quality, and Summit County key staff.
- Permit Modification for new cell development (adding 40 years of space) was submitted and approved by State DSHW

2013-14 Strategic Plan – Priority Objective

Objective	Committees/Staff	Output
<p><i>Adopt a water resource strategy</i></p>	<p><i>Staff: Rich Bullough</i></p>	<ul style="list-style-type: none"> • <i>New onsite wastewater policies have been adopted and are being implemented</i> • <i>Over 30 individuals have been certified by USU to conduct perc tests</i> • <i>Wastewater awareness materials have been developed and distributed</i> • <i>New environmental health scientist position was approved for 2014</i> • <i>Consulting funds approved to work on long-term issues related to septic and sewer</i> • <i>A Water Quality Advisory Group has been formed to move activities related to water quality forward. This group meets monthly. Membership includes:</i> <ul style="list-style-type: none"> ○ <i>Darren Hess – Weber Basin Water</i> ○ <i>Scott Paxman – Weber Basin Water</i> ○ <i>David Hedderly-Smith – Water Concurrency Officer</i> ○ <i>Andy Armstrong- Mountain Regional Water</i> ○ <i>Mike Luers – Snyderville Basin Water Reclamation</i> ○ <i>Clint McAfee - Park City Municipal</i> ○ <i>Kari Lundeen – Utah Department of Environmental Quality</i> ○ <i>Bob Jasper – Summit County</i> ○ <i>Anita Lewis – Summit County</i> ○ <i>Lisa Yoder – Summit County</i> ○ <i>Leslie Crawford – Summit County</i> ○ <i>Nathan Brooks – Summit County</i> ○ <i>Richard Bullough – Summit County</i>
<p><i>Adopt a comprehensive county-wide communications plan</i></p>	<p><i>Staff: Ron Boyer/Julie Booth</i></p>	<p><i>Communications plan will be presented to Council in January 15</i></p>
		<p><i>Page 1 – Priority Performance Objectives</i></p>

<p><i>Establish financial stability including enhancing revenues for the County as needed to provide excellent service</i></p>	<p><i>Committee: Roger Armstrong, Kim Carson, Blake Frazier, Bob Jasper, Corrie Forsling, Mike Washington, David Anderson</i></p>	<p><i>Proposed Goals –</i></p> <ul style="list-style-type: none"> • <i>Adopt Five Year Capitol Plan</i> • <i>Establish targets for operating fund balances</i> • <i>Setting baseline targets with departments</i>
<p><i>Adopt updated General Plan and revised development codes for Snyderville Basin and Eastern County</i></p>	<p><i>Staff: Pat Putt</i></p>	<p><i>Phase I of the Snyderville Plan is scheduled for a public hearing on January 15 (chapters 1-9)</i></p> <ul style="list-style-type: none"> • <i>2014 budget includes the hiring of a consultant to assist with the Development Code.</i> <p><i>Eastern County General Plan</i></p> <ul style="list-style-type: none"> • <i>Adopted July 14, 2013</i>
<p><i>Master Plan for the area east of Highway 40 and north of I-80</i></p>	<p><i>Staff: Pat Putt</i></p>	<p><i>Included in General Plan Phase II</i> <i>Continue coordination with EPA</i></p>
<p><i>Adopt an Economic Diversity Strategy</i></p>	<p><i>Staff: Alison Weyher</i></p>	<p><i>Snyderville Basin Adopted December 11, 2013</i> <i>Eastern Plan will be presented at the next COG meeting for discussion and approval.</i></p>
<p><i>Adopt an Eastern County Transportation Plan</i></p>	<p><i>Staff: Leslie Crawford</i></p>	<p><i>Adopted 6-26-2013</i> <i>Ordinance # 808</i> <i>A Capital Facilities Plan will be developed this year to identify funding.</i></p>
<p><i>Snyderville Basin Transportation Master Plan</i></p>	<p><i>Staff: Derrick Radke/ Leslie Crawford</i></p>	<p><i>The transportation plan is pending due to three studies:</i></p> <ul style="list-style-type: none"> • <i>UDOT modeling of Kimball Junction and SR-224</i> • <i>Canyons Transportation Master Plan</i> • <i>RFP to retain a consultant for the Long Range Master Plan has been completed.</i>
<p><i>Adopt updated Emergency Operations Plan</i></p>	<p><i>Staff: Kevin Callahan</i></p>	<p><i>Work session with County in December of 2013, plan is scheduled for adoption in the early 2014.</i></p>
		<p><i>Page 2 – Priority Performance Objectives</i></p>

<p><i>Adopt a Solid Waste Master Plan</i></p>	<p><i>Staff: Derrick Radke</i></p>	<ul style="list-style-type: none"> • <i>In 2013, the county diversion rate increased from 12.4% to 20 %.</i> • <i>In July 2013, the Landfill budget was moved from a General Fund expense to an Enterprise fund.</i> • <i>The Permit Modification for new cell development (adding 40 years of space) was submitted and approved by the State DSHW. A 30 day public comment period will take place on the Modification in early 2014.</i> • <i>2014 budgeted for the completion of the Solid Waste Master plan. That plan will include the following:</i> • <i>Waste generation – 1) impact of current recycling program;2) Composition of waste after recycling; 3) Review HHW and E-waste generation.</i> • <i>Waste Diversion – 1) Establish new goals and areas for recycling improvement; 2) Develop feasible green waste diversion</i> • <i>Immerging Solid Waste Management Technologies – 1) Develop Strategies for adopting beneficial solid waste technologies; Consider how a transfer station may benefit and be utilized in Summit County.</i> • <i>Landfill Capacity – 1) Project Henefer and 3-mile landfill capacities; 2) Develop waste disposal alternatives</i> • <i>Landfill Operations – 1) Develop operations management plan, including the implementation of the new landfill cells at 3-mile</i> • <i>Solid Waste Budget and Planning- 1) Review current funding components; 2) Develop asset management and replacement plan</i> • <i>Public Education – 1) Develop and improve public education and outreach plan</i>
		<p><i>Page 3 – Priority Performance Objectives</i></p>

<p><i>Adopt a water quality strategy</i></p>	<p><i>Staff: Leslie Crawford</i></p>	<p><i>Summit County currently has a Stormwater Ordinance that helps us control pollutants that may be present in construction site stormwater runoff. The Ordinance also required that all disturbed land be stabilized so as not to impact the waterways of Summit County. Work will continue this year with the pending MS4 Designation and a focus of our energies on education and public participation.</i></p>
<p><i>Adopt a comprehensive clean-up strategy with emphasis on Hwy 40 corridor</i></p>	<p><i>Staff: Jami Brackin</i></p>	<ul style="list-style-type: none"> • <i>The Summit County Council met on October 2, 2013, to further discuss the possibility of either amending or reinterpreting Ordinance 692, also known as the Soils Overlay Ordinance. Questions from the Council arose regarding the status of the Administrative Order on Consent (AOC) with United Park City Mines for Operating Units 2 and 3 of the Richardson Flats Tailing Site. Another question pertained to the VCUP process.</i> • <i>Jami Brackin sent a letter to Andrea Madigan, Environmental Protection Agency – Region 8 and Sandra Allen, Assistant Attorney General regarding the Lower Silver Creek Soils Ordinance</i> • <i>Jami Brackin received an email on December 13, 2013, from Andrea Madigan saying:</i> • <i>Circulating for signature is an administrative order on consent with UPCM whereby the company will perform the investigation and cleanup of Lower Silver Creek.</i> • <i>Hoping to have signature pages by mid-January</i> • <i>Expectation that the AOC will soon be finalized; will correspond with the County regarding VCUP issue.</i>
		<p><i>Page 4 – Priority Performance Objectives</i></p>

<p><i>Adopt an Air Quality Strategy</i></p>	<p><i>Staff: Rich Bullough</i></p>	<ul style="list-style-type: none"> • <i>In place, four operational air quality monitors, two PM2.5 and two for ozone.</i> • <i>Real time reporting is available for ozone. PM2.5 should be available by end of January.</i> • <i>Educational strategies are in place for “check engine light”</i> • <i>Advisory messages have been developed.</i> • <i>Key community partners have been engaged.</i>
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MEMORANDUM:

Date: January 15, 2014
To: Council Members
From: Annette Singleton
Re: Special Service District Appointments

North Summit Recreation Special Service District

Appoint Tyler Rowser, and reappoint Marci Hansen, to the North Summit Recreation Special Service District. Tyler and Marci's terms of service to expire August 31, 2017.

Peoa Recreation Special Service District

Appoint Thayne Stembridge and David Blazzard, and reappoint Jonelle Fitzgerald, to the Peoa Recreation Special Service District. Thayne, David and Jonelle's terms of service to expire August 31, 2017.

COMMUNITY DEVELOPMENT

- The department received 12 new building applications and 10 new planning applications this past week as follows:

NEW BUILDING PERMITS January 1 - 8, 2014

DATE	ADDRESS	DESCRIPTION
KEVIN WEED	4587 PONDEROSA	DECK REMODEL
THERESA J JETT	8717 GORGOZA	REMODEL
FUNG WANG	3074 N FAWN DR	ELECTRICAL
MARK PIZZOFERRATO	3545 WRANGLER WAY	FINISH BASEMENT
SHEPHERD OF THE MTN CHURCH	4051 HIGHWAY 224	PHOTOVOLTAC
TEMPLE HAR SHALOM	3700 N BROOKSIDE ST	PHOTOVOLTAC
DAVID FULLER	4140 SUNRISE DR	DECK REPLACEMENT
ANDREA TERWILLEGAR	1224 E FOXCREST DR	INTERIOR REMODEL
UTAH 7000 CABIN	DYE CLUB COMPLEX	SWIMMING POOL
G BAILAR	5795 OLD RANCH RD	GARAGE
KEVIN WEED	4587 PONDEROSA	DECK REMODEL
THERESA J JETT	8717 GORGOZA	REMODEL

**Planning Applications
January 1 – 8, 2014**

Project Number	Description
2014-001	Snyderville Basin Water Special Except Special Exception 2909 W. Sackett Drive SS-1-A-7-X
2014-002	Snyderville Basin Water CUP Conditional Use Permit 2909 W. Sackett Drive SS-1-A-7-X
2014-003	Woodenshoe Ranch PA Plat Amendment 4101 Woodenshoe Lane WSRH-2
2014-004	Detmers Kamp Killkare LIP Low Impact Permit 5191 Killkare Way KK14-A
2014-005	Weber Basin Water Sign Sign Permit 2950 Rasmussen Road
2014-006	Express Towing LIP Low Impact Permit SS-65-A-7 3890 N. Old Hwy 40
2014-007	Kimball LOR Lot of Record Garf/Browns Canyon SS-80-5
2014-001	Snyderville Basin Water Special Except Special Exception 2909 W. Sackett Drive SS-1-A-7-X
2014-002	Snyderville Basin Water CUP Conditional Use Permit 2909 W. Sackett Drive SS-1-A-7-X
2014-003	Woodenshoe Ranch PA Plat Amendment 4101 Woodenshoe Lane WSRH-2

Respectfully Submitted, Patrick Putt
Community Development Director



STAFF REPORT

To: Summit County Council
Report Date: January 6, 2014
Meeting Date: January 15, 2014
From: Jennifer Strader, County Planner
Project Name: Public Hearing, Possible Approval of Phase I of the Snyderville Basin General Plan

This is the same Staff Report that has been provided to the SCC at previous meetings for the General Plan. Additional information is shown highlighted in yellow. Also, due to the size of the report, Staff has not included separate neighborhood maps as part of the exhibits; however, 11" x 17" maps of the neighborhood planning areas will be included as part of the 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. The last public hearing was held on October 16, 2013 and was for Chapters 1-9.

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*. At the time of this report, Staff has not received any public comment.

At the October 16, 2013 SCC public hearing, residents of the Highland Estates and Trailside areas provided comment regarding the existing and potential future uses of their neighborhoods. Staff has not received any additional public comment specific to these neighborhoods since that meeting.

C. Identification and Analysis of Issues

After the public hearing held on October 16, 2013, Staff made edits to the Plan consistent with comments received by the SCC. Staff also met with Councilor Robinson as well as Mr. Greenhalgh to discuss and receive additional comments. Edits to the Plan have been made accordingly (**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.

State Code Section 17.27a.401 contains the items that are required for General Plans.

State Code Section 17.27a.403 outlines the preparation of and additional required content for General Plans.

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

(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, and a public hearing was held on Chapters 1-9 on October 16, 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 5-48)

Exhibit B: Proposed General Plan with changes tracked (pages 49-93)

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 mission 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 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 generally consistent with spirit of this Plan.

BACKGROUND

In mid-2009, the Snyderville Basin Planning Commission (hereinafter referred to as “the Planning Commission”) began the process of reviewing the 2004 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 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. Critical 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. In addition to the base density, there are developments that have been approved through a process that has resulted in the creation of Development Agreements, Consent Agreements, or Settlement Agreements. These

Agreements have resulted in densities that are higher than the base densities described above.

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. Town and resort centers are permitted in designated locations that are intended as areas where density should be concentrated. 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 critical 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 Mixed Use Centers: Identify specific areas where mixed use centers are appropriate in order to preserve natural open space and vistas, prevent urban sprawl, and promote the mountain resort community through managed growth. These centers should contain an appropriate mix of residential and commercial development as well as recreational opportunities that provide connections to existing and future community trails and transit facilities.

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, residential, 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 should be located in designated mixed use centers which are intended for concentrated development and other 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 critical 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. An example is the USU Swaner Nature Preserve.
2. Managed-Recreational Open Space
 - a. Land that is classified as critical, which includes slopes exceeding 30%, jurisdictional wetlands, 100-year floodplains, ridgelines, avalanche tracks, and geological hazards,
 - 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, Hi Ute's Three Mile Canyon, Toll Canyon, 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 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. Consider establishing 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 Code 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. Development on critical lands is allowed at base density.

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 provides detailed trail corridor mapping that 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 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 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 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 that 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. Jurisdictional wetlands, or
- e. Ridgelines.

Policy 5.8 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 may 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 5.9 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 5.10 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 may result in property damage, damage to public utilities and roads serving the development, and possible injury or loss of life.

Policy 5.11 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 5.12 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 5.13 Water Resource Management: Encourage the integration of water conservation strategies in future development and redevelopment proposals and ensure that water sources are protected.

Policy 5.14 Water Quality: Ensure that water quality is suitable for project purposes, existing water uses, and public health and safety, and is in compliance with applicable Federal, State, and local water quality standards.

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 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 should 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 they are planning for facilities consistent with the 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 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 discouraged, especially in areas where connectivity opportunities exist. 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.

OBJECTIVE D: Summit County should pursue regional mass transit opportunities to provide greater transportation efficiency.

Policy 8.13: Recognize the regional nature of traffic and commit to continue working with UDOT, Park City Municipal, Wasatch County, Salt Lake County, and other stakeholders to achieve regional mass transit cooperation.

Policy 8.14: Maximize existing infrastructure to accommodate for mass transit rather than building or expanding roads.

Chapter 9

Neighborhood Plans

In order to protect existing neighborhood characteristics and to promote cohesive planning in the future, the following Neighborhood Planning Area have been identified in the Snyderville Basin: Bitner Road, Canyons, Central Basin, East Basin, Highland Estates, Jeremy Ranch/Pinebrook, Kimball Junction, North Mountain, Old Ranch Road, Quinn's Junction, Rasmussen Road, Silver Creek, The Summit, Trailside, 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 migration corridors, and viewsheds.
- **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 easy 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. 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.

There are a few undeveloped parcels located within this neighborhood. While this is a linear neighborhood that parallels I-80, future uses should not be designed to create typical strip

development patterns. 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 currently limited by the existing Rural Residential zoning. Consideration should be given for future mixed-use developments and flexibility in design standards. This may occur through TDR's, future Code amendments and possible 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.



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 of 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 which is based on the following principles:

- 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 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.



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 an additional entrance 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. The Pace Frontage Road is a popular route for bikers.

Consideration should be given for future mixed-use developments and flexibility in design standards. This may occur through TDR's, future Code amendments and possible rezoning of parcels located within the neighborhood. Future land use patterns should also be context sensitive in terms of infrastructure capacity.

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.

HIGHLAND ESTATES

Location

The Highland Estates Neighborhood Planning Area is bordered on the north by Interstate 80; on the east by US-40; on the south by the northern boundary of the Trailside neighborhood; and on the west near Old Ranch Road.

Zoning

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

Neighborhood Description

The Highland Neighborhood Planning Area consists of the Park Ridge and Highland Estates subdivisions. This neighborhood is one of the oldest single-family residential areas in the Snyderville Basin. The neighborhood is predominately characterized by single-family detached residences with an average lot size of 1.5 acres. The neighborhood is primarily built-out. A limited number of home-based businesses and other commercial activities have established in the

area which may be inconsistent with the Code and current zoning. A goal of this Neighborhood Planning Area is to preserve the existing residential character and ensure that incompatible uses are addressed.

The neighborhood design objective is to:

- Reinforce the use of detached single-family residential structures and related small scale accessory structures.
- Investigate the potential for the future upgrade of individual septic tank systems to a regional sewer system.
- Maintain reasonable standards for equestrian activities.
- Mitigate traffic impacts through the neighborhood.
- Enhance pedestrian, equestrian, and non-motorized trail connectivity between residential areas, schools, parks, and open space areas.
- Fencing that impedes or adversely affects wildlife or wildlife migration corridors should be discouraged.



JEREMY RANCH / PINEBROOK

Location

Jeremy Ranch is located on the north side of I-80 and Pinebrook is located on the south side of I-80. Jeremy Ranch extends north, just past Daybreaker Drive. It is bordered on the east by The Ridge at Redhawk Subdivision; on the south by I-80; and it extends west, just past The Woods at Parleys Lane and Moose Hollow Subdivisions. The Jeremy Ranch Elementary School and the commercial property to the west of the school are also included in this neighborhood.

Pinebrook is bordered on the northeast by I-80. It extends south just past Ecker Hill Middle School and continues south to include the subdivisions in Pinebrook, such as Ecker Hill and Pineridge. It then continues west just past the boundaries of developments such as Sunridge, Pinebrook Pointe, and Cedar Ridge. The commercial area at Quarry Junction is also included in this neighborhood.

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 Jeremy Ranch / Pinebrook neighborhood contains subdivisions that are largely built-out. They are primarily single family detached residential areas with some multi-family areas interspersed throughout. They both contain commercial areas; the commercial area in Jeremy Ranch is around the intersection of Rasmussen and Homestead Roads, and the commercial area in Pinebrook is primarily located in the southeast quadrant of Kilby and Pinebrook Roads. A significant portion of the

Jeremy Ranch subdivision is dedicated to a golf course.

