

**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION
CITY HALL, COUNCIL CHAMBERS
JANUARY 22, 2014**



AGENDA

MEETING CALLED TO ORDER – 5:30 PM

ROLL CALL

ADOPTION OF MINUTES OF JANUARY 8, 2014

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF AND BOARD COMMUNICATIONS/DISCLOSURES

REGULAR AGENDA - *Public hearing and possible action*

General Plan

Discussion and public hearing

*Planning Director
Eddington &
Planning Staff*

ADJOURN

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

**PARK CITY PLANNING COMMISSION
WORK SESSION MINUTES
JANUARY 8, 2014**

PRESENT: Nann Worel, Preston Campbell, Stewart Gross, Steve Joyce, John Phillips, Thomas Eddington, Francisco Astorga, Polly Samuels McLean.

ROLL CALL:

Chair Worel opened the work session and noted that all Commissioners were present except Commissioner Strachan who was excused.

Director Thomas Eddington introduced Preston Campbell, Steve Joyce and John Phillips as the new Planning Commissioners.

WORK SESSION ITEMS

1315 Lowell Avenue, PCMR – Amendment to Master Planned Development and Conditional Use Permit (Application PL-13092135 and PL-13-02136)

Planner Astorga stated that for the benefit of the three new Commissioners the intent this evening was to revisit the Work Session discussion from November 20, 2013 regarding the amendment to the MPD and CUP for Park City Mountain Resort. He apologized to Chair Worel and Commissioner Gross for having to hear the presentation again; however, since the change to the Planning Commission was substantial the Staff thought it was appropriate to reintroduce the current application.

Planner Astorga reported that the current application filed by PCMR was to amend the MPD that was approved in 1997 and the development agreement that was recorded in 1998. The objective this evening was also to introduce the Woodward facility that PCMR was proposing to build on Parcel C.

Michael Barille with Plan Works Design introduced his team; Tim Brenwald with Powdr Corp, and Jenni Smith and Tom Pettigrew with PCMR. Mr. Barille welcomed the new Commissioners.

Mr. Barille laid out what the team hoped to accomplish throughout the next several months of discussion with the Planning Commission. The first was to process a conditional use permit that would allow a facility called Woodward Park City. Secondly, minor changes would be made to the existing Development Agreement to allow processing of the conditional use permit by allowing some of the resort accessories for multiple parcels within the master plan to be consolidated at the location where they propose to build the

Woodward facility. Mr. Barille stated that they would immediately follow that up by laying out the proposed changes to the Master Plan and bring any of the items that would need to be changed in the Development Agreement to the Planning Commission. The last item would be to process a subdivision plat to parcel out the piece for the facility.

Mr. Barille outlined the goals for the process. He believed the application was unique to resort development in Park City and it would bring a new aspect to high altitude training, snow sports training, action sports training and youth activities that are not currently offered in the community. The target was to complete the permits process through the course of the winter and to have the first few permits ready to begin construction on the Woodward facility in the spring. Mr. Barille assumed it would take 12 to 18 months to construct the facility.

Mr. Barille stated that the goal with the Planning Commission was to take as much time as necessary, but to proceed efficiently. He was working with the Staff to lay out a series of topics for each of the upcoming meetings to address the issues required to process the conditional use permit. He noted that some of the topics would be traffic, operational plans, architectural design, site layout, and articulation of the buildings. Other items would be how this project relates to the employee housing requirements within the Development, and how they intend to meet that requirement, as well as density allocation and phasing, the site plan and how the proposal fits within the overall plan. Mr. Barille stated that the team would address neighborhood concerns that are brought forward during neighborhood meetings and open houses.

Mr. Barille provided a brief background of Woodward. It is year-round action sports and training facility. Some of the activities include snowboarding, skiing, gymnastics and cheer and digital media and film. It is an innovative way of teaching sports.

Mr. Barille presented slides of Woodward facilities that have already been constructed in mountain resorts and how they function.

Tom Pettigrew thought it was worthwhile to consider that the facility, particularly in the summer, was driven by the campus. The bulk of the children from 9 to 15 years old are housed in a facility at a time of year when the public school is not in session. The facility is intact and there is a dormitory and cafeteria on site. Training for low level beginner skill sets to higher level skill sets can be accommodated within the facility. Mr. Pettigrew thought it was an exciting opportunity to bring this type of winter/summer activities to the Woodward site. There would be opportunities during the shoulder season for adult and corporate based types of activities. Mr. Pettigrew commented on the opportunities during the winter to utilize the snow surface outside and the Woodward surface inside, and ways

to incorporate the ski and snowboard school programming into Woodward to accelerate the learning process. There would also be programming specific to certain times of the year, such as Christmas, President's week and spring breaks.