This planning area is located in the entry corridor to the Snyderville Basin. Any future development should be compatible with the existing environment, including the preservation of open space, vegetation, and wildlife habitat.

Because this neighborhood is split by I-80, pedestrian and safer vehicular connections are a primary concern. Future alternatives should be explored in conjunction with the implementation of the Snyderville Basin Transportation Master Plan. Additional opportunities to provide for less congested and safer intersections should also be considered for the Rasmussen/Homestead and Pinebrook/Kilby Road areas.



KIMBALL JUNCTION

Location

The Kimball Junction neighborhood contains property on both the east and west sides of SR-224. The east side is bordered on the north by I-80; on the east and south by the Swaner Nature Preserve; and on the west by SR-224. The west side is bordered on the north by I-80; on the east by SR-224; on the south by Summit County open space; and on the west by the Hi-Ute Ranch.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Town Center (TC), and Community Commercial (CC). The base density in the RR zone is 1 unit per 20 acres; the base density in the TC zone is determined through the Specially Planned Area process; the base density in the CC zone is determined by the ability of the development to meet all required development performance standards and criteria set forth in the Development Code.



Neighborhood Description

The Kimball Junction neighborhood is the designated Town Center in the Snyderville Basin, which is the focal point for living, working, shopping, entertainment, and social interaction. It serves as a vital hub and employment center of the area. The Park City Tech Center is a significant development located within this planning area which is governed by a Development Agreement. It is important that the Town Center should remain an economically and socially viable area at Kimball Junction that promotes a sense of place and community identity that supports the mountain resort economy of the Snyderville Basin.

There are not many undeveloped large lots in this neighborhood so redevelopment and in-fill development is the most likely to occur. Additional density, including allowances for more height should be considered. An appropriate mix of land uses, as well as various activity spaces and programs to encourage a sense of community, attracting people on a daily basis, are important objectives.

SR-224 that divides this neighborhood is the entryway to the Snyderville Basin and Park City. It is critical that the view from the road be one of quality, interest and sensitivity to the mountain environment. It is equally important that the roadway be able to operate in a safe and efficient manner. Summit County should continue to work with U.D.O.T. on future improvements to the roadway.

NORTH MOUNTAIN

Location

North Mountain is bordered on the north by the Summit County/Morgan County boundary; on the east by Bitner Ranch Road; on the south by East Canyon Creek and on the west by the Salt Lake County/Summit County boundary.

Zoning

The zoning in this neighborhood is a combination of Hillside Stewardship (HS) and Mountain Remote (MR). The base density in the HS zone is 1 unit per 30 acres. The base density in the MR zone is 1 unit per 120 acres.

Neighborhood Description

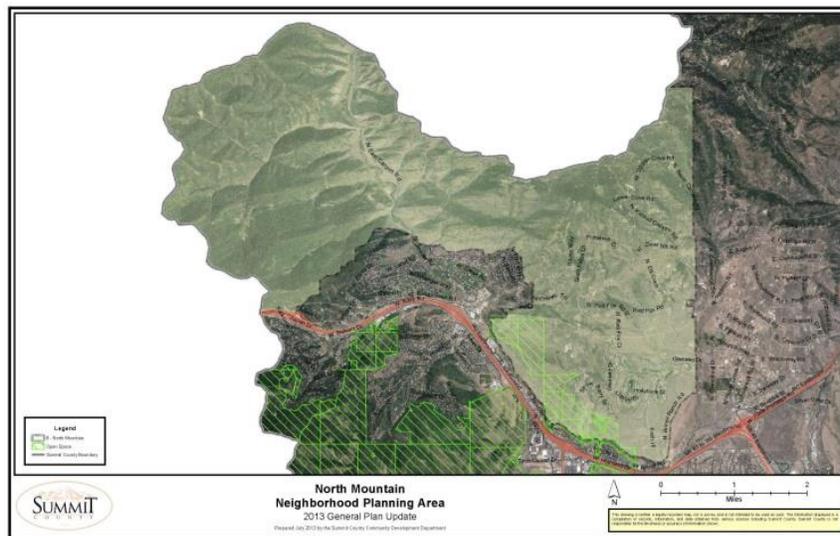
The North Mountain neighborhood contains large tracts of undeveloped land as well as existing subdivided areas for single family detached use. There are many miles of community trails throughout this neighborhood. The topography varies from generally flat to steeply sloped and the vegetation also varies from sagebrush to more dense hillside trees. Streams, wetlands, and other natural resources exist in this planning area. There are large tracts of preserved, protected open space in this neighborhood.

The appropriate long-term character is large lot single family detached residential uses, with

structures appropriately clustered and sensitively sited in the mountainous terrain. The continuation of recreational opportunities, including trails (equestrian, pedestrian, and bicycle) and large area of open space suitable for the continuation of wildlife in the area are encouraged.

Other design considerations include:

- Fencing in the neighborhood is encouraged to be ranch style and wildlife sensitive with consideration given to the need to safely enclose and protect large animals and to promote the open character of the area.
- Curb and gutter is not appropriate in this neighborhood; drainage along roadways should be consistent with the rural character, such as the use of ditches.
- Streetlights are discouraged within this neighborhood, except those used to ensure the general health, safety, and welfare of the community.
- Special consideration should be given to the use of property located around the protected open space to ensure the future development won't diminish the character of that open space.



OLD RANCH ROAD

Location

The Old Ranch Road neighborhood is bordered on the north by Interstate 80; on the east just past Old Ranch Road; on the south by the boundary of Park City Municipal; and on the west by the east boundary of the existing North Shore, South Shore, Silver Springs, and other subdivisions in that vicinity.

Current Zoning

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



Neighborhood Description

The Old Ranch Road neighborhood is a rural, residential area that contains mostly large lots for single family use. The Swaner Nature Preserve makes up approximately 725 acres on the north end of the neighborhood.

This planning area contains natural features, such as wetlands, stream corridors, agricultural meadows and hillsides. The area also contains some historic structures and equestrian uses. It is important to recognize the open, equestrian, and agricultural way of life in order to maintain the mountain-ranching feeling. Preservation and enhancement of the existing natural resources is an important aspect of this neighborhood.

Old Ranch Road is designated as a multi-use transportation and recreational corridor as part of a neighborhood traffic calming program that has become a popular route for horseback riding, bicyclists, runners, dog walkers, and for access to the Round Valley trailhead and the Swaner Nature Preserve. The safety of those using Old Ranch Road, including the area residents and the recreational users should be taken into consideration. The historic character of the winding, narrow Old Ranch Road should be preserved, with consideration given to widening the road for future trails.

This neighborhood contains numerous existing lots that are not located with the boundaries of recorded subdivisions and large tracts of agricultural land. It is anticipated that development will occur, but it should be compatible with the existing large lot single family detached dwellings and equestrian uses which would be consistent with the open, rural character of the area.

Other design considerations include:

- Streetlights are discouraged within this neighborhood, except for those used to ensure the health, safety, and welfare of the community.
- In an effort to maintain an open, rural feeling, the use of curb and gutter is not appropriate; other methods, such as the use of ditches should be explored.
- Fencing in the neighborhood is encouraged to be ranch style, wildlife sensitive fencing with consideration given to the need to safely enclose and protect large animals and to promote the open, rural character of the area. Preservation of the natural features should be taken into consideration with any future development.
- A neighborhood gateway that reflects the character of the area may be considered at each end of Old Ranch Road.
- To minimize traffic and to provide for safety, additional road connections from outside Old Ranch Road should not be permitted.

QUINN'S JUNCTION

Location

Quinn's Junction is generally located at the intersection of SR-248 and US-40. It begins on the south boundary of the existing Space Place Storage units; it is bordered on the east by the Rail Trail; it is bordered on the west by US-40.

The southeast section of Quinn's Junction is south of SR-248; it is bordered on the west by US-40 and bordered on the east by the Wasatch County line; it extends south to the Wasatch County line. There is a small section of this neighborhood that is located west of US-40 and east of the Park City Municipal boundary.

The property located west of US-40 is north of SR-248 and is surrounded by property in Park City Municipal's boundary.

Zoning

The zoning in this neighborhood is a combination of Service Commercial (SC), Rural Residential (RR), Hillside Stewardship (HS), and Mountain Remote (MR). 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; the base density in the MR zone is 1 unit per 120 acres. The density in the SC 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 property located in the Quinn's Junction neighborhood is relatively flat and very visible from SR-248 and US-40. There are existing industrial and service commercial uses, a stream corridor, large blocks of undeveloped land, a small section of the Rail Trail, and a significant area containing soils contaminated by mine tailings and used for remediation elsewhere.

The types of uses in this area support a viable economy in Summit County. Recognizing this, the continued use of and the expansion of

additional service commercial and industrial uses should be considered, especially near the existing development located in the northeast quadrant of SR-248 and US-40. Appropriate uses may include general offices, business parks, manufacturing, and other service related and industrial uses.

The Pace Frontage Road is a popular route for bikers. Future development plans should include appropriate truck routes to the individual uses that are designed to serve the area, while ensuring the safety of other users on the frontage road. Additional impacts associated with industrial uses include noise, odors, dust, air quality, and other significant environmental concerns. All of these impacts need to be evaluated and appropriately mitigated.

This neighborhood is adjacent to Park City Municipal and Wasatch County. Ongoing communication with these jurisdictions is vital to ensure appropriate growth strategies are implemented that respond to the needs of each community, both individually and on a regional level.



RASMUSSEN ROAD

Location

The Rasmussen Road neighborhood is bordered on the north by Jeremy Ranch Elementary School; on the southwest by Interstate 80; on the southeast by the Spring Creek Subdivision; and on the northeast it extends just beyond East Canyon Creek.

Zoning

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



Neighborhood Description

The Rasmussen Road corridor is highly visible from Interstate 80 and others areas in the immediate vicinity. It is considered to be a primary entry corridor into the community and consists mainly of commercial uses that cater to the residents.

There are no existing residential uses in this planning area. The current zoning on the property is Rural Residential, which is not reflective of the current uses, nor is it consistent

with the anticipated future growth pattern. Consideration should be given for future mixed-use developments and flexibility in design standards. This may occur through TDR's, future Code amendments and possible rezoning of parcels located within the neighborhood. Future land use patterns should also be context sensitive in terms of infrastructure capacity.

It is likely that some areas in the Rasmussen Road neighborhood are going to be redeveloped in the future as there are only a few remaining undeveloped parcels. Development of vacant parcels and redevelopment of existing uses are encouraged to provide economic vitality and more services and employment opportunities for area residents.

Because of the close proximity to the Jeremy Ranch Elementary School and the residences in the adjacent Spring Creek Subdivision, pedestrian connections are an important consideration for future development.

East Canyon Creek forms the neighborhood's northeast boundary and is an important community amenity, not just for this neighborhood, but the entire Basin. This corridor provides a significant opportunity for a trail connection along the north side of the creek between Jeremy Ranch and Kimball Junction. This trail meets the recreation and non-motorized transportation needs of area residents and businesses and fulfills Policy 4.9 of the General Plan as depicted in the Community-Wide Trails and Master Plan. New development or redevelopment of parcels along the corridor may provide opportunities for additional backcountry trail connections and trailhead/trailhead parking locations. Appropriate consideration should be given to property owners along the corridor who grant trail easements as a community contribution and as one criterion for incentive density.

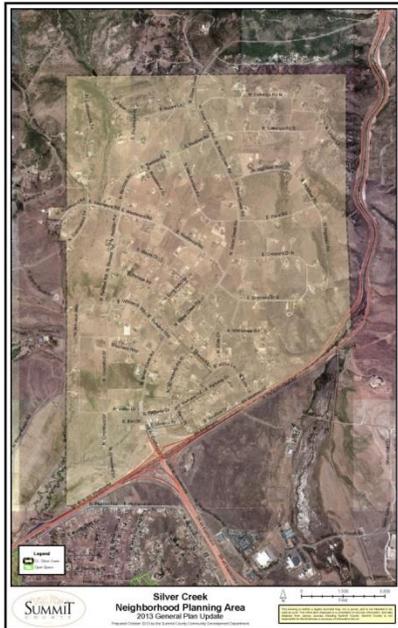
SILVER CREEK

Location

The Silver Creek neighborhood is bordered on the north and east by the Snyderville Basin/Eastern Summit County boundary; on the south by I-80; and on the west by the Bitner Neighborhood Planning Area boundary.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Hillside Stewardship (HS), Neighborhood Commercial (NC), and Community Commercial (CC). 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; the density in the NC zone allows structures to be up to, but not exceed 5,000 sq.ft.; the base density in the CC zone is determined based on the ability of a proposed development to meet all required development and performance standards and criteria set forth in the Development Code.



Neighborhood Description

The Silver Creek neighborhood contains mostly residential and equestrian uses on large, existing subdivided lots, as well as a node of existing commercial uses and lots intended to serve the needs of the residents of Silver Creek

and the surrounding area. The neighborhood contains hillsides and some mountainous terrain that is highly visible from I-80 and US-40. There is one point of ingress and egress for Silver Creek that is accessed from the northern most end of the US-40 corridor.

Because of the equestrian and open nature of the area, future development should occur in a manner that takes into consideration the need for equestrian uses, such as trails and other facilities and maintaining a low density residential use; however, consideration may be given for a potential mixed use development given the proximity of the neighborhood to the Interstate.

There are concerns in this neighborhood regarding ingress and egress, water availability, and wastewater capacity. Provisions that would allow for future transportation alternatives resulting in further points of ingress and egress for vehicular and emergency services are encouraged. This may include a connection from the Bitner Neighborhood to the west. Future development plans should help facilitate a discussion with Service Area #3 regarding the availability of water in the neighborhood, as well as the extension of a sewer line into the neighborhood.

Other design considerations include fencing, streetlights, and the use of curb and gutter. Fencing in the neighborhood is encouraged to be ranch style, wildlife sensitive fencing with consideration given to the need to safely enclose and protect large animals and to promote the open and mountain character of the area. Streetlights are generally discouraged in this neighborhood except those used to ensure the health, safety, and welfare of the community. In an effort to maintain an open, rural feeling, the use of curb and gutter is not appropriate; other methods, such as the use of ditches should be explored.

THE SUMMIT

Location

The Summit is located on both the north and south sides of I-80. The area on the north begins at the Summit Park interchange and extends east to the western boundary of The Woods at Parley's Lane subdivision; I-80 forms the neighborhoods southern boundary.

The area on the south is bordered on the north by I-80. It extends east past Gorgoza Park to subdivisions located in the Pinebrook area. It is bordered on the south by the boundary of Summit Park; and on the west by the Summit County/Salt Lake County boundary.

Zoning

The zoning in this neighborhood is a combination of Hillside Stewardship (HS) and Mountain Remote (MR). The base density in the HS zone is 1 unit per 30 acres. The base density in the MR zone is 1 unit per 120 acres.

Neighborhood Description

The Summit neighborhood is located primarily on steep slopes and in dense vegetation, including Summit Park and Timberline. Both these subdivisions were subdivided and platted in the late 50's to early 60's, prior to zoning regulations in Summit County. The majority of the area on the south side of I-80 is subdivided and mostly built-out with single family detached dwellings. There is also preserved, public open space. The area on the north side is mostly undeveloped. This planning area is the first impression provided to visitors entering Summit County from the west.

As most of this planning area was developed prior to zoning regulations some of the roads don't comply with the current infrastructure standards. Efforts should be made in the

future to ensure that existing roads are modified to meet the Summit County regulations in order to ensure the safety of the residents and other users.

Due to the mountainous terrain, including dense vegetation and alpine meadows, this area is important for wildlife habitat.

Other design considerations include:

- Fencing is typically unnecessary, but where needed, should be wildlife sensitive so that it does not impede wildlife corridors or wildlife access to seasonal ranges, food, shelter, or water.
- Future development patterns should not create a hardscape wall effect or result in a linear development patterns. Views from the frontage road and I-80 should be maintained into the project.
- Drainage areas and hillsides should have limited development to help create view corridors and accomplish this objective.
- Special consideration should be given to the use of property located around the protected open space to ensure that future development won't diminish the character of that open space.



Location

The Trailside Neighborhood Planning Area is bordered on the north by the southern boundary of Park Ridge and Highland Estates; on the east by US-40; on the south by the southern edge of Round Valley; and on the west near Old Ranch Road. This neighborhood is the northern portal to the greater Park City area

Zoning

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



Neighborhood Description

The Trailside Neighborhood Planning Area includes Mountain Ranch Estates, Trailside, and Silver Summit Subdivisions. It is characterized by community open space, parks, a church, an elementary school, sports fields, bike-park, non-

motorized trails, Basin Recreation District offices and Maintenance Facilities, and clustered, low-density detached single family residential development.

The north end of the planning area contains mostly clustered, detached single family residential lots in existing, platted subdivisions nearing build out. The south end of the neighborhood planning is comprised by the greater Round Valley area—a deed restricted open space preserve containing equestrian hiking and cycling trails, critical viewsheds, sensitive lands, and wildlife corridors. The viewsheds from this area are an important character defining feature of this neighborhood.

The remaining undeveloped lands in the neighborhood are critical for maintaining the strong and cohesive connectivity of the area.

The objective for this neighborhood is to:

- Preserve the existing public deed-restricted open space and recreation areas.
- Maintain and protect existing low-density, low profile single family detached residential, open space, and public land uses.
- Prevent development in sensitive lands or within critical viewsheds.
- Mitigate traffic impacts through the neighborhood to maintain safety for school, parks, pedestrian, equestrian, and cycling users.
- Enhance pedestrian, equestrian, and non-motorized trail connectivity between residential areas, schools, parks, and open space areas.
- Preserve and protect critical wildlife habitat and migration corridors.
- Streetlights and large parking area floodlighting should be discouraged within this neighborhood, except that which is necessary to ensure public safety.
- Fencing that impedes or adversely affects wildlife or wildlife migration patterns should be discouraged.

UTAH OLYMPIC PARK

Location

The Utah Olympic Park is surrounded by property located within the West Mountain neighborhood.

Zoning

The zoning in this neighborhood is Resort Center (RC). The density in the RC zone is determined through the Specially Planned Area process (SPA).



Neighborhood Description

The Utah Olympic Park neighborhood planning area consists of an Olympic venue from the 2002 Winter Olympics and associated resort support facilities and features. A portion of the facility is located on a hillside that is highly visible from many areas within the Snyderville Basin.

The goal of this planning area is to ensure that training opportunities and support services are available and can be sustained for athletes, as well as ensuring the Park provides a unique opportunity and experience to the surrounding community, and the general public. New development should be located in the most appropriate areas on the site taking into consideration topography and views from the Kimball Junction area.

In addition to resort related facilities, residential uses that provide limited housing opportunities for athletes as well as workers

are appropriate. This neighborhood should be designed in accordance with the Utah Olympic Park 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.

- Minimization of the visual impacts to the Kimball Junction area should be taken into consideration when locating future development.
- The mass of larger buildings should be broken down into groups of smaller buildings, which should be clustered in areas that will minimize disturbance to the hillsides and other sensitive areas.
- Future trails and/or trailhead locations should be considered in conjunction with the Snyderville Basin Special Recreation District.
- Due to the visibility of the neighborhood from the Kimball Junction area, efforts to minimize lighting should be explored.
- Buildings should be designed to follow the natural terrain and help break up the mass.
- Due to the variation in topography, rooftop designs should be taken into consideration as roofs may be visible from above.
- Existing vegetation should be preserved as much as possible.
- Consideration should be given to flexibility in the sign provisions to facilitate potential signage that could provide information for not only the Utah Olympic Park venue, but other community activities as well.
- Traffic reduction measures are a high priority in this area. On-going opportunities to provide transportation to and from the Park should be explored.

WEST MOUNTAIN

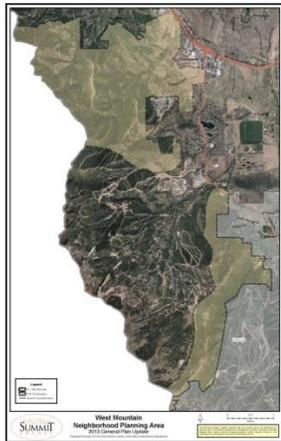
Location

West Mountain is located in 2 different areas. The first area is bordered on the north by the southern boundaries of Summit Park, Pineridge, and other adjacent subdivisions. It extends to the east, to the western boundary of the Park City Tech Center and includes the property surrounding the Utah Olympic Park; it continues south to the northern border of Canyons Resort; it is bordered on the west by the Summit County/Salt Lake County boundary.

The second area is bordered on the north by SR-224; on the east and south by the Summit County/Park City boundary; and on the west by the eastern boundary of property located in Canyons Resort.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Hillside Stewardship (HS), and Mountain Remote (MR). 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. The base density in the MR zone is 1 unit per 120 acres.



Neighborhood Description

The West Mountain neighborhood is generally a remote, mountainous area that contains varying degrees of topography, wildlife habitat, and sensitive and critical areas, with little to no

development. There is a large area of preserved, public open space located in this neighborhood.

The intent of this Plan is to protect the remote, mountain character of this neighborhood and preserve the sensitive and critical lands, including existing open spaces, trails, recreation, wildlife migration corridors, and the scenic qualities.

The appropriate character of the neighborhood includes trails (equestrian, pedestrian, and bicycle), equestrian uses and facilities, large lot single family detached dwellings, and other uses that are both compatible with and preserve the mountain and open character of the land.

While development should be placed on the periphery of open spaces, efforts should be made to minimize the removal or disturbance of trees and hillside shrub vegetation. Protection of wildlife and the enhancement of wildlife habitats should be a high priority in this area.

Other design considerations include:

- Traffic speeds should be consistent with the remote mountain character of the neighborhood, which could include narrow pavement surfaces and curves at appropriate locations.
- Fencing in the neighborhood is encouraged to be ranch style and wildlife sensitive with consideration given to the need to safely enclose and protect large animals and to promote the open character of the area.
- Curb and gutter is not appropriate in this neighborhood; drainage along roadways should be consistent with the rural character, such as the use of ditches.
- Special consideration should be given to the use of property located around the protected open space to ensure the future development won't diminish the character of that open space.

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 mission 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 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 generally consistent with spirit of this Plan.

BACKGROUND

In mid-2009, the Snyderville Basin Planning Commission (hereinafter referred to as “the Planning Commission”) began the process of reviewing the 2004 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 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. Critical 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. In addition to the base density, there are developments that have been approved through a process that has resulted in the creation of Development Agreements, Consent Agreements, or Settlement Agreements. These Agreements have resulted in densities that are higher than the base densities described above.

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. Town and resort centers are permitted in designated locations that are intended as areas where density should be concentrated. 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 critical 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 Mixed Use~~ Centers: Identify specific areas where mixed use centers are appropriate in order to ~~P~~ preserve natural open space and vistas, prevent urban sprawl, and promote the mountain resort community through managed growth. These centers should contain an appropriate mix of residential and commercial development as well as recreational opportunities that provide connections to existing and future community trails and transit facilities. ~~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, residential, 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 should be located in designated mixed use centers which are intended for concentrated development and other 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 critical 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. ~~An e~~Examples include is the USU Swaner Nature Preserve, ~~and Hi Ute's Three Mile Canyon.~~
2. Managed-Recreational Open Space
 - a. Land that is classified as critical, which includes slopes exceeding 30%, jurisdictional wetlands, 100-year floodplains, ridgelines, avalanche tracks, and geological hazards,
 - 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, Hi Ute's Three Mile Canyon, Toll Canyon, 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 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 Consider establishing 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 Code 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. Development on critical lands is allowed at base density.

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~~provides detailed trail corridor mapping that 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 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 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 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 that 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. ~~Jurisdictional Wetlands, or, 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 5.89 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 may 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 5.910 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 5.104 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 may result in property damage, damage to public utilities and roads serving the development, and possible injury or loss of life.

Policy 5.112 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 5.123 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 5.135 Water Resource Management: Encourage the integration of water conservation strategies in future development and redevelopment proposals and ensure that water sources are protected.

Policy 5.146 Water Quality: Ensure that water quality is suitable for project purposes, existing water uses, and public health and safety, and is in compliance with applicable Federal, State, and local water quality standards.

- | **Policy 5.157 Restoration Incentives:** Allow certain development incentives to promote the rehabilitation of important, but previously damaged environmental features of the Snyderville Basin.
- | **Policy 5.168 Limited Septic Systems:** Discourage the use of septic tanks to the maximum extent possible.
- | **Policy 5.179 Wastewater and Irrigation:** Strongly encourage wastewater reuse on golf courses and other large irrigated areas.
- | **Policy 5.1820 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 5.1924 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 5.202 Vehicle Idling:** Summit County should continue to work to reduce the impact of idling vehicles through ordinances limiting the practice.
- | **Policy 5.213 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 5.235 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 should 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 they are planning for facilities ~~is~~-consistent with the ~~General plan~~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 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~~ discouraged, especially in areas where connectivity opportunities exist. 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.

OBJECTIVE D: Summit County should pursue regional mass transit opportunities to provide greater transportation efficiency.

Policy 8.13: Recognize the regional nature of traffic and commit to continue working with UDOT, Park City Municipal, Wasatch County, Salt Lake County, and other stakeholders to achieve regional mass transit cooperation.

Policy 8.14: Maximize existing infrastructure to accommodate for mass transit rather than building or expanding roads.

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.

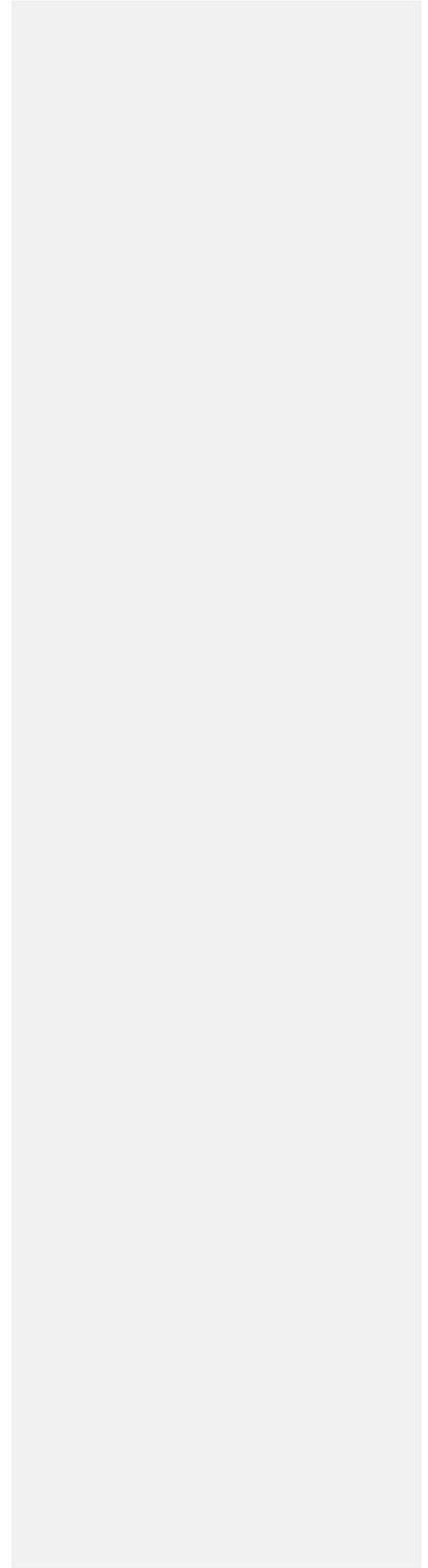
All neighborhoods within the Snyderville Basin should adhere to the goals, objectives, and policies found in the individual chapters of the Plan and summarized in the statements below. However, each neighborhood planning area will not lend itself equally to the application of only these goals, objectives, 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.



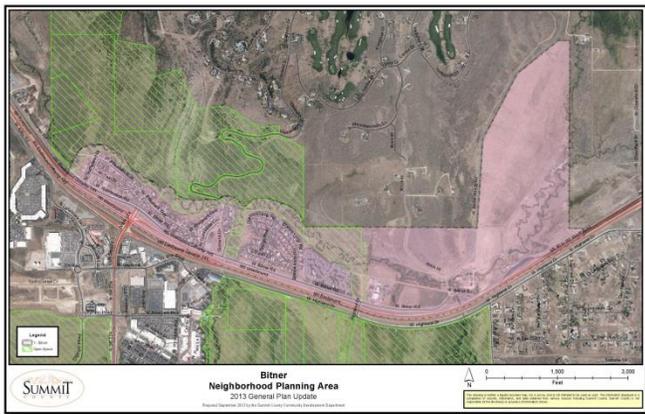
BITNER ROAD

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. 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.

There are a few undeveloped parcels located within this neighborhood. While this is a linear neighborhood that parallels I-80, future uses # should not be designed to create typical strip development patterns. function as a strip development; however, based 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 currently limited by the existing Rural Residential zoning. Consideration should be given for future mixed-use developments and flexibility in design standards. This may occur through TDR's, future Code amendments and possible 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.

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 of 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 which is based on the following principles:

- 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 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.



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

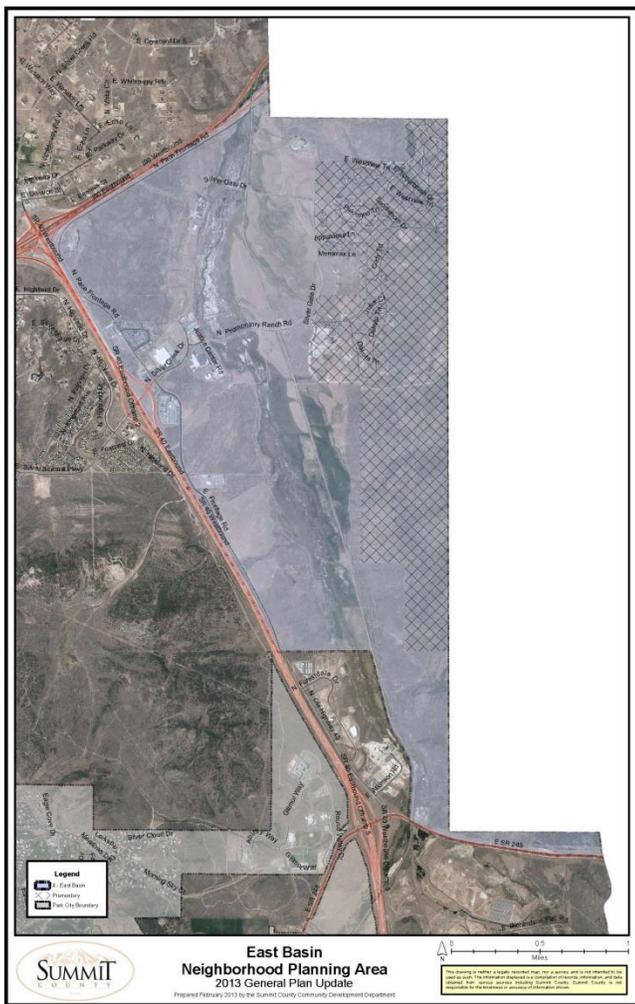
The East Basin neighborhood is highly visible from US-40 and others areas in the immediate vicinity. It is an important entry corridor into the Snyderville Basin and ~~is sometimes referred to as the “back door” into Park City.~~ an additional entrance into Park City.

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. The Pace Frontage Road is a popular route for bikers.

Consideration should be given for future mixed-use developments and flexibility in design standards. This may occur through TDR's, future Code amendments and possible rezoning of parcels located within the neighborhood. Future land use patterns should also be context sensitive in terms of infrastructure capacity. 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.



HIGHLAND ESTATES

Location

The Highland Estates Neighborhood Planning Area is bordered on the north by Interstate 80; on the east by US-40; on the south by the northern boundary of the Trailside neighborhood; and on the west near Old Ranch Road.

Zoning

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



Neighborhood Description

The Highland Neighborhood Planning Area consists of the Park Ridge and Highland Estates subdivisions. This neighborhood is one of the oldest single-family residential areas in the Snyderville Basin. The neighborhood is predominately characterized by single-family detached residences with an average lot size of 1.5 acres. The neighborhood is primarily built-out. A limited number of home-based businesses, including contractor yards and other commercial activities have been established in the area which may be inconsistent with the Code and current zoning. It is a goal of this Neighborhood Planning Area is to preserve the existing residential character and ensure that any incompatibility of uses be incompatible uses are addressed.

~~Any future Development Code changes related to home-based business standards should only be considered if there are appropriate mitigation strategies. Such mitigation may include strong regulations and enforcement on matters relating to public safety, traffic, noise, outdoor storage, lighting, and other potential impacts. The objective is to preserve the primary residential nature of the area.~~

The neighborhood design objective is to:

- Reinforce the use of detached single-family residential structures and related small scale accessory structures.
- Investigate the potential for the future upgrade of individual septic tank systems to a regional sewer system.
- Maintain reasonable standards for equestrian activities.
- Mitigate traffic impacts through the neighborhood.
- Enhance pedestrian, equestrian, and non-motorized trail connectivity between residential areas, schools, parks, and open space areas.
- Fencing that impedes or adversely affects wildlife or wildlife migration corridors should be discouraged.

JEREMY RANCH / PINEBROOK

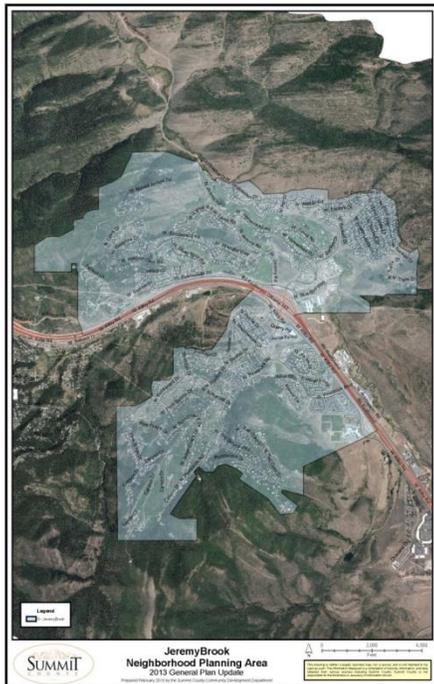
Location

Jeremy Ranch is located on the north side of I-80 and Pinebrook is located on the south side of I-80. Jeremy Ranch extends north, just past Daybreaker Drive. It is bordered on the east by The Ridge at Redhawk Subdivision; on the south by I-80; and it extends west, just past The Woods at Parleys Lane and Moose Hollow Subdivisions. The Jeremy Ranch Elementary School and the commercial property to the west of the school are also included in this neighborhood.

Pinebrook is bordered on the northeast by I-80. It extends south just past Ecker Hill Middle School and continues south to include the subdivisions in Pinebrook, such as Ecker Hill and Pineridge. It then continues west just past the boundaries of developments such as Sunridge, Pinebrook Pointe, and Cedar Ridge. The commercial area at Quarry Junction is also included in this neighborhood.

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 Jeremy Ranch / Pinebrook neighborhood contains subdivisions that are largely built-out. They are primarily single family detached residential areas with some multi-family areas interspersed throughout. They both contain commercial areas; the commercial area in Jeremy Ranch is around the intersection of Rasmussen and Homestead Roads, and the commercial area in Pinebrook is primarily located in the southeast quadrant of Kilby and Pinebrook Roads. A significant portion of the Jeremy Ranch subdivision is dedicated to a golf course

This planning area is located in the entry corridor to the Snyderville Basin. Any future development should be compatible with the existing environment, including the preservation of open space, vegetation, and wildlife habitat.

Because this neighborhood is split by I-80, pedestrian and safer vehicular connections are a primary concern. Future alternatives should be explored in conjunction with the implementation of the Snyderville Basin Transportation Master Plan. Additional opportunities to provide for less congested and safer intersections should also be considered for the Rasmussen/Homestead and Pinebrook/Kilby Road areas.

KIMBALL JUNCTION

Location

The Kimball Junction neighborhood contains property on both the east and west sides of SR-224. The east side is bordered on the north by I-80; on the east and south by the Swaner Nature Preserve; and on the west by SR-224. The west side is bordered on the north by I-80; on the east by SR-224; on the south by Summit County open space; and on the west by the Hi-Ute Ranch.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Town Center (TC), and Community Commercial (CC). The base density in the RR zone is 1 unit per 20 acres; the base density in the TC zone is determined through the Specially Planned Area process; the base density in the CC zone is determined by the ability of the development to meet all required development performance standards and criteria set forth in the Development Code.

Neighborhood Description

The Kimball Junction neighborhood is the designated Town Center in the Snyderville Basin, which is the focal point for living, working, shopping, entertainment, and social interaction. It serves as a vital hub and employment center of the area. The Park City Tech Center is a significant development located within this planning area which is governed by a Development Agreement. It is important that the Town Center should remain an economically and socially viable area at Kimball Junction that promotes a sense of place and community identity that supports the mountain resort economy of the Snyderville Basin.