Mr. Pettigrew stated that several areas inside the building would be re-purposed. For example, the summer dormitory would be used as employee housing during the winter season. The cafeteria would be re-purposed as a food and beverage facility for the team members.

Jenni Smith, with PCMR, stated that Powdr Corp. purchased the Woodward Camps three years ago. Since then they have incorporated a similar facility in Tahoe. She believed this was a unique opportunity to have a year-round training facility and it raises the bar on year-round recreational opportunities. Ms. Smith stated that part of the planning and programming for the Woodward building would be a downhill and mountain biking program. She remarked that this facility would be key to growing the core business that they operate. She noted that there are 95 million in the Millennium generation. The next largest generation is the baby boomers at 78 million. They see Woodward fitting into that demand as well as fitting into the growth of the industry. These are they young people they want to capture so the ski industry can continue to have a vibrant future.

Ms. Smith pointed out that the summer camps would bring new destination visitors during the summer. The children will be in camp and the parents will be mountain biking, hiking, and spending money on dining, shopping and lodging. It is a real opportunity for all of Park City to capitalize on new visitors in town. She stated that high-profile, elite athletes train in this community and Woodward is another facility that could be used for training.

Mr. Barille presented slides showing the concept architecture for the Woodward building, as well as images to show how they were trying to draw some of that design and the materials. Mr. Barille remarked that they were drawing their inspiration from the mining history by keeping the structures simple, but with a contemporary twist. The proposed materials would include metal siding in varying hues to create architectural interest and sense of movement. A wood material would provide the mountain context. Canopies would help screen the glass and maintain the sustainable aspects of the building. Glass windows down to the pedestrian level would allow interaction by seeing what goes on inside.

Mr. Barille presented a context site plan showing the Resort and the surrounding neighborhood.

Mr. Barille provided a brief background for the development. In 1998 a large scale master

planned development was approved by the City. In November 2001 amendments were made with respect to parking and traffic and how it would be phased. In total, over 1 million square feet of development was approved in a mix of lodging, commercial and resort support uses. Approximately 805,000 square feet remains. Five separate building parcels were called out in the MPD and the building heights reach up to five or six stories across much of the site. At some point in the future Mr. Barille thought it would be important to walk through the existing plan, how the buildings were laid out and articulated, and where the building heights vary. They would be prepared with a model showing the proposed plans so the Commissioners could get a sense for the changes and how pedestrians will interact with the new building plan. They also intend to discuss some of the improvements reflected by the layout they have chosen.

Mr. Barille stated that the new concept proposes to use less density than what was previously entitled. He presented a location map from a joint session with the City Council and the Planning Commission in December of 2011. The context for that conversation was to look at future development and redevelopment in the base area of the Resort, and how that fits in with the context of the resort neighborhood and the general plan, and within the context of the RDA. Mr. Barille remarked that the heart of the Resort is close to the Old Town area and the Town Lift is a strong connection between the Resort and downtown. Planning is currently ongoing for City property to utilize that land and to create better connections through the Resort neighborhood and downtown.

Mr. Barille noted that the area for base area development was shown in orange. The boundary for the RDA was shown in yellow. He reviewed the full site plan that they propose to bring forward as part of the changes to the Master Planned Development agreement. Some of the key elements included use of the upper parking lot for a combined parking structure and transit facility that would replace the current surface parking at the Resort. It would isolate the impacts and allow them to organize the traffic flow to that site. They would also be able to separate transit traffic from drop-offs and day skiers and create a flow more intuitive to first-time guests.

Mr. Barille outlined some of the goals from the joint session for this neighborhood and redevelopment of the Resort. The goals included interactive open spaces, a diverse and family friendly environment that is inviting, a way to clearly identify the sense of arrival at the resort, and to revitalize the Resort activities. Mr. Barille explained how the team tried to accomplish those goals in their site planning. From a pedestrian standpoint, a key element of the plan is to maintain flat walkable corridors at a number of locations, both through the existing base area and through the redevelopment that would occur on the lower parking lots. Mr. Barille showed how the Woodward facility would fit within the broader context of the site and the layout of the facility.

Mr. Barille stated that the definition from the Development Agreement talks about the fact that resort accessory uses are approved uses within the developer's winter and summer operations that would not require the use of unit equivalents. In conversations with Staff it was determined that they may need some unit equivalents from the overall entitlements. The Woodward facility has a blended nature of the activities planned and they would bring back more specifics on that in the future. Mr. Barille believed that most of the uses and programs in the design are consistent with the definition of Resort Accessory Use. He reviewed a list of activities that were anticipated to be Resort Accessory Uses at the time of the Development Agreement. He believed they were very similar to what was currently being proposed.