There are not many undeveloped large lots in this neighborhood so redevelopment and in-fill development is the most likely to occur. Additional density, including allowances for more height should be considered. An appropriate mix of land uses, as well as various activity spaces and programs to encourage a sense of community, attracting people on a daily basis, are important objectives.

SR-224 that divides this neighborhood is the entryway to the Snyderville Basin and Park City. It is critical that the view from the road be one of quality, interest and sensitivity to the mountain environment. It is equally important that the roadway be able to operate in a safe and efficient manner. Summit County should continue to work with U.D.O.T. on future improvements to the roadway.



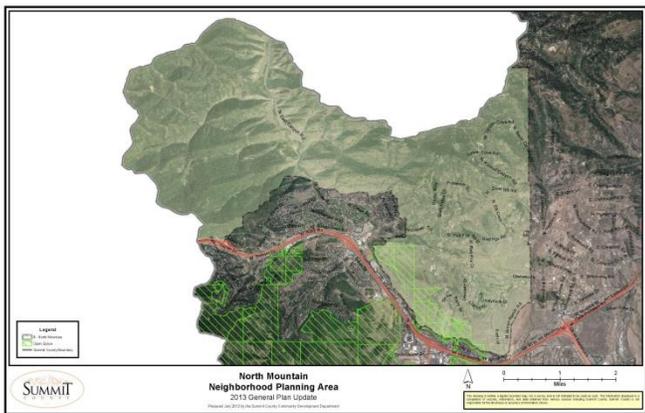
NORTH MOUNTAIN

Location

North Mountain is bordered on the north by the Summit County/Morgan County boundary; on the east by Bitner Ranch Road; on the south by East Canyon Creek and on the west by the Salt Lake County/Summit County boundary.

Zoning

The zoning in this neighborhood is a combination of Hillside Stewardship (HS) and Mountain Remote (MR). The base density in the HS zone is 1 unit per 30 acres. The base density in the MR zone is 1 unit per 120 acres.



Neighborhood Description

The North Mountain neighborhood contains large tracts of undeveloped land as well as existing subdivided areas for single family detached use. There are many miles of community trails throughout this neighborhood. The topography varies from generally flat to steeply sloped and the vegetation also varies from sagebrush to more dense hillside trees. Streams, wetlands, and other natural resources exist in this planning area. There are large tracts of preserved, protected open space in this neighborhood.

The appropriate long-term character is large lot single family detached residential uses, with structures appropriately clustered and sensitively sited in the mountainous terrain. The continuation of recreational opportunities, including trails (equestrian, pedestrian, and bicycle) and large area of open space suitable for the continuation of wildlife in the area are encouraged.

Other design considerations include:

- Fencing in the neighborhood is encouraged to be ranch style and wildlife sensitive with consideration given to the need to safely enclose and protect large animals and to promote the open character of the area.
- Curb and gutter is not appropriate in this neighborhood; drainage along roadways should be consistent with the rural character, such as the use of ditches.
- Streetlights are discouraged within this neighborhood, except those used to ensure the general health, safety, and welfare of the community.
- Special consideration should be given to the use of property located around the protected open space to ensure the future development won't diminish the character of that open space.

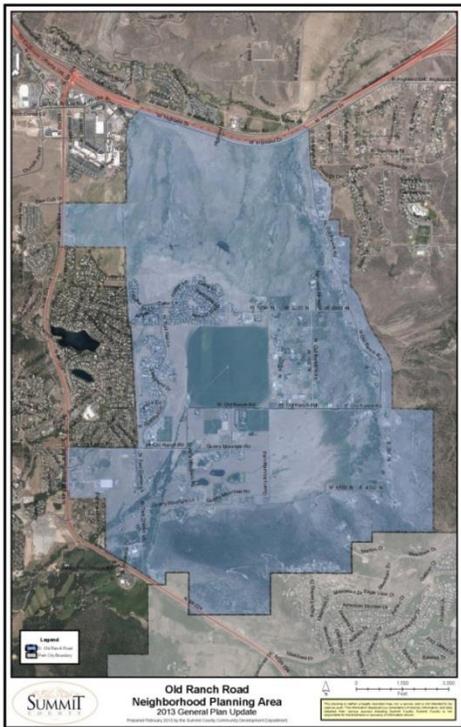
OLD RANCH ROAD

Location

The Old Ranch Road neighborhood is bordered on the north by Interstate 80; on the east just past Old Ranch Road; on the south by the boundary of Park City Municipal; and on the west by the east boundary of the existing North Shore, South Shore, Silver Springs, and other subdivisions in that vicinity.

Current Zoning

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



Neighborhood Description

The Old Ranch Road neighborhood is a rural, residential area that contains mostly large lots for single family use. The Swaner Nature Preserve makes up approximately 725 acres on the north end of the neighborhood.

This planning area contains natural features, such as wetlands, stream corridors, agricultural meadows and hillsides. The area also contains some historic structures and equestrian uses. It is important to recognize the open, equestrian, and agricultural way of life in order to

maintain the mountain-ranching feeling. Preservation and enhancement of the existing natural resources is an important aspect of this neighborhood.

Old Ranch Road is designated as a multi-use transportation and recreational corridor as part of a neighborhood traffic calming program that has become a popular route for horseback riding, bicyclists, runners, dog walkers, and for access to the Round Valley trailhead and the Swaner Nature Preserve. The safety of those using Old Ranch Road, including the area residents and the recreational users should be taken into consideration. The historic character of the winding, narrow Old Ranch Road should be preserved, with consideration given to widening the road for future trails.

This neighborhood contains numerous existing lots that are not located with the boundaries of recorded subdivisions and large tracts of agricultural land. It is anticipated that development will occur, but it should be compatible with the existing large lot single family detached dwellings and equestrian uses which would be consistent with the open, rural character of the area.

Other design considerations include:

- Streetlights are discouraged within this neighborhood, except for those used to ensure the health, safety, and welfare of the community.
- In an effort to maintain an open, rural feeling, the use of curb and gutter is not appropriate; other methods, such as the use of ditches should be explored.
- Fencing in the neighborhood is encouraged to be ranch style, wildlife sensitive fencing with consideration given to the need to safely enclose and protect large animals and to promote the open, rural character of the area. Preservation of the natural features should be taken into consideration with any future development.
- A neighborhood gateway that reflects the character of the area may be considered at each end of Old Ranch Road.
- To minimize traffic and to provide for safety, additional road connections from outside Old Ranch Road should not be permitted.

QUINN'S JUNCTION

Location

Quinn's Junction is generally located at the intersection of SR-248 and US-40. It begins on the south boundary of the existing Space Place Storage units; it is bordered on the east by the Rail Trail; it is bordered on the west by US-40.

The southeast section of Quinn's Junction is south of SR-248; it is bordered on the west by US-40 and bordered on the east by the Wasatch County line; it extends south to the Wasatch County line. There is a small section of this neighborhood that is located west of US-40 and east of the Park City Municipal boundary.

The property located west of US-40 is north of SR-248 and is surrounded by property in Park City Municipal's boundary.

Zoning

The zoning in this neighborhood is a combination of Service Commercial (SC), Rural Residential (RR), Hillside Stewardship (HS), and Mountain Remote (MR). 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; the base density in the MR zone is 1 unit per 120 acres. The density in the SC 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.

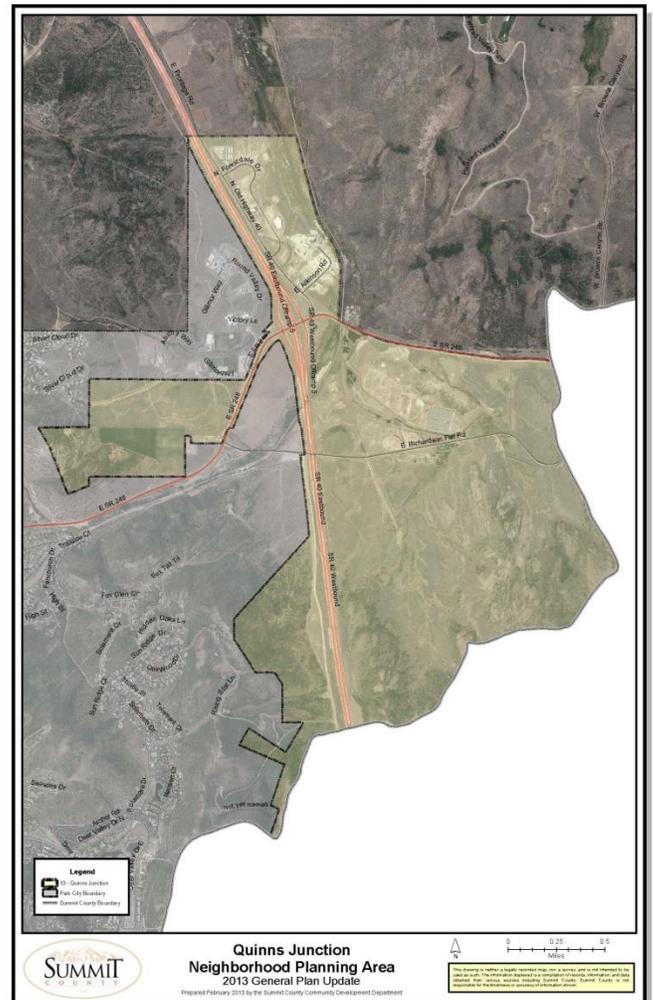
Neighborhood Description

The property located in the Quinn's Junction neighborhood is relatively flat and very visible from SR-248 and US-40. There are existing industrial and service commercial uses, a stream corridor, large blocks of undeveloped land, a small section of the Rail Trail, and a significant area containing soils contaminated by mine tailings and used for remediation elsewhere.

The types of uses in this area support a viable economy in Summit County. Recognizing this, the continued use of and the expansion of additional service commercial and industrial uses should be considered, especially near the existing development located in the northeast quadrant of SR-248 and US-40. Appropriate uses may include general offices, business parks, manufacturing, and other service related and industrial uses.

The Pace Frontage Road is a popular route for bikers. Future development plans should include appropriate truck routes to the individual uses that are designed to serve the area, while ensuring the safety of other users on the frontage road. Additional impacts associated with industrial uses include noise, odors, dust, air quality, and other significant environmental concerns. All of these impacts need to be evaluated and appropriately mitigated.

This neighborhood is adjacent to Park City Municipal and Wasatch County. Ongoing communication with these jurisdictions is vital to ensure appropriate growth strategies are implemented that respond to the needs of each community, both individually and on a regional level.



RASMUSSEN ROAD

Location

The Rasmussen Road neighborhood is bordered on the north by Jeremy Ranch Elementary School; on the southwest by Interstate 80; on the southeast by the Spring Creek Subdivision; and on the northeast it extends just beyond East Canyon Creek.

Zoning

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



Neighborhood Description

The Rasmussen Road corridor is highly visible from Interstate 80 and others areas in the immediate vicinity. It is considered to be a primary entry corridor into the

community and consists mainly of commercial uses that cater to the residents.

There are no existing residential uses in this planning area. The current zoning on the property is Rural Residential, which is not reflective of the current uses, nor is it consistent with the anticipated future growth pattern. Consideration should be given for future mixed-use developments and flexibility in design standards. This may occur through TDR's, future Code amendments and possible rezoning of parcels located within the neighborhood. Future land use patterns should also be context sensitive in terms of infrastructure capacity. Consideration should be given to rezoning parcels within this neighborhood to not only reflect the existing uses, but to provide opportunities for future mixed-use developments.

It is likely that some areas in the Rasmussen Road neighborhood are going to be redeveloped in the future as there are only a few remaining undeveloped parcels. Development of vacant parcels and redevelopment of existing uses are encouraged to provide economic vitality and more services and employment opportunities for area residents.

Because of the close proximity to the Jeremy Ranch Elementary School and the residences in the adjacent Spring Creek Subdivision, pedestrian connections are an important consideration for future development.

East Canyon Creek forms the neighborhood's northeast boundary and is an important community amenity, not just for this neighborhood, but the entire Basin. This corridor provides a significant opportunity for a trail connection along the north side of the creek between Jeremy Ranch and Kimball Junction. This trail meets the recreation and non-motorized transportation needs of area residents and businesses and fulfills Policy 4.9 of the General Plan as depicted in the Community-Wide Trails and Master Plan. New development or redevelopment of parcels along the corridor may provide opportunities for additional backcountry trail connections and trailhead/trailhead parking locations. Appropriate consideration should be given to property owners along the corridor who grant trail easements as a community contribution and as one criterion for incentive density.

SILVER CREEK

Location

The Silver Creek neighborhood is bordered on the north and east by the Snyderville Basin/Eastern Summit County boundary; on the south by I-80; and on the west by [the Bitner Ranch Road Neighborhood Planning Area boundary](#).

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Hillside Stewardship (HS), Neighborhood Commercial (NC), and Community Commercial (CC). 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; the density in the NC zone allows structures to be up to, but not exceed 5,000 sq.ft.; the base density in the CC zone is determined based on the ability of a proposed development to meet all required development and performance standards and criteria set forth in the Development Code.

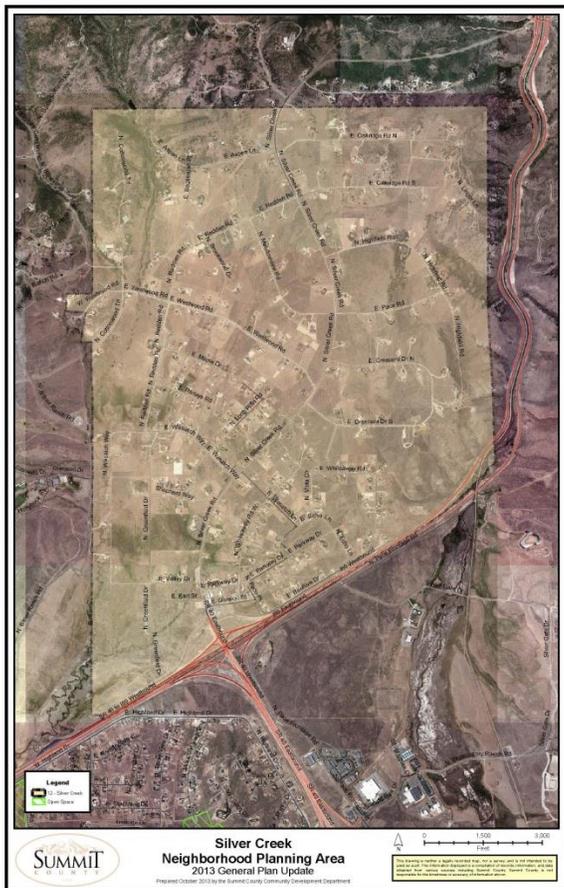
Neighborhood Description

The Silver Creek neighborhood contains mostly residential and equestrian uses on large, existing subdivided lots, as well as a node of existing commercial uses and lots intended to serve the needs of the residents of Silver Creek and the surrounding area. The neighborhood contains hillsides and some mountainous terrain that is highly visible from I-80 and US-40. There is one point of ingress and egress for Silver Creek that is accessed from the northern most end of the US-40 corridor.

Because of the equestrian and open nature of the area, future development should occur in a manner that takes into consideration the need for equestrian uses, such as trails and other facilities and maintaining a low density residential use; however, consideration may be given for a potential mixed use development given the proximity of the neighborhood to the Interstate.

There are concerns in this neighborhood regarding ingress and egress, water availability, and wastewater capacity. Provisions that would allow for future transportation alternatives resulting in further points of ingress and egress for vehicular and emergency services are encouraged. This may include a connection from the Bitner Neighborhood to the west. Future development plans should help facilitate a discussion with Service Area #3 regarding the availability of water in the neighborhood, as well as the extension of a sewer line into the neighborhood.

Other design considerations include fencing, streetlights, and the use of curb and gutter. Fencing in the neighborhood is encouraged to be ranch style, wildlife sensitive fencing with consideration given to the need to safely enclose and protect large animals and to promote the open and mountain character of the area. Streetlights are generally discouraged in this neighborhood except those used to ensure the health, safety, and welfare of the community. In an effort to maintain an open, rural feeling, the use of curb and gutter is not appropriate; other methods, such as the use of ditches should be explored.



THE SUMMIT

Location

The Summit is located on both the north and south sides of I-80. The area on the north begins at the Summit Park interchange and extends east to the western boundary of The Woods at Parley's Lane subdivision; I-80 forms the neighborhoods southern boundary.

The area on the south is bordered on the north by I-80. It extends east past Gorgoza Park to subdivisions located in the Pinebrook area. It is bordered on the south by the boundary of Summit Park; and on the west by the Summit County/Salt Lake County boundary.

Zoning

The zoning in this neighborhood is a combination of Hillside Stewardship (HS) and Mountain Remote (MR). The base density in the HS zone is 1 unit per 30 acres. The base density in the MR zone is 1 unit per 120 acres.



Neighborhood Description

The Summit neighborhood is located primarily on steep slopes and in dense vegetation, including Summit Park and Timberline. Both these subdivisions were subdivided and platted in the late 50's to early 60's, prior to zoning regulations in Summit County. The majority of the area on the south side of I-80 is subdivided and mostly built-out with single family detached dwellings. There is also preserved, public open space. The area on the north side is mostly undeveloped. This planning area is the first impression provided to visitors entering Summit County from the west.

As most of this planning area was developed prior to zoning regulations some of the roads don't comply with the current infrastructure standards. Efforts should be made in the future to ensure that existing roads are modified to meet the Summit County regulations in order to ensure the safety of the residents and other users.

Due to the mountainous terrain, including dense vegetation and alpine meadows, this area is important for wildlife habitat.

Other design considerations include:

- Fencing is typically unnecessary, but where needed, should be wildlife sensitive so that it does not impede wildlife corridors or wildlife access to seasonal ranges, food, shelter, or water.
- Future development patterns should not create a hardscape wall effect or result in a linear development patterns. Views from the frontage road and I-80 should be maintained into the project.
- Drainage areas and hillsides should have limited development to help create view corridors and accomplish this objective.
- Special consideration should be given to the use of property located around the protected open space to ensure that future development won't diminish the character of that open space.

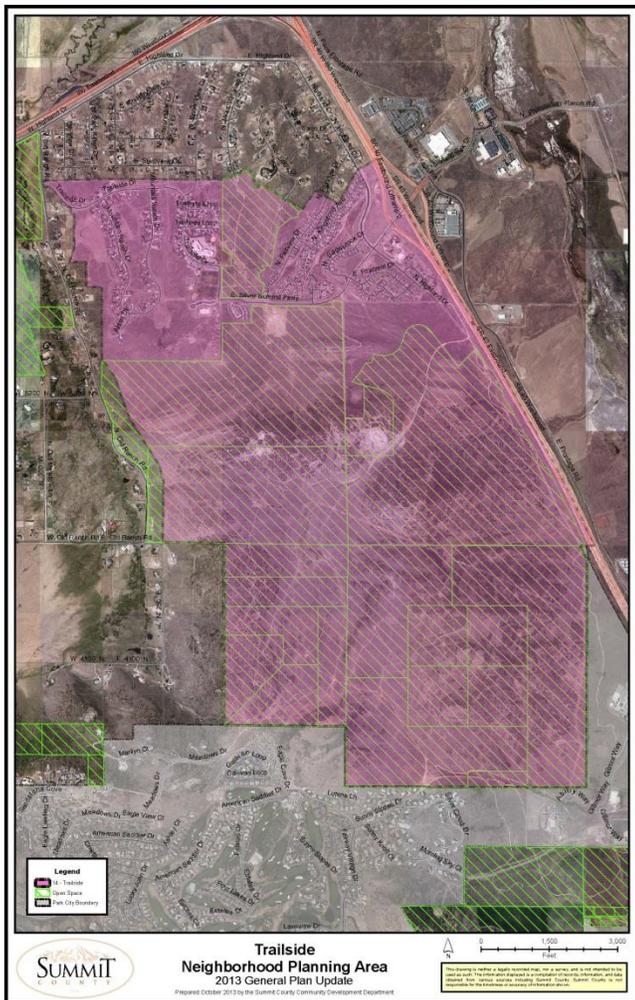
TRAILSIDE

Location

The Trailside Neighborhood Planning Area is bordered on the north by the southern boundary of Park Ridge and Highland Estates; on the east by US-40; on the south by the southern edge of Round Valley; and on the west near Old Ranch Road. This neighborhood is the northern portal to the greater Park City area

Zoning

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



Neighborhood Description

The Trailside Neighborhood Planning Area includes Mountain Ranch Estates, Trailside, and Silver Summit Subdivisions. It is characterized by community open space, parks, a church, an elementary school, sports fields, bike-park, non-motorized trails, Basin Recreation District offices and Maintenance Facilities, and clustered, low-density detached single family residential development.

The north end of the planning area contains mostly clustered, detached single family residential lots in existing, platted subdivisions nearing build out. The south end of the neighborhood planning is comprised by the greater Round Valley area—a deed restricted open space preserve containing equestrian hiking and cycling trails, critical viewsheds, sensitive lands, and wildlife corridors. The viewsheds from this area are an important character defining feature of this neighborhood.

The remaining undeveloped lands in the neighborhood are critical for maintaining the strong and cohesive connectivity of the area.

The objective for this neighborhood is to:

- Preserve the existing public deed-restricted open space and recreation areas.
- Maintain and protect existing low-density, low profile single family detached residential, open space, and public land uses.
- Prevent development in sensitive lands or within critical viewsheds.
- Mitigate traffic impacts through the neighborhood to maintain safety for school, parks, pedestrian, equestrian, and cycling users.
- Enhance pedestrian, equestrian, and non-motorized trail connectivity between residential areas, schools, parks, and open space areas.
- Preserve and protect critical wildlife habitat and migration corridors.
- Streetlights and large parking area floodlighting should be discouraged within this neighborhood, except that which is necessary to ensure public safety.
- Fencing that impedes or adversely affects wildlife or wildlife migration patterns should be discouraged.

UTAH OLYMPIC PARK

Location

The Utah Olympic Park is surrounded by property located within the West Mountain neighborhood.

Zoning

The zoning in this neighborhood is Resort Center (RC). The density in the RC zone is determined through the Specially Planned Area process (SPA).



Neighborhood Description

The Utah Olympic Park neighborhood planning area consists of an Olympic venue from the 2002 Winter Olympics and associated resort support facilities and features. A portion of the facility is located on a hillside that is highly visible from many areas within the Snyderville Basin.

The goal of this planning area is to ensure that training opportunities and support services are available and can be sustained for athletes, as well as ensuring the Park provides a unique opportunity and experience to the surrounding community, and the general public. New development should be located in the most appropriate areas on the site taking into consideration topography and views from the Kimball Junction area.

In addition to resort related facilities, residential uses that provide limited housing opportunities for athletes as well as workers are appropriate. This neighborhood should be designed in accordance with

the Utah Olympic Park 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.

- Minimization of the visual impacts to the Kimball Junction area should be taken into consideration when locating future development.
- The mass of larger buildings should be broken down into groups of smaller buildings, which should be clustered in areas that will minimize disturbance to the hillsides and other sensitive areas.
- Future trails and/or trailhead locations should be considered in conjunction with the Snyderville Basin Special Recreation District.
- Due to the visibility of the neighborhood from the Kimball Junction area, efforts to minimize lighting should be explored.
- Buildings should be designed to follow the natural terrain and help break up the mass.
- Due to the variation in topography, rooftop designs should be taken into consideration as roofs may be visible from above.
- Existing vegetation should be preserved as much as possible.
- Consideration should be given to flexibility in the sign provisions to facilitate potential signage that could provide information for not only the Utah Olympic Park venue, but other community activities as well.
- Traffic reduction measures are a high priority in this area. On-going opportunities to provide transportation to and from the Park should be explored.

WEST MOUNTAIN

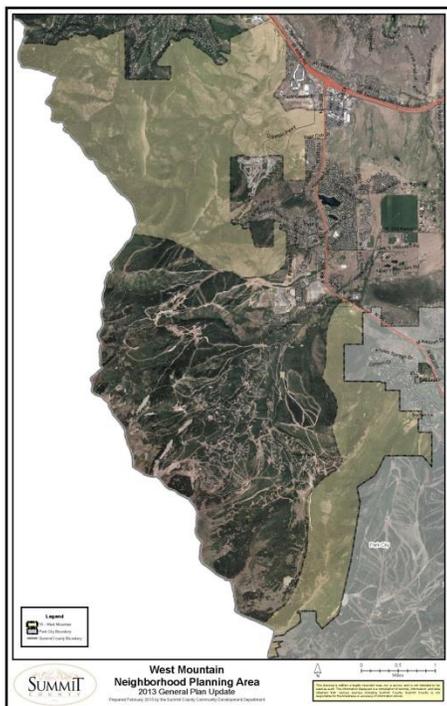
Location

West Mountain is located in 2 different areas. The first area is bordered on the north by the southern boundaries of Summit Park, Pineridge, and other adjacent subdivisions. It extends to the east, to the western boundary of the Park City Tech Center and includes the property surrounding the Utah Olympic Park; it continues south to the northern border of Canyons Resort; it is bordered on the west by the Summit County/Salt Lake County boundary.

The second area is bordered on the north by SR-224; on the east and south by the Summit County/Park City boundary; and on the west by the eastern boundary of property located in Canyons Resort.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Hillside Stewardship (HS), and Mountain Remote (MR). 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. The base density in the MR zone is 1 unit per 120 acres.



Neighborhood Description

The West Mountain neighborhood is generally a remote, mountainous area that contains varying degrees of topography, wildlife habitat, and sensitive and critical areas, with little to no development. There is a large area of preserved, public open space located in this neighborhood.

The intent of this Plan is to protect the remote, mountain character of this neighborhood and preserve the sensitive and critical lands, including existing open spaces, trails, recreation, wildlife migration corridors, and the scenic qualities.

The appropriate character of the neighborhood includes trails (equestrian, pedestrian, and bicycle), equestrian uses and facilities, large lot single family detached dwellings, and other uses that are both compatible with and preserve the mountain and open character of the land.

While development should be placed on the periphery of open spaces, efforts should be made to minimize the removal or disturbance of trees and hillside shrub vegetation. Protection of wildlife and the enhancement of wildlife habitats should be a high priority in this area.

Other design considerations include:

- Traffic speeds should be consistent with the remote mountain character of the neighborhood, which could include narrow pavement surfaces and curves at appropriate locations.
- Fencing in the neighborhood is encouraged to be ranch style and wildlife sensitive with consideration given to the need to safely enclose and protect large animals and to promote the open character of the area.
- Curb and gutter is not appropriate in this neighborhood; drainage along roadways should be consistent with the rural character, such as the use of ditches.
- Special consideration should be given to the use of property located around the protected open space to ensure the future development won't diminish the character of that open space.

**SUMMIT COUNTY, UTAH
ORDINANCE NO. 817**

AMENDING THE SNYDERVILLE BASIN GENERAL PLAN

WHEREAS, the current Snyderville Basin General Plan was adopted on December 22 2004; and

WHEREAS, in 2009, the Snyderville Basin Planning Commission (SBPC) formed a subcommittee to begin the General Plan amendment process; and

WHEREAS, between 2009 and 2013, there were SBPC subcommittee meetings, community open houses, neighborhood workshops, joint SBPC and Summit County Council (SCC) meetings, SBPC work sessions, and SBPC public hearings held regarding the updates to the General Plan; and

WHEREAS, on March 14, 2013, the SBPC voted unanimously for the General Plan to be an advisory document, rather than a regulatory document; and

WHEREAS, on March 26, 2013, the SBPC recommended approval of Chapters 1-8 of the General Plan; and

WHEREAS, on June 11, 2013, the SBPC recommended approval of Chapter 9 of the General Plan; and

WHEREAS, the SCC held a public hearing on Chapters 1-8 of the General Plan on July 10, 2013; public hearings on Chapter 9 were held on July 17, 31, and August 14, 2013; public hearings were held on Chapters 1-9 on October 16, 2013 and January 15, 2014; and

WHEREAS, the revised General Plan is consistent with direction provided by the community and is in the best interest of the citizens of the Snyderville Basin.

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

Section 1. SNYDERVILLE BASIN GENERAL PLAN

The Snyderville Basin General Plan is amended as depicted in Exhibit A.

Section 2. Effective Date

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

APPROVED, ADOPTED, PASSED and ordered published by the Summit County Council, this 15th day of January, 2014

**SUMMIT COUNTY COUNCIL
SUMMIT COUNTY, UTAH**

By: _____
Council Chair

Councilor Carson voted _____
Councilor Armstrong voted _____
Councilor McMullin voted _____
Councilor Robinson voted _____
Councilor Ure voted _____



STAFF REPORT

To: Summit County Council
Report Date: January 7, 2014
Meeting Date: January 15, 2014
From: Jennifer Strader, County Planner
Project Name: Public Hearing/Possible Approval of Snyderville Basin Development Code Amendments

EXECUTIVE SUMMARY: Staff is proposing amendments to the Snyderville Basin Development Code (Code) as a result of amendments to Chapters 1-9 of the Snyderville Basin General Plan (General Plan) (**Exhibit A**).

Staff recommends that the Summit County Council (SCC) conduct a public hearing and vote to approve the amendments to the Code.

A. **Background**

On March 14, 2013, the SBPC voted unanimously for the General Plan to be an advisory document, with a strong recommendation to the SCC that any regulatory language removed from the Plan and added to the Development Code would occur before or simultaneously with the adoption of Phase I of the Plan.

Staff found that most of the regulatory language removed from the General Plan either already exists in the Code or will be more appropriately addressed as part of Phase II. The proposed amendments address those items that have not yet been addressed or need further clarification.

On September 27, 2011 and August 13, 2013, the Snyderville Basin Planning Commission forwarded positive recommendations to the SCC for the proposed amendments.

C. **Community Review**

This item has been noticed in *The Park Record* as a public hearing. As of the date of this report, no public comment has been received.

Staff heard from a few members of the public at the public hearings held before the SBPC; they were in support of the amendments and wanted to ensure that the regulatory language removed from the General Plan was being tracked and added to the Code.

D. **Identification and Analysis of Issues**

The following tables identify the regulatory language removed from Chapters 1-9 of the General Plan and added to the Code. Language in red is proposed and deleted language appears with a strikethrough.

This table represents the language removed from Chapters 1-8 of the General Plan

GENERAL PLAN LANGUAGE	CODE LANGUAGE
<p>Policy 5.2 In order to ensure compatibility with the mountain environment development will meet the following minimum requirements. Summit County shall determine the most reasonable area(s) to be preserved as open space based on the policies set forth in this Plan.</p>	<p>Section 10-4-4-A: Required Open Space Required Open Space: <u>In order to ensure compatibility with the mountain environment development will meet the following minimum requirements...</u></p>
<p>Policy 5.2-A There shall be no open space requirement that precludes development that complies with the “base “ zoned density, but development shall be sited in the least sensitive portion of the property and all development shall meet the clustering requirements set forth in Chapter 6 of this Plan.</p>	<p>Section 10-4-4-A-1: Required Open Space There shall be no open space requirement for those developments that comply with merely the “base zoned densities” identified in Chapter 2 of this Title, <u>but development shall be sited out of critical lands as defined in Chapter 11 of this Title.</u></p>
<p>Policy 5.2-B For any type of major development outside of a Village and Resort Center, including subdivisions containing single family, two family, and/or multi-family dwellings, a minimum of 60 percent of a parcel must be reserved as “meaningful open space”. Also, no more than 25 percent of the critical land portion of the parcel shall count towards the 60 percent open space requirement.</p> <p>Policy 5.6 Property owners are encouraged to dedicate land for open space prior to gaining development approvals. However, such lands that have been previously dedicated as part of a development approval shall not be considered in the open space calculation.</p>	<p>Section 10-4-4-B: Inclusions and Exclusion in Open Space Calculation Inclusions and Exclusions in Open Space Calculation: Open space may include setback areas, easements within which no above ground structures are located, open space conservation easements, and other such areas. Open space shall not include any portion of a parcel on which any structure, parking lot or other such feature is located on or above the surface of the ground. Parking lot landscaping shall not be included in the required open space calculation. <u>Such lands that have been previously dedicated as part of a development approval shall not be considered in the open space calculation. No more than twenty-five percent (25%) of the critical land portion of the parcel shall count towards the open space requirement.</u></p>
<p>Policy 5.3 Whenever density increases are granted for the preservation of open space in the form of conservation easements, those easements shall be legally established at perpetuity at the time of development approval.</p>	<p>10-4-4-C-2: Method of Owning/Maintaining Open Space ... Open space can be held passively, owned by the landowner, or it can be held as active open space, open for public use and owned by the landowner, the County, or third party, or preserved through a conservation easement. In certain instances, the County may choose not to accept ownership of open space that is not compatible with the County and Snyderville Basin Special Recreation District objectives. <u>Whenever density increases are granted for the preservation of open space in the form of a conservation easement, those easements shall be legally established in perpetuity at the time of development approval.</u></p>

GENERAL PLAN LANGUAGE	CODE LANGUAGE
<p>Policy 5.4 Open space should be contiguous within a development site and should connect with open space on adjacent parcels. Small isolated pieces of open space scattered throughout the site and narrow strips of open space are less valuable, difficult to manage, and shall not be counted as “meaningful open space”.</p>	<p>Section 10-4-4-A-6: Required Open Space <u>Open space should be contiguous within a development site and should connect with open space on adjacent parcels.</u></p>
<p>Policy 6.3 Development shall not be permitted on environmentally critical lands. However, in the event a legally defined parcel or access to a legal lot of record consists of critical lands and there are not permissible locations to develop on the parcel (as allowed by this Plan or the Development Code), then the property owner will be allowed to locate development on the parcel in the most sensitive manner possible for both access and structure location, or transfer density to an approved received area, if available.</p>	<p>Section 10-4-3-A: Critical and Sensitive Lands <u>Critical Lands: Development shall not be permitted on environmentally critical lands. However, in the event a legally defined parcel or access to a legal lot of record consists of critical lands and there are no permissible locations to develop on the parcel, then the property owner will be allowed to locate development on the parcel in the most sensitive manner possible for the access and structure location.</u></p>
	<p>Amended the definition of Critical Lands: <u>Critical areas are as described in Section 10-4-3 herein. Lands containing slopes of thirty (30) percent or greater, 100-year flood plains, jurisdictional wetlands identified by the Army Corps of Engineers, avalanche tracks, geologic hazards, and ridgelines.</u></p>
	<p>Amended the definition of Sensitive Lands: <u>Are lands with slopes of thirty (30) percent or greater, lands located within 100-year floodplains, and jurisdictional wetlands identified by the Army Corps of Engineers. Lands containing drainage corridors, agricultural lands, and historic sites.</u></p>

This table represents the language removed from Chapter 9: Neighborhood Plans

	Regulatory Language as it Existed in the Plan	Proposed Code Language
<p>East Basin Neighborhood</p>	<p>Bridges crossing streams shall be constructed in a manner that includes stone and/or wood to enhance the neighborhood character.</p>	<p>Section 10-4-10 (H) addresses bridges and culverts, but doesn’t specify what they need to be made of.</p> <p>Add: <u>Bridges and culverts shall be reviewed by the CDD or designated planning staff member. Bridges and culverts deemed to be visible from a public roadway shall include materials such as natural stone, wood, or steel.</u></p>

<p>Rasmussen/Bitner Roads</p>	<p>Parking lots, to the greatest extent possible, shall be located behind buildings, outside of the public view from the road, in order to minimize visual impacts.</p>	<p>Amend Section 10-4-9 (C)(1): In no instance shall large expanses of asphalt parking be permitted. In situations where an extensive amount of parking is required <u>and it will be visible from a public roadway</u>, the parking shall be divided into smaller parking lots <u>and screened to the maximum extent possible</u>.</p>
<p>The Summit</p>	<p>Rooftop and ground level mechanical equipment shall be screened with appropriate architecturally compatible materials.</p>	<p>Section 10-4-20 (H): Mechanical equipment on a roof must be hidden with a visual barrier so it is not readily visible from adjacent properties or public roadways, parks or other public spaces. All rooftop mechanical equipment shall be painted or coated with an appropriate color to blend with other rooftop materials and minimize visual impacts.</p>

In addition to the aforementioned items, Staff is also proposing minor amendments that are general clean-up and clarification items.

E. Consistency with the General Plan

The purpose of the proposed amendments is to ensure that the General Plan is consistent and not in conflict with the regulatory language in the Code. The purpose of the Development Code is to implement the Goals, Objectives, and Policies of the General Plan.

F. Findings / Code Criteria

Section 10-7-3 (C) of the Code outlines the procedure for amendments to the text of the Code. A public hearing is held before the SBPC, who then make a recommendation to the Summit County Council (SCC), who is the final land use authority. When making a recommendation or final decision, the following criteria are taken into consideration:

1. The amendments are consistent with the goals, objectives, and policies of the General Plan.
2. The amendments do not permit the use of a land that is not consistent with the uses of properties nearby.
3. The amendments will not permit suitability of the properties affected by the proposed amendments for uses to which they have been restricted.
4. The amendments will not grant special favors or circumstances solely for one property owner or developer.
5. The amendments will promote the public health, safety, and welfare better than the existing regulations for which the amendments are intended to change.