Mr. Barille noted that since the last work session an open house for the general public was held on December 14th. Another open house was scheduled for January 9 at the Legacy Lodge. They also met with three different property managers and attended two HOA annual meetings to give a presentation and answer questions.

Mr. Barille noted that two websites were developed for the general public. One was woodwardparkcity.com and the second was masterplan.pcmr.com. The first outlined the Woodward programming and showed videos of the facility. The second reviewed the history of the entitlements and the overall site plan.

Mr. Barille stated that they would like to have the Woodward Park City facility completed in 2015 so it could be used during the 2015-16 season. The next project would be parking and the transit facility over the next five years. The remaining buildings in the master plan would be phased over the next 10-15 years.

Planner Astorga stated that he and Director Eddington had the opportunity to visit the site last year. He is the project planner and he encouraged the Commissioners and the public to contact him if they had questions about the process. Planner Astorga noted that a series of work sessions would be scheduled to help expedite the review and approval process. The Staff has started internal discussions with the City Engineer regarding traffic and parking. Planner Astorga remarked that the proposal would not work unless density could be transferred from one place to another. Before they could move forward on Parcel C, which is the proposed Woodward facility, it was important to know how the Planning Commission felt about transferring density. He requested a head nod on that issue. The Staff recommended that they allow the applicant to amend the existing MPD. Specific points would be addressed at each work session in an effort to draft findings to approve the amendment to the MPD and the conditional use permit for Parcel C.

Chair Worel asked about attendance at the December 14th meeting. Ms. Smith replied that approximately 20 to 30 people attended. She expected more people at the meeting on January 9th because they had mailed postcards to all property owners within 200 feet. It was also advertised on the radio and in the Park Radio. Chair Worel thought more people might attend since the holidays were over. Mr. Barille stated that they intentionally scheduled an open house during the holidays to give the second home owners an opportunity to attend. The websites were also set up as a point of information for the second home owners who live out of town.

Commissioner Joyce commented on the loss of 230 parking spaces with the Woodward facility. He assumed that included extra parking for construction. He wanted to know the total parking before the loss of 230 spaces. Mr. Pettigrew stated that there were approximately 1250 surface spots and another 300 spaces in the underground area under the lodge. Commissioner Joyce clarified that they would be looking at the loss of 230 spaces for several years until the parking structure is built. Ms. Smith replied that this was correct. She noted that they would hire consultants to help with parking recommendations. Currently, during the busy holiday season, employees park at the Munchkin and shuttle to the Resort. They also have an agreement with the School District to utilize their parking spaces on weekends and holidays for the next three years as additional parking. Mr. Pettigrew stated that over 100 customers were shuttled during the holiday period utilizing their own van base. He expected the same during the President's weekend and again in March.

Commissioner Joyce stated he had personally seen people park at the Library on busy days and walk to the Resort. He understood the Resort was trying to do the right things through signage and shuttles; however, it does spill out. His concern was whether it would spill out more with the parking reduction and more frequently. He thought it was an issue that needed to be addressed in the parking plan because it definitely impacts the community and other businesses.

Ms. Smith noted that all the Resort employees who live in Salt Lake get a free bus pass so they are able to utilize the Salt Lake City/Park City Transit bus. They also try to incorporate as much public transportation and other forms of transportation to reduce the number of cars. Ms. Smith welcomed suggestions on how to get season pass holders out of their individual cars.

Commissioner Phillips concurred with the comments expressed by Commissioner Joyce; however his concerns went further. He believed the apex of the parking issue would be while the parking structure is under construction because some of the amenities would displace more parking spaces. He thought the parking plan needed to address parking

along those lines as well.

Mr. Barille stated that as the buildings in the master plan are constructed, they would each have underground parking under the footprint of that building. The parking structure is intended to replace all the surface parking that exists today. The parking would be an equal trade once the structure is constructed.

Chair Worel asked how long it would take to construct the parking structure. Mr. Barille believed it would be a two year horizon. It would be built in a couple of pods for easier transitioning. Chair Worel remarked that to Commissioner Phillip's point, parking would be displaced for that two year period. Tim Brenwald with PCMR, explained that the goal would be to build parking as the structures are built.