G. Recommendation(s)/Alternatives

Staff recommends that the SCC conduct a public hearing on the proposed Code amendments. Based upon the review outlined in this report, and unless members of the public bring to light new issues or concerns that may affect the findings,

Staff also recommends that the SCC vote to **approve the amendments through the adoption of Ordinance #818** based on the following Findings of Fact and Conclusions of Law:

Findings of Fact

1. On March 14, 2013, the SBPC voted for the Plan to be an advisory document, with a recommendation to the SCC that any regulatory language removed from the Plan and added to the Code occur before or simultaneously with the adoption of Phase I of the Plan.
2. Phase I of the Plan includes Chapters 1-9 which address Land Use, Open Space, Recreation, Cultural and Natural Resources, Housing, Services and Facilities, Transportation, and Neighborhood Planning Areas.
3. On March 26, 2013, the SBPC voted to forward a positive recommendation to the SCC for the amendments to Chapters 1-8 of the Plan, excluding Chapter 9: Neighborhood Planning Areas.
4. On June 11, 2013, the SBPC voted to forward a positive recommendation to the SCC for the amendments to Chapter 9 of the Plan: Neighborhood Planning Areas.
5. The proposed Code amendments are intended for the entire Snyderville Basin Planning Area, not a specific parcel.

Conclusions of Law

1. The amendments are consistent with the goals, objectives, and policies of the *proposed and current* General Plan.
2. The amendments do not permit the use of a land that is not consistent with the uses of properties nearby as they affect the entire Snyderville Basin.
3. The amendments will not permit suitability of the properties affected by the proposed amendments for uses to which they have been restricted as they affect the entire Snyderville Basin.
4. The amendments will not grant special favors or circumstances solely for one property owner or developer.
5. The amendments will promote the public health, safety, and welfare better than the existing regulations for which the amendments are intended to change.

ATTACHMENTS

EXHIBIT A: Proposed Code Amendments

10-2-4: RURAL RESIDENTIAL ZONE:

- B. Density: In areas that are not already platted, or otherwise entitled, the Base Density shall be 1 unit/20 acres on Developable Lands and 1 unit/40 acres on ~~Sensitive-Critical~~ Lands.
-

10-2-5: HILLSIDE STEWARDSHIP ZONE:

- B. Density: In areas that are not already platted, or otherwise entitled, the Base Density shall be 1 unit/30 acres on Developable Lands and 1 unit/40 acres on ~~Sensitive-Critical~~ Lands.
-

10-2-6: MOUNTAIN REMOTE ZONE:

- B. Density: In areas that are not already platted, or otherwise entitled, the Base Density shall be 1 unit/120 acres on both Developable Lands and ~~Sensitive Critical~~ Lands.
-

10-2-11: DEVELOPMENT EXCEEDING BASE DENSITY:

- B. Density: The base and maximum potential densities within the RR, HS and MR are as stated below. Only Developable Lands shall be considered for Incentive Density. ~~Sensitive-Critical~~ Lands shall only be considered at Base Density and cannot be counted for incentive density.

Zone District	Base Density	Incentive Density
Rural Residential (Developable Lands)	1 unit / 20 acres	1 unit / 10 acres
Hillside Stewardship (Developable Lands)	1 unit / 30 acres	1 unit / 15 acres
Mountain Remote (Developable Lands)	1 unit / 120 acres	1 unit / 60 acres

Zone District	Base Density	Incentive Density
Rural Residential (Sensitive-Critical Lands)	1 unit/40 acres	n/a
Hillside Stewardship (Sensitive-Critical Lands)	1 unit/40 acres	n/a
Mountain Remote	1 unit/120 acres	n/a

C. Base Density: The base density in Town and Resort Center Zone Districts is 1 unit/40 acres on ~~Sensitive-Critical~~ Lands and 1 unit/20 acres on Developable Lands in all Neighborhood Planning Areas.

D. ~~Density in Excess of Base Density: The maximum potential density on Sensitive Lands is 1 unit/40 acres.~~

10-3-5: CONDITIONAL USE PERMIT:

C-8. Site design shall avoid, to the extent practicable, the placement of obstructions in any ~~sensitive-critical~~ lands, ~~or other~~ watercourses, ~~and Critical Lands~~ shall be maintained free from any obstruction not authorized by a site plan, ~~and a~~ Any pool of standing water which is formed in any watercourse within the County on account of any unauthorized obstruction shall be deemed to be a public nuisance.

10-3-9: MINOR DEVELOPMENT REVIEW:

C. Criteria for Approval: In order to approve an application for Minor Development, the CDD or designated planning staff member shall first find that the application:

1. Complies with the “base zoned density” or “development exceeding base density” according to Section 10-2-11 of this Title, established for the property described in the application;

2. Is consistent with all applicable provisions of the General Plan;

~~3. Is compatible with appropriate resort, rural and mountain design principles, if applicable; [P+]~~

~~4.3.~~ Conforms to all pertinent provisions of this Title;

~~5.4.~~ Complies with all appropriate concurrency and infrastructure provisions of Chapter 4 of this Title; and

~~6.5.~~ Is not detrimental to the health, safety and general welfare of residents of the Snyderville Basin.

10-3-10: MAJOR DEVELOPMENT REVIEW FOR RESIDENTIAL DEVELOPMENT EXCEEDING TEN (10) LOTS IN THE RR, HS, & MR ZONE DISTRICTS:

B. Criteria for Approval: In order to approve an application for Major Development, the CDD or designated planning staff member shall first find that the application:

1. Conforms to all goals, objectives, and policies of the General Plan;

- 2. Conforms to all relevant provisions of this Title;
 - ~~2.3.~~ Has been designed so that all lots created are clustered to the maximum extent possible and in a manner that places development near existing county infrastructure and services.
 - ~~3.4.~~ Is compatible with the appropriate social, cultural, rural, mountain and natural resource characteristic of the Snyderville Basin;
 - ~~4.5.~~ Complies with appropriate concurrency management provisions of this Title and the appropriate infrastructure and level of service standards of this Title;
 - ~~5.6.~~ Will not generate unacceptable construction management impacts; and the appropriate mitigation measures are included in the development proposal;
 - ~~6.7.~~ Will meet or exceed development quality and aesthetic objectives of the General Plan and this Title;
 - ~~7.8.~~ Will protect life and property from natural and manmade hazards;
 - ~~8.9.~~ Will prevent harm to neighboring properties and lands, including nuisances;
 - ~~9.10.~~ Includes the written consent by each landowner whose property are included within the area described in the development; and
 - ~~10.11.~~ Will not adversely affect the health, safety and welfare of residents of the Snyderville Basin.
-

10-3-16: SPA PLAN SUBMISSION REQUIREMENTS:

- A-5. A map showing the existing zoning, including all ~~sensitive-critical~~ lands, and the amount thereof, clearly delineated.
-

CHAPTER 4 STANDARDS FOR APPROVAL OF DEVELOPMENT PERMITS

SECTION:

- 10-4-1: Establishment of Development Standards
- 10-4-2: Environmental Criteria
- 10-4-3: Critical and Sensitive Areas Lands
- 10-4-4: Open Space
- 10-4-5: Water and Water Supply
- 10-4-6: Sanitary Sewer
- 10-4-7: Fire Protection
- 10-4-8: Loading and Unloading
- 10-4-9: Parking Requirements

10-4-3: CRITICAL AND SENSITIVE AREAS LANDS:

Development within "critical areas", as defined in this Section, is prohibited. Development within "sensitive lands", as defined in this Section is strongly discouraged. All structures, buildings, impervious surfaces and other development on a lot or un-subdivided parcel shall be clustered, to the greatest extent possible, -on areas of the lot or parcel that do not contain critical or sensitive areas lands. (Ord. 323, 3-9-1998).

A. Critical Lands: Development shall not be permitted on environmentally critical lands. However, in the event a legally defined parcel or access to a legal lot of record consists of critical lands and there are no permissible locations to develop on the parcel, then the property owner will be allowed to locate development on the parcel in the most sensitive manner possible for both access and structure location.
(POLICY 6.3 THE GENERAL PLAN)

1. Critical Slopes: Development layout and design shall be prohibited in areas which include slopes of thirty percent (30%) or greater. Slopes of thirty percent (30%) or more are declared to be critical areas because there is a high probability that on site 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. [MSOffice2] Development on slopes over fifteen percent (15%) and less than or equal to thirty percent (30%) shall be regulated as follows:
 - a. The arrangement and location of structures and impervious surfaces shall minimize the potential of instability, rapidly accelerated storm water runoff, erosion and soil loss.
 - b. Submission of a professionally prepared grading and conservation plan which specifies all measures taken to assure slope stability and to prevent accelerated runoff and erosion is required. The design of all structural elements (such as permanent and temporary access roads) included in such a plan shall be certified by a licensed professional. with demonstrated experience in slope stabilization.
2. Floodplains¹: All areas within a 100-year floodplain, as mapped for the Federal Flood Insurance Program, or as calculated by a qualified engineer, 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 flood damages.~~ [MSOffice3]

~~a. Development shall be strongly discouraged in a one-hundred year floodplain or in areas where there is a high water table. Such development must meet the requirements of the Federal Emergency Management Agency, and it shall not significantly alter the drainage patterns of the land.~~ Development, other than open use recreation, shall be prohibited in areas which include floodplains. Structures shall not be permitted in a floodplain.

b. Road and driveway crossings shall bridge over all floodplains. The installation of culverts for such purposes shall be minimized and is generally not appropriate.

~~c. Where floodplain areas are modified, any action which may increase flood hazards or adversely affect water quality or fisheries shall be avoided. Such actions may include, but are not limited to, stream channel modifications, the storage of floatable or potentially polluting materials, and the construction of stream crossings.~~

~~d. Plantings or natural stone (as opposed to scrap metal, junked vehicles or concrete slabs) shall be used where stream channels are required to be stabilized.~~

[MSOffice4]

3. Wetlands: ~~Development of high and moderate value wetlands has a significant adverse effect on water quality, the rate and volume of storm water discharge, and wildlife.~~ [MSOffice5] Development layout and design shall be prohibited within all high and moderate value wetlands as identified by the Army Corps of Engineers or other authoritative source. Low value wetlands Wetlands shall be strictly regulated with regard to development impacts and mitigation. Any development permitted in a low value wetland shall require Army Corps of Engineers review and permit prior to final subdivision plat or final site plan approval. (Ord. 323, 3-9-1998)

4. Avalanche Zones: Avalanche zones contain three points, the point of origin, the slide track, and the run-out area. The development layout and design shall 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, possibly, injury or loss of life to occupants.

5. Geologic Hazards: The development layout and design shall avoid areas which may be adversely affected by geologic hazards. An exception to this

prohibition may be obtained from the County Manager in cases where the developer demonstrates that the geologic hazard is fully mitigated by appropriate design and construction techniques. Geologic hazards include any kind of slope instability (landslides, rockfall, mudflows) or ground subsidence that may result from natural or manmade conditions and also any kind of seismic activity. (Ord. 323, 3-9-1998; amd. 2004 Code)

6. Ridgelines: ~~Because of the importance of aesthetics to the economic viability of the Snyderville Basin, views from the designated roadways (Interstate 80, Highways 224, 248, and 40) are critical and ridgeline encroachment shall be avoided.~~ ~~[MSOffice6]~~ New development on ridgelines and hilltops which allow a structure to project into the horizon line as viewed from Interstate 80, Highways 224, 248, and 40 ~~a designated roadway~~ shall be prohibited. Development shall be prohibited within 100 vertical feet of elevation of any ridgeline that is identified by the Ridgeline Overlay Zone District, except for existing lots of records, previously entitled developments, and resort lifts and runs as provided for in this Section.

Applicability to lots of record and previously entitled developments:
Development on lots of record or previously entitled developments in the Ridgeline Overlay Zone or on ridgelines and hilltops which allow a structure to project into the horizon line as viewed from Interstate 80, Highways 224, 248, and 40 ~~a designated roadway~~ are subject to Low ~~Impact~~ Permit review and the special development standards ~~in Section 10-4-3 (F.)~~ (1.) outlined below.

1. Special Development Standards for Development in the Ridgeline Overlay Zone District or Development Affecting Ridgelines...

- B. Sensitive Lands: Development shall be strongly discouraged in sensitive lands, which include drainage corridors, agricultural lands, and historic sites. However, in the event a legally defined parcel or access to a legal lot of record consists of sensitive lands and there are no permissible locations to develop on the parcel, then the property owner will be allowed to locate development on the parcel in the most sensitive manner possible for both access and structure location.

10-4-4: OPEN SPACE:

- A. Required Open Space: In order to ensure compatibility with the mountain environment development will meet the following minimum requirements. (POLICY 5.2 FROM THE GENERAL PLAN)
1. There shall be no open space requirement for those developments that comply with merely the "base zoned densities" identified in Chapter 2 of this Title, but development shall be sited out of critical lands as defined in Chapter 11 of this Title. (POLICY 5.2-A FROM THE GENERAL PLAN)

2. For any type of residential development exceeding base density in the RR, HS, & MR zone districts, a minimum of seventy-five percent (75%) of a parcel, inclusive of developable and non-developable lands, must be reserved for open space. The majority of the required open space must be ~~functional and~~ in a location ~~identified by the County~~ that meets the objectives of the General Plan. ~~A primary objective of the open space shall be to preserve identified viewshed areas and other significant open spaces.~~
3. For any type of development in the NC zone district, a minimum of sixty percent (60%) of a parcel must be reserved for open space. The majority of this open space must be ~~functional and~~ in a location ~~identified by the County~~ that meets the objectives of the General Plan. ~~A primary objective of the open space shall be to preserve identified viewshed areas and other significant open space.~~
4. For any type of development in the CC and SC zone districts, a minimum of twenty-five percent (25%) of a parcel must be reserved for open space. The majority of this open space must be ~~functional and~~ in a location ~~identified by the County~~ that meets the objectives of the General Plan. ~~A primary objective of the open space shall be to preserve identified viewshed areas and other significant open space.~~
5. Open space ~~within~~ located in a designated town or resort center shall be determined through an approved SPA plan.
6. Open space should be contiguous within a development site and should connect with open space on adjacent parcels. (POLICY 5.4 FROM THE GENERAL PLAN)

B. Inclusions and Exclusions in Open Space Calculation: Open space may include setback areas, easements within which no above ground structures are located, open space conservation easements, and other such areas. Open space shall not include any portion of a parcel on which any structure, parking lot or other such feature is located on or above the surface of the ground. Parking lot landscaping shall not be included in the required open space calculation. Such lands that have been previously dedicated as part of a development approval shall not be considered in the open space calculation. (POLICY 5.6 FROM THE GENERAL PLAN) No more than twenty five percent (25%) of the critical land portion of the parcel shall count toward the sixty percent (60%) open space requirement. (POLICY 5.2-B FROM THE GENERAL PLAN)

C. Method of Owning/Maintaining Open Space:

1. Within all developments that comply with the base zone densities, open space is a function of the large lot zoning and setback requirements. In these instances, ownership and maintenance responsibilities shall remain with the applicant.

2. The landowner/developer for all other development shall determine how the open space will be held for ownership purposes. Open space can be held passively, owned by the landowner, or it can be held as active open space, open for public use, and owned by the landowner, the County, or third party, or preserved through a conservation easement. In certain instances, the County may choose not to accept ownership of open space that is not compatible with the County and Snyderville Basin Special Recreation District objectives. Whenever density increases are granted for the preservation of open space in the form of a conservation easement, those easements shall be legally established in perpetuity at the time of development approval.
(POLICY 5.3 FROM THE GENERAL PLAN)

- D. Cash In Lieu of Open Space: The County may, at its sole discretion, 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. ~~At any rate, a~~ Cash in lieu will not be accepted until a satisfactory appraisal is obtained by the applicant to identify the value of the land based on the use that will be permitted if the open space requirement is removed, and for which cash in lieu shall be offered. (Ord. 323, 3-9-1998)

10-4-9: PARKING REQUIREMENTS:

- C-1: All parking lots shall be designed and located in accordance with the policies of the General Plan and the regulations provided herein. In no instance shall large Expanses of asphalt parking be permitted. In situations where an extensive amount of parking is required and it will be visible from a public roadway, the parking shall be divided into smaller parking lots and screened to the maximum extent possible.
(FROM THE RASMUSSEN/BITNER NEIGHBORHOOD)

10-4-10: TRANSPORTATION INFRASTRUCTURE AND ACCESS DESIGN:

- G-4: All road surfaces must be capable of providing all weather, year around access, with the exception of emergency access road in mountain/remote areas and areas that contain sensitive-critical lands (SLCL), where emergency access roads must provide only summer access.
- H. Bridges and Culverts: Bridges and culverts will be constructed to support a gross vehicle weight of forty thousand (40,000) pounds; vehicle load limits will be posted. Permanent culverts will be installed at all intermittent and perennial stream crossings. Specifications for bridges, culverts and other stream crossing devices will take into account at least the 25-year frequency storm and upstream debris hazard. If the development is within the 100-year floodplain, then 100-year frequency storm shall be used in drainage design. Bridges and culverts shall be

reviewed by the CDD or designated planning staff member. Bridges and culverts deemed to be visible from a public roadway shall include materials such as natural stone, wood, or steel. (FROM THE EAST BASIN NEIGHBORHOOD)

10-4-20: ARCHITECTURAL REGULATIONS FOR ALL STRUCTURES:

- H. Mechanical Equipment on Roofs: Mechanical equipment ~~on a roof~~ must be hidden with a visual barrier so it is not readily visible from adjacent properties or public roadways, parks or other public spaces. All rooftop mechanical equipment shall be painted or coated with an appropriate color to blend with other rooftop materials and minimize visual impacts. (FROM THE SUMMIT NEIGHBORHOOD)
-

10-8-9: DRIVE-IN AND DRIVE-UP WINDOW COMMERCIAL USES:

- E. Signage: Any new drive through facility shall be required to post signs informing customers of the anti-idling resolution.
-

CHAPTER 11: DEFINITIONS

- 10-11-1.83 **Critical Lands:** ~~Critical areas as described in Section 10-4-3 herein.~~ Lands containing slopes of thirty (30) percent or greater, 100-year flood plains, jurisdictional wetlands identified by the U.S. Army Corp of Engineers, avalanche tracks, geologic hazards, and ridgelines.
- 10-11-1.284 **Sensitive Lands:** ~~Are lands with slopes of thirty (30) percent or greater, lands located in 100-year flood plains, and jurisdictional wetlands identified by the U.S. Army Corp of Engineers.~~ Lands containing drainage corridors, agricultural lands, and historic sites.

**SUMMIT COUNTY, UTAH
ORDINANCE NO. 818**

AMENDING THE SNYDERVILLE BASIN DEVELOPMENT CODE

WHEREAS, the current Snyderville Basin Development Code (Code) was adopted on December 22 2004; and

WHEREAS, in 2009, the Snyderville Basin Planning Commission (SBPC) began the General Plan amendment process; and

WHEREAS, in conjunction with amendments to the General Plan, the SBPC directed Staff to prepare Code amendments for any regulatory language that was proposed to be removed from the Plan and added to the Code; and

WHEREAS, on September 27, 2011, the SBPC recommended approval of amendments to Sections 10-4-4-A, 10-4-4-A-1, 10-4-4-B, 10-4-4-A-6, 10-4-3-A, and Chapter 11 of the Code; and

WHEREAS, on March 14, 2013, the SBPC formally voted in favor of the Plan to be an advisory document rather than a regulatory document; and

WHEREAS, on August 13, 2013, the SBPC recommended approval of amendments to Sections 10-4-10-H, 10-4-9-C-1, and 10-4-2 of the Code; and

WHEREAS, the SCC held public hearings on October 16, 2013 and January 14, 2014; and

WHEREAS, the revised Development Code is consistent with the General Plan and the amendments are in the best interest of the citizens of the Snyderville Basin.

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

Section 1. SNYDERVILLE BASIN DEVELOPMENT CODE

The Snyderville Basin Development Code is amended as depicted in Exhibit A.

Section 2. Effective Date

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

APPROVED, ADOPTED, PASSED and ordered published by the Summit County Council, this 15th day of January, 2014

**SUMMIT COUNTY COUNCIL
SUMMIT COUNTY, UTAH**

By: _____
Council Chair

Councilor Carson voted _____
Councilor Armstrong voted _____
Councilor McMullin voted _____
Councilor Robinson voted _____
Councilor Ure voted _____



STAFF REPORT

To: Summit County Council (SCC)
Report Date: Friday, January 10, 2014
Meeting Date: Wednesday, January 15, 2014
Author: Amir Caus, County Planner
Project Name & Type: Tanger Outlet Retail Expansion Specially Planned Area (SPA), Public Hearing

EXECUTIVE SUMMARY: The authorized representative for Tanger Outlets, David Rose, is requesting a Specially Planned Area (SPA) for a 23,500 sq. ft. retail addition to the Tanger Outlet Center, located in the Kimball Junction Area, Summit County, UT.

Staff recommends that the SCC hold a public hearing to gather public comment, consider Staff's analysis, and vote to approve the proposed Specially Planned Area Designation.

If members of the public bring to light new concerns or issues that may affect these findings, the SCC may instead choose to continue the decision to another date, or may choose to deny the application with appropriate findings.

A. **Project Description**

- **Project Name:** Tanger Outlet Retail Expansion
- **Applicant(s):** David P. Rose
- **Property Owner(s):** COROC Park City LLC
- **Location:** 6699 Landmark Drive, Kimball Junction, Summit County
- **Zone District & Setbacks:** Town Center (TC) – 60/12/12, 40 (Wetlands)
- **Adjacent Land Uses:** Retail, Office, Hotel, Residential, and Restaurant
- **Existing Uses:** Retail
- **Parcel Number and Size:** FSE-1, 37.32 acres
- **Lot of Record Status:** Lot of Record
- **Type of Item:** Public Hearing, Legislative
- **Land Use Authority:** Summit County Council
- **Type of Process:** SPA/Development Agreement
- **Future Routing:** N/A

B. **Background**

Tanger Outlet, formerly the Factory Store Outlet was originally built in 1985 with 208,669 sq. ft. In 1999 the Summit County Board of County Commissioners approved a 106,835 sq. ft. addition to the center through the Specially Planned Area and Development Agreement provisions of the Snyderville Basin Development Code. During the 1999 amendments, the applicants eliminated approximately 5,500 sq. ft. of the

existing retail space to accommodate for a recreation/playground area. According to the Summit County Assessor's Office, the total square footage today is 322,804 sq. ft.

The existing uses are retail, management offices, and a small Summit County Sheriff satellite office.

Sketch Plan

On October 17, 2011, Staff received a Sketch Plan application for a 23,436 sq. ft. retail addition at the northeast corner of the center. Issues of concern included traffic, parking, community benefits/incentives, and whether the project conformed with Chapters 2, 3, and 4 of the Snyderville Basin Development Code.

The applicant submitted revisions to the proposal on January 11, 2012. Staff held a meeting with the applicant on January 19, 2012 with the Snyderville Basin Planning Commission (SBPC) to discuss the remaining concerns. A Work Session was held on March 13, 2012 with limited input from the SBPC due to insufficient information being provided by the applicant.

SPA Application

On April 27, 2012, the applicant submitted a SPA Application for the proposed project. Between May 9, 2012 and October 20, 2013, Staff and the applicant worked on bringing the application to compliance. Amongst the items worked on, Staff and the applicant worked on community incentives that would be acceptable to move the project forward to the SCC.

The SBPC held and closed a public hearing on August 27, 2013. Several Peace House board members spoke in favor of the project at the meeting. A detailed review was completed during the subject meeting, including the review of several smaller incentives that were left to interpretation on whether they were community incentives or internal project improvements. The SBPC instructed Staff and the applicant to work together on the incentives to ensure that they are community benefits.

On December 10, 2013, the item was brought back before the SBPC with revised community incentives for a decision. The SBPC voted unanimously to forward a positive recommendation for the proposed Tanger Retail Expansion SPA Designation.

C. Community Review

A public hearing notice was published in the *Park Record*, and notice was sent to all property owners within 1000 feet of the property. As of the date of this report, four public comments have been received.

Written comment in support of the project has been received from Jeff Smith. Written comments expressing concern with the project have been received from Jim Simmons, a Crestview Condominium Association representative, Bruce Taylor, and Marty and Mark Fancy. The public comments can be found in Exhibit I.

Service Providers

All applicable Service Providers have stated that all issues were resolved.

D. Identification and Analysis of Issues

Process

The approval process outlined in Section 10-2-12 and 10-3-11 includes a SPA Application which triggers a Development Agreement Application. As part of the SPA review, all Final Site Plan requirements apply. The SPA Application is recommended by the SBPC to the SCC, and the Development Agreement is finalized by the SCC as part of the SPA review.

After a public hearing or hearings, the SBPC forwards a recommendation on the SPA application to the SCC. Depending on the project specifics, changes made, code compliance, public input, impacts, and so on; the SBPC may forward either a positive or negative recommendation.

Once the SBPC has forwarded their recommendation, the project goes before the SCC for review. A public hearing or hearings will be scheduled before the SCC at which point the public will again have the opportunity to provide comment on the project.

Community Incentives

The applicant has decided to donate/invest and value the following community incentives;

- \$268,721 fee-in-lieu for Workforce Housing
- 10 foot wide right-of-way donation along Kilby Road/Landmark Drive (\$39,180)
- Millennium Trail realignment (\$57,000)
- \$50,000 worth of gift card donations to the Peace House
- Chamber Maxx (\$169,140)
 - Extra runoff control and purification

TOTAL: \$584,041 worth of community incentives

Traffic and Parking

The applicant has submitted a parking study, pedestrian analysis, and a traffic study (Exhibits E-G). The County Engineer has stated that the general concept of the expansion is acceptable and the details will be addressed in the Development Agreement and Development Improvement Agreement.

The existing roundabout is maintained by Tanger. Approximately 75% of the traffic on Landmark Drive/Kilby Road is directed to Tanger through the roundabout.

Currently there are 1,359 parking spaces, but the applicant proposes to re-stripe the existing parking area to which would bring the final number of 1,316 parking spaces, a loss of 43 spaces. The applicant will be required to meet the required dimensions as per Section 10-4-9 of the Snyderville Basin Development Code.

Density

In previous SPA applications, a 1,600 square foot unit equivalent was used to calculate commercial density. Below is the breakdown for units per acre utilizing the 1,600 square foot unit equivalent.

Project		acreage	units	commercial sq. ft.	commercial UE*	UE/acre	Total sq. ft.
Tanger	existing	37.32		322,804	201.75	5.40	322,804
Tanger SPA	proposed	37.32		23,500	14.69	0.39	23,500
TOTAL				346,304	216.44	5.76	346,304
*based on 1,600 square feet							

Lighting

The SBPC has discussed that there be a limit on hours of operation for the parking lot lighting to help maintain a dark sky compatible environment.

While the applicant has submitted a lighting plan for the proposed addition, the overall Lighting Management Plan has not been included.

Staff has included a condition of approval that a Lighting Management Plan be submitted for the overall development as part of the Development Agreement application.

Workforce Housing

The Code requirement for affordable housing for the proposed project is 8.617 Workforce Unit Equivalents (WUEs). Due to the applicant’s desire not to mix the retail aspect of the project with housing, the applicant is proposing to pay a fee-in-lieu for 100% of the workforce housing requirement. The applicant is proposing to contribute an additional 3.106 WUEs towards the affordable housing incentive community benefit.

The required 8.617 WUEs fee-in-lieu would be \$746,318.37 and the donation of 3.106 WUEs considered as a community incentive would be \$268,721. The total WUEs that the project would provide is 11.723 which totals \$1,015,039.37.

The allocation of the moneys for the fee-in-lieu will be required to be reviewed concurrently with the Development Agreement by the Summit County Manager prior to the finalization of the project.

The applicant is required to provide workforce housing per the criteria in Chapter 5 of the Code according to the following calculation:

WUE CALCULATION:

23,500 sq. ft. remainder as retail:

* 23,500 / 1000 = 23.5

* 23.5 * 3.3 employees per 1000 sq. ft. retail (10-5-6) = 77.55

Employees generated

* $77.55 * 0.2 = 15.51$ employees to mitigate

* $15.51 / 1.5 = 10.34$

* $10.34 / 1.2 = 8.617$ WUEs

Total: 8.617 WUEs required, as defined in Section 10-5-4.

NOTE: Full-time or part-time status does not matter.

1 WUE = \$86,610

Visibility

The SBPC had a brief discussion of the visual impacts and that the proposed addition would further enclose the project. There was a concern that the back of the building would not blend in with the environment. Due to the visual impact of the expansion, the Staff has requested that additional landscaping screening be provided. The applicant has also included window shutters to the rear to serve as a façade enhancement.

Sensitive Lands

The property contains some steep slopes and wetlands. The proposed expansion is not located within any sensitive lands; however the realignment of the Millennium Trail will disturb some areas of the wetlands. The applicant’s engineering consultant plans on using a specific wetland seed mix that will minimize impacts and help improve existing wetlands. Please refer to the landscaping plan in Exhibit D for further details.

Landscaping

In accordance to Section 10-4-21 of the Code, the applicant will use plant species that reflects the high desert nature of the area by utilizing drought tolerant plants and water conservation techniques such as drip line systems to promote efficient use of water.

Signage

The applicant will use the existing Comprehensive Sign Plan as a guide to maintain the same character of signage as the rest of the project.

Snow Storage

The central boardwalk area in the past was primarily used for snow storage until 5 years ago when a significant amount of vegetation died off due to large amount of snow and salt mix. Since then, Tanger Outlets have used the proposed building site area as the snow storage site. The applicant has redistributed the snow storage plan to accommodate for future snow storage. The applicant has provided a plan that identifies snow storage areas (Exhibit D). The applicant is meeting the 10% uncovered parking snow storage requirement. To address the snow storage capacity issue, the applicant plans on placing a note on the final site plan that requires the snow to be physically removed from the site in the event that the proposed snow storage areas are overburdened.

The aforementioned agreement will be a part of the Development Agreement, assuming that the project is approved. Additionally, as part of the new snow redistribution plan, the

applicant has not included the boardwalk area as potential snow storage to ensure future vegetation success and to leave the park/play area accessible to the patrons.

Square Footage

The applicant lists the most current square footage of 23,500 sq. ft. as being divided into 21,270 sq. ft. of gross leasable area and 2,230 sq. ft. of storage space.

Development Agreement

A Development Agreement Application has not been officially received.

E. Consistency with the General Plan

The property falls into the Kimball Junction Neighborhood Planning Area. The Neighborhood Goal for this Area is as follows; *There shall be an economically and socially viable area at Kimball Junction that reflects the mountain character of its surroundings, promotes a sense of place and community identity supporting the residents of the Snyderville Basin, separate from but complimentary to Park City.*

The Function and Scale section of the General Plan for the Kimball Junction Neighborhood Planning Area state that; *Building scale within the areas designated as the Town Center shall be consistent with a pedestrian scale.*

Staff feels that these criteria are being met through the redevelopment of the center and building scale at which it is proposed at.

F. Findings/ Code Criteria and Discussion

Before development can occur within a Town Center, it shall comply with the standards set forth in Section 10-2-12-D-1 of the Snyderville Basin Development Code:

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

a. Dedication and Preservation of Viewshed/Environmental Features of the area:

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

The proposed addition is located at a lower elevation than the rest of the structures on the property. The viewshed and sensitive land requirement are not being impacted. As part of the landscaping plan, the applicant plans on further rehabilitating the wetlands near the improvement areas for the Millennium Trail realignment.

b. Consistency with the Desired Neighborhood Character:

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

The proposed addition will match the existing building scale and architectural design. Staff finds that the proposed addition is compatible with the existing neighborhood. Please refer to Exhibit D for elevation renderings. Although this section requires at least 60% of the total development to be maintained as open space, Staff considers the proposed addition to be redevelopment of a project approved prior to the 60% requirement. The Community Development Director has determined that the 60% requirement is not applicable in this situation.

c. Community and Neighborhood Recreation Facilities:

Development shall provide appropriate neighborhood recreation and trail facilities, in terms of location, type, and variety that meet the specific neighborhood resident demands that will be generated by the development project. The areas designated for such uses shall not simply be left over spaces within a development. They shall be appropriate in terms of size and quality for the intended use. The specific recreation and trail facilities provided shall be adequate to satisfy the neighborhood demand. While consideration shall be given to standards established in the Code, the unique characteristics of the neighborhood shall be taken into consideration in determining specific requirements. The long term care of these facilities shall be the responsibility of the developer or subsequent residents of the project. In certain instances, development with minimal units, at the option of Summit County and when requested in writing by the developer, may make a cash in lieu of facility contribution to the Snyderville Basin Special Recreation District (SBSRD) to fulfill required neighborhood requirements. Written agreement approving the contribution and use of the funds shall require the consent of the SBSRD.

Community contributions shall include the provision/dedication of sufficient land to accommodate public trail links/connections identified on the Recreation and Trails Master Plan. A development's contribution may occur on or off site, so long as the contribution is consistent with the intent of and serves the purpose identified in the Master Plan.

The applicant is proposing to improve and match the remainder of the trail connecting the Wal-Mart and Tanger properties. The trail will be maintained by Tanger Outlets as it does not meet the necessary requirements to be taken over by the SBSRD. The applicant is providing majority of the moneys toward Workforce Housing. Staff considers the Workforce Housing donation to be an equivalent to the subject incentive as part of a more significant community benefit.

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

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

a. Environmental Enhancements:

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

The applicant is proposing to install the Contech ChamberMaxx drainage facilities and a Gabion Basket Wall in the expansion area to protect the adjacent wetlands. This filtration system performs at 93% retention versus the 80% requirement by the County. Staff finds the subject community incentive as being met.

b. Restricted Affordable Housing:

Higher densities will be permitted when restricted affordable housing is provided within the project. Restricted housing must be of a type that is compatible with the neighborhood within which it is proposed. Restrictions by deed or other

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

The applicant is donating 3.106 WUEs via a fee-in-lieu in addition to the required 8.617 WUEs. Additionally, \$50,000 worth of Tanger Gift Certificates is being donated to the Peace House families. Staff finds the subject community incentive as being met.

c. Contribution to Community Trails and Parks:

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

The applicant has worked with the SBSRD on realignment of the Millennium Trail off of Landmark Drive/Kilby Road in order to help improve the trail experience and safety. The applicant plans on improving the realignment as part of the Contribution to Community Trails and Parks. To ensure that SBSRD remains the governing entity over the subject portion of the Millennium Trail, a perpetual easement to the SBSRD will be recorded.

The SBSRD has reviewed this proposal and is considering it as a community incentive.

d. Exceeds Open Space Requirements for Project:

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

With no additional loss of open space, the Community Development Director has found that the proposed addition to be redevelopment of a project approved prior to the 60% requirement.

e. Tax Base and Economic Enhancements:

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

The applicant has stated that Tanger Outlets are unique shopping and tourist draw throughout all seasons of the year and that the proposed expansion is estimated to provide \$8,500,000 in annual gross sales revenue and \$140,250 in annual tax revenue. The construction of the expansion is estimated to be \$4,500,000 Construction Investment which will result in an estimated 60 construction jobs. Once the retailers have moved into the expansion, the applicant estimates 15 new full time jobs with 35 part time jobs.

Overall the project will increase tax revenue for the County and will further establish economic enhancements and the subject community incentive is being met.

In addition to the long term tax benefit, the applicant also proposes to donate a 10 foot wide easement on both east and west ends of the property for future road expansions.

The Engineering Department considers this a community incentive.

f. Compatibility with Town, Resort, Village Design:

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

Per Chapter 13 of the Snyderville Basin General Plan; “There shall be a viable Town Center that includes traditional neighborhoods at the heart of this planning area, which shall be the focal point for these activities.” The proposed addition is located within an existing retail project area that is described in

various sections of the General Plan; therefore Staff finds that the subject community incentive is being met.

G. Recommendation(s)/Alternatives

Staff recommends that the SCC conduct a public hearing to gather any public comment, review Staff's analysis, and vote to approve the Tanger Outlet Retail Expansion Specially Planned Area Designation based upon the findings, conclusions, and conditions listed below. If members of the public bring to light new concerns or issues that may affect these findings, the SCC may instead choose to continue the decision to another date, or may choose to deny the application with appropriate findings.

Findings of Fact:

1. Tanger Outlet, formerly the Factory Store Outlet was originally built in 1985 with 208,669 sq. ft.
2. In 1999 the Summit County Board of County Commissioners approved a 106,835 sq. ft. addition to the center through the Specially Planned Area and Development Agreement provisions of the Snyderville Basin Development Code.
3. COROC Park City LLC is the owner of the property identified as Parcel FSE-1, located at 6699 Landmark Drive, Kimball Junction, Summit County, UT.
4. A Sketch Plan application was received on October 17, 2011 for a 23,436 sq. ft. retail addition.
5. On August 16, 2013, the applicant amended the size to 23,500 sq. ft.
6. The Snyderville Basin Development Code establishes that the Snyderville Basin Planning Commission is the recommending body for Specially Planned Area applications.
7. Public notice of the public hearing was published in the November 30, 2013 issue of *The Park Record*.
8. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the subject parcels on November 26, 2013.
9. Service providers have reviewed the plats for compliance with applicable standards.
10. Staff has reviewed the plats for compliance with applicable Development Code standards.

Conclusions of Law:

The use is in compliance with Section 10-3-11 (Specially Planned Area) of the Snyderville Basin Development Code. Namely:

1. The proposed project conforms to all goals, objectives and policies of the General Plan and Land Use Plan Maps by promoting an economically and socially viable area at Kimball Junction.
2. The proposed project conforms to the design standards outlined in Chapter 4 of Snyderville Basin Development Code is compatible with the appropriate social, cultural, rural, mountain and natural resource characteristics of the Snyderville Basin.

3. The applicant has followed the criteria in Section 10-2-12 of the Snyderville Basin Development Code to merit an increase in density for the proposed use.
4. The applicant has followed the appropriate infrastructure and level of service standards described in the Specially Planned Area plan and complies with appropriate concurrency management provisions of the Snyderville Basin Development Code.
5. The proposed addition will be used for retail purposes and will establish significant economic enhancement and tax base for the Snyderville Basin.
6. By following the design standards in Chapter 4 of the Snyderville Basin Development Code and other Service Provider Requirements, the project will not generate unacceptable construction management impacts.
7. The proposed addition will match the existing building scale, architectural design, and materials in order to meet the development quality and aesthetic objectives of the General Plan and Snyderville Basin Development Code.
8. By redeveloping the subject site, the development will be consistent with the goal of orderly growth and will minimize construction impacts on the public infrastructure within the Snyderville Basin.
9. By bringing the project further into compliance, the development will help in prevent further harm to neighboring properties and lands, including nuisances.
10. The proposed application includes the written consent by the landowner.
11. The application follows the criteria as outlined in the Snyderville Basin Development Code, making it consistent with the Specially Planned Area designation ordinance.
12. The application follows the criteria as outlined in the Snyderville Basin Development Code and will not adversely affect the health, safety and welfare of residents of the Snyderville Basin.

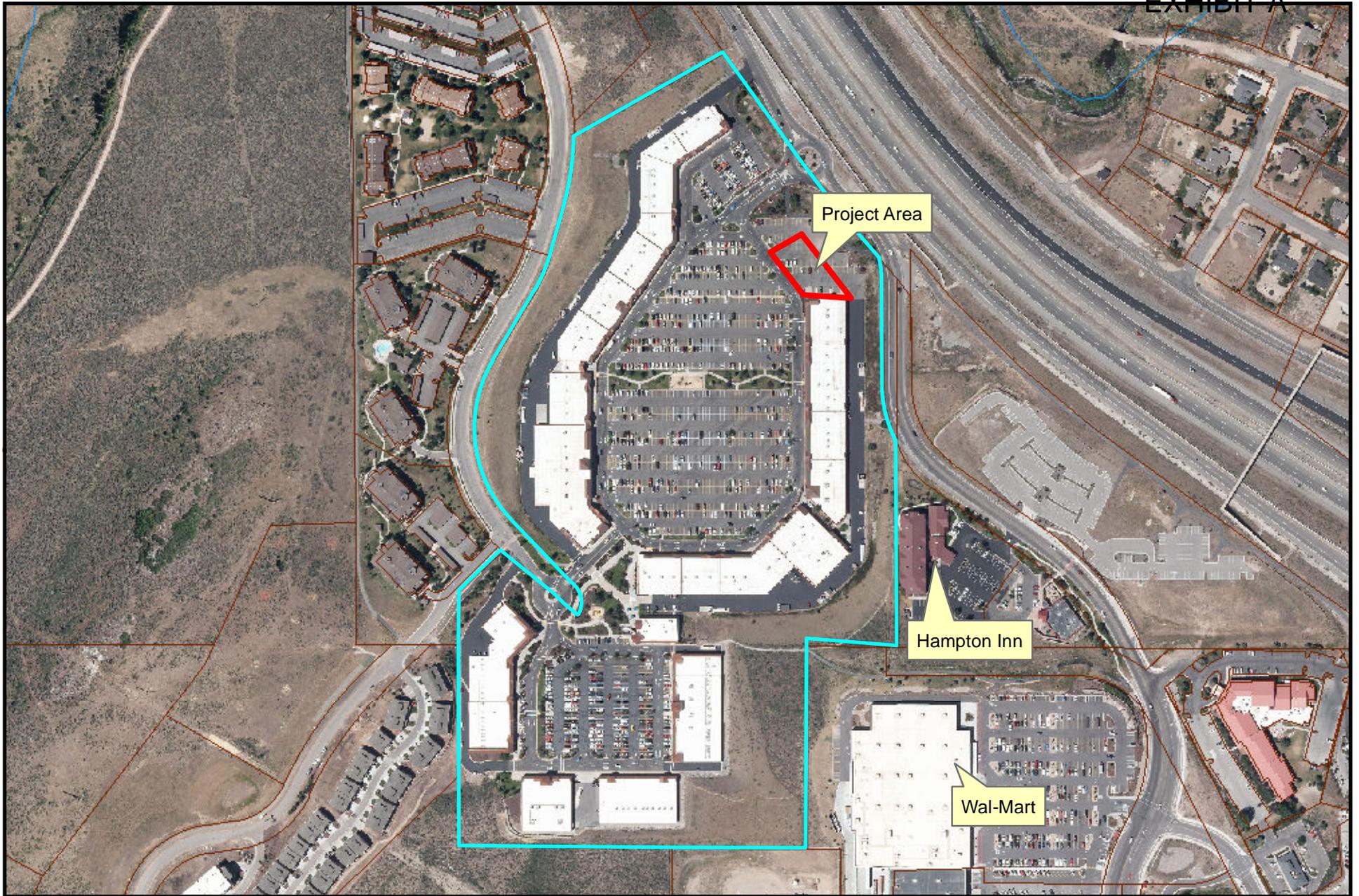
Conditions:

1. All service provider requirements shall be met.
2. 21,270 sq. ft. shall be designated as “gross leasable area” and 2,230 sq. ft. shall be designated as “Tanger storage space”, not to be used for retail purposes.
3. The “gross leasable area” shall be used for retail purposes only.
4. All dumpsters and compactors shall be completely enclosed, prior to commencement of construction.
5. All community incentives shall be provided prior to commencement of construction.
6. All shipping containers and temporary storage facilities shall be removed and remain prohibited on the property.
7. The Development Agreement application shall be reviewed by the Snyderville Basin Planning Commission and recommended to the Summit County Council.

Attachment(s)

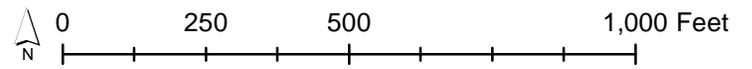
- Exhibit A – Vicinity Map
- Exhibit B – Zoning Map
- Exhibit C – Aerial Map
- Exhibit D – Site Plan, Landscaping, and Architectural Renderings
- Exhibit E – Traffic Impact Study
- Exhibit F – Parking Analysis

Exhibit G – Pedestrian Study
Exhibit H – Drainage Concept
Exhibit I – Public Comments



Summit County, Utah Vicinity Map

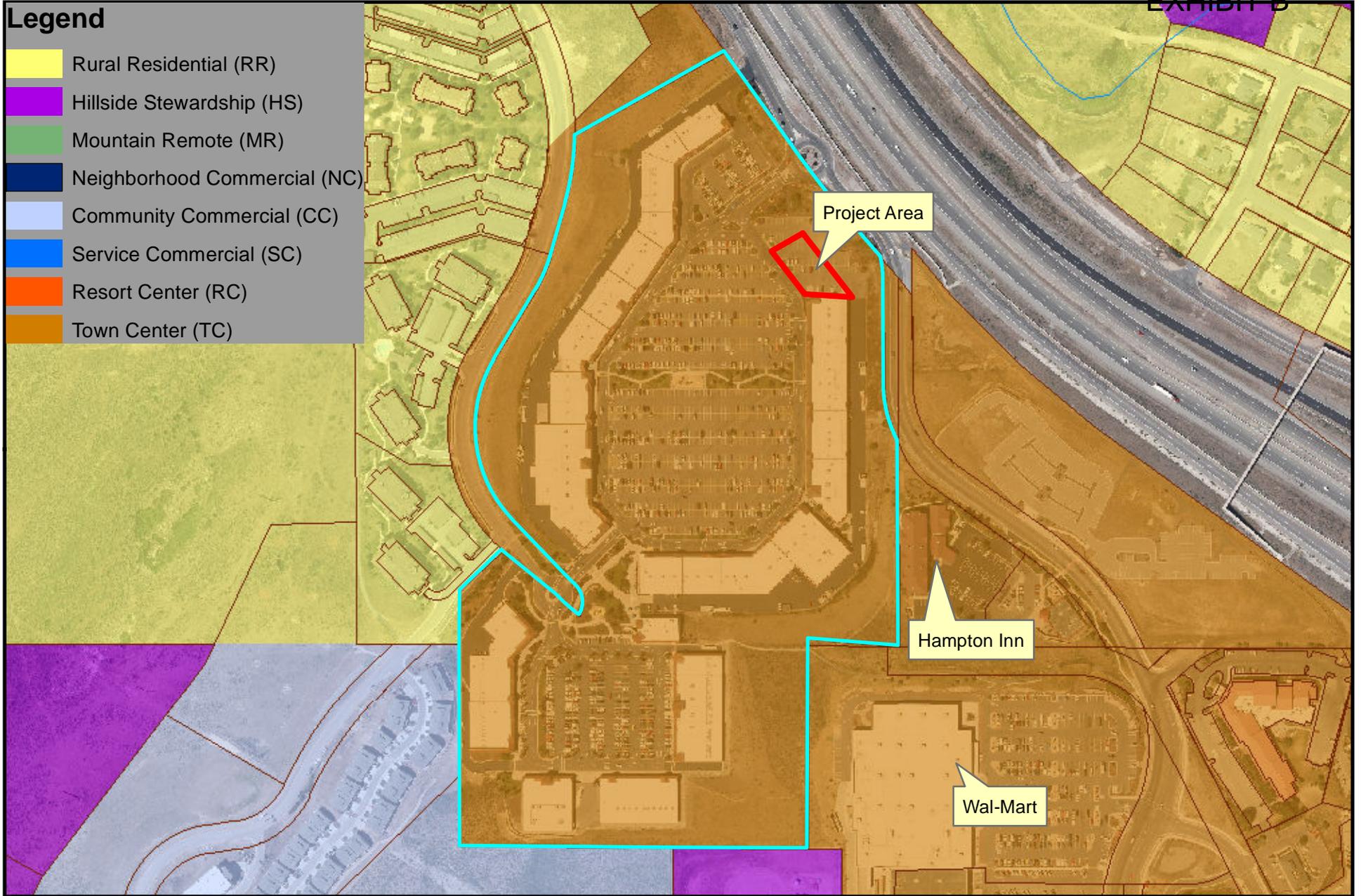
Prepared by Summit County
Community Development Department



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.

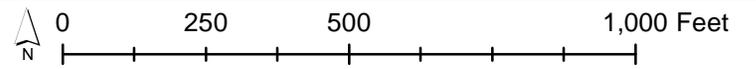
Legend

- Rural Residential (RR)
- Hillside Stewardship (HS)
- Mountain Remote (MR)
- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Service Commercial (SC)
- Resort Center (RC)
- Town Center (TC)



Summit County, Utah
Zoning Map

Prepared by Summit County
 Community Development Department



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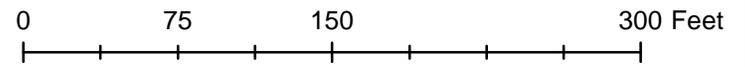


Project Area



Summit County, Utah Aerial

Prepared by Summit County
Community Development Department



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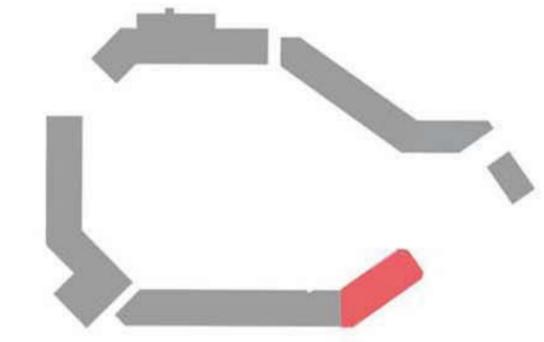
NORTH ELEVATION OF PROPOSED ADDITION



NORTHEAST ELEVATION OF PROPOSED ADDITION



SITE PLAN (NTS)



KEY PLAN (NTS)



EAST ELEVATION OF WETLAND AREA AND PROPOSED ADDITION

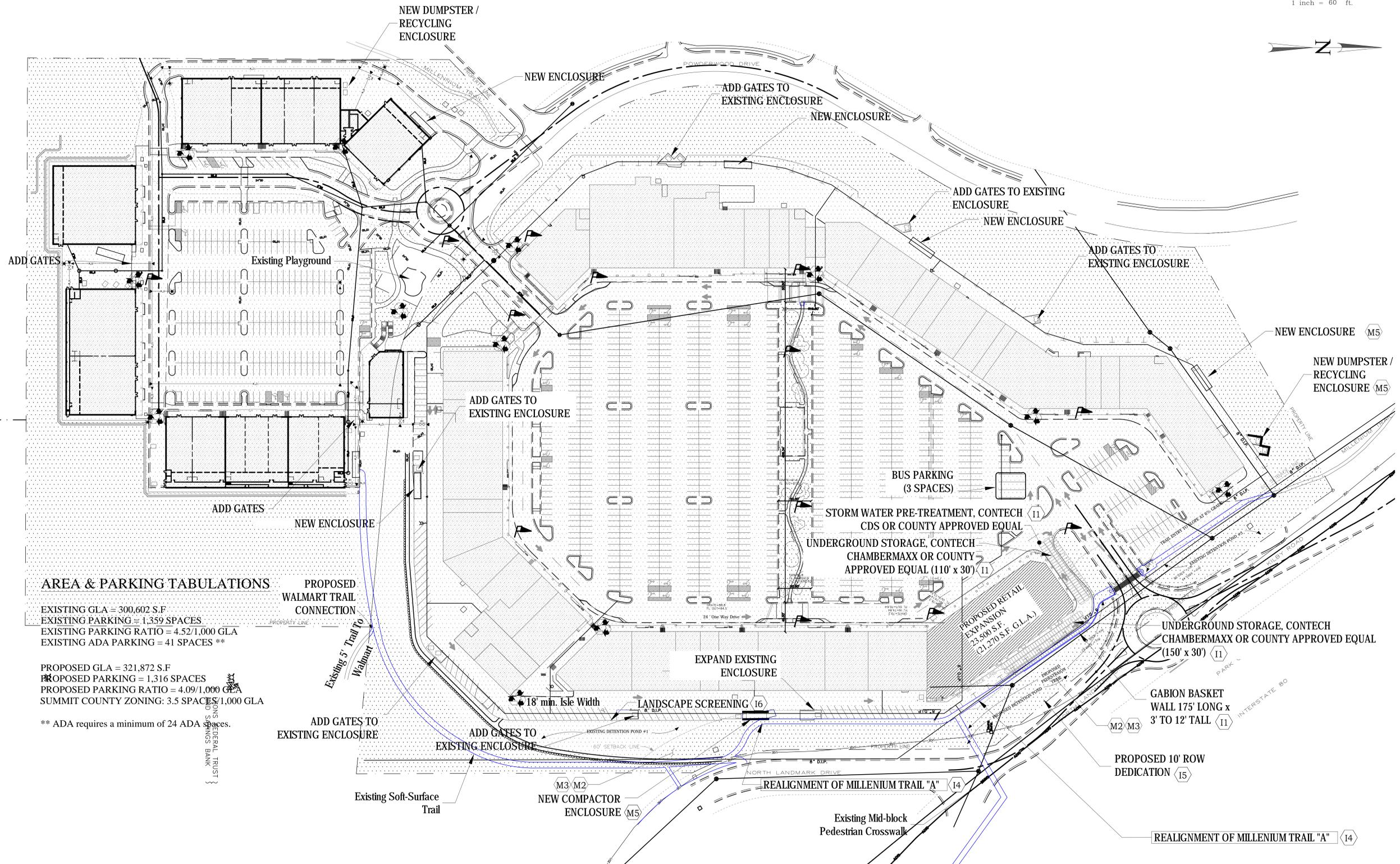
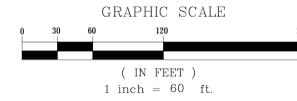


NORTHEAST ELEVATION OF PROPOSED ADDITION



EAST ELEVATION OF PROPOSED ADDITION





AREA & PARKING TABULATIONS

EXISTING GLA = 300,602 S.F.
 EXISTING PARKING = 1,359 SPACES
 EXISTING PARKING RATIO = 4.52/1,000 GLA
 EXISTING ADA PARKING = 41 SPACES **

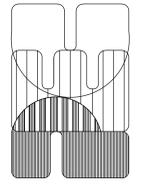
PROPOSED GLA = 321,872 S.F.
 PROPOSED PARKING = 1,316 SPACES
 PROPOSED PARKING RATIO = 4.09/1,000 GLA
 SUMMIT COUNTY ZONING: 3.5 SPACES/1,000 GLA

** ADA requires a minimum of 24 ADA spaces.

LEGEND

- PROPOSED CUSTOMER RECYCLE BIN (M4)
- NEW WAYFINDING SIGNAGE (MATCH EXISTING) (M7)

PROJECT ENGINEERING CONSULTANTS
 986 West 9000 South
 West Jordan, Utah, 84088
 Tel. (801) 495-4240
 Fax. (801) 495-4244
 www.pec.us.com



Development Code Report
 Site Plan
 Tanger Outlets, Kimball Junction, Utah

DUE TO THE SIZE OF THE FILE,
THE REMAINING EXHIBITS
COULD NOT BE INCLUDED.

PLEASE CONTACT STAFF AT
435-336-3117 OR AT

ACAUS@SUMMITCOUNTY.ORG

FOR THE REMAINING EXHIBITS.