Commissioner Joyce stated that when the original agreement was done, they went through a surprising amount of detail of breaking out the different parcels and square footage. They also took the extra step of saying that the density on each parcel was set. Having not been around in 1997, it appeared that a lot of thought went into that and that Park City Mountain Resort agreed with it. Commissioner Joyce requested whatever information the Planning Department could provide regarding the thought process in 1997. He would not want to unravel what was done if there was good purpose behind it. Commissioner Joyce also requested that the applicant respond to the information the Staff brings forward.

Planner Astorga offered to provide whatever information was available. He pointed out that the minutes at that time were not prepared in as much detail, and it was difficult to understand the reasoning behind the limitation of not being able to transfer density.

Director Eddington stated that when the Staff researched the history, they found that it was an in-depth Master Planned Development. He believed the intent was to create blocks and pods. Director Eddington noted that there was an evolution to what PCMR is doing that was not anticipated in 1997, and it might be time to open it up and look at new pods. From reading the documents, he believed it was more about sense of space and geography, as well as building massing, shadow studies, etc. Director Eddington thought the City would still have those same requests moving forward.

Mr. Barille offered to respond to the comments and concerns expressed by the Planning Commission at a later meeting. He felt it was important to show the Commissioners why more but smaller footprints could feel as good as bigger consolidated footprints. He mentioned other advantages that accrue with the proposed plan.

Commissioner Campbell asked if Parcels C,B, and E would have underground parking as

well. Mr. Barille replied that this was correct. Commissioner Campbell clarified that Woodward would have underground parking. Mr. Barille stated that they were proposing to park Woodward in the parking structure and to operate primarily with drop-offs. However Parcels B and C and the rest of the buildings in the plan would have underground parking. Commissioner Campbell asked for the number of seasonal workers that could be accommodated in the dormitories. Mr. Barille replied that they were looking at approximately 36 units with two employees per unit during the seasonal employee housing period. It would be more of a bunk, dormitory style for campers and counselors during the summer.

Commissioner Gross asked if there was any type of employee accommodations currently. Ms. Smith answered no. Commissioner Gross referred to Parcel A, the current hotel, and asked if it fits the graph on page 4 as far as accessory use, etc. Planner Astorga stated that based on numeric calculations they were close to maxing out their allotted gross square footage. Commissioner Gross asked about the accessory use to the resort of 35,000 square feet. Planner Astorga could not recall. However, he believed that Parcel A was not included because the Resort built what was supposed to be built per the MPD. Commissioner Gross was concerned that the accessory to the Resort was growing by approximately 350%. Whereas, the original square footage of 159,000 square feet showing as residential was not accessory to the Resort, which he understands is important to the operation and critical to what they are trying to do as a community. He was not opposed, but he questioned how it would all function with everything that would occur in the future. Commissioner Gross could see logistical issues that needed to be addressed. He assumed the 230 spaces that would be lost were under Parcel C as shown. He was told that it was under the building footprint of Woodward as shown. Commissioner Gross stated that realistically, the 230 spaces lost would not leave enough additional parking for construction staging and construction personnel. He thought it was important to make sure they have the surety like they had at Empire Pass that construction personnel would not conflict with the tourist and local population.

Mr. Barille stated that the applicant intends to submit construction mitigation and parking plans that would address those items and concerns.

Commissioner Gross asked if the new street coming in off of Empire would occur with the initial phase. Mr. Barille did not believe it would need to occur with the initial phase. It was in the previous approval and they carried it through because it would eventually create nice visual connections to the mountains. The road would become more important as the rest of the buildings are constructed.

Commissioner Gross asked for the percentage of locals that would be actively involved with

the Woodward campus. Mr. Brenwald stated that it would depend on the season. Summer would be a blend of local and destination campers. During the shoulder and off-seasons, there is typically significant participation from the local community. Day passes and season passes are offered. Commissioner Gross asked about affordability for the locals. Mr. Brenwald recalled that the pass for Tahoe was approximately \$250.

Commissioner Gross felt this proposal was a critical component to the future of Park City, and it ties in with the RDA and transit for the area. He thought it was important to move it through the process as quickly as possible to meet the desired time frame.

The Work Session was adjourned.

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PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JANUARY 8, 2014

COMMISSIONERS IN ATTENDANCE:

Chair Worel, Preston Campbell, Stewart Gross, Steve Joyce, John Phillips

EX OFFICIO:

Thomas Eddington, Planning Director; Kirsten Whetstone, Planner; Francisco Astorga, Planner; Anya Grahn, Planner; Polly Samuels McLean, Assistant City Attorney

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The Planning Commission met in work session prior to the regular meeting. The work session discussion can be found in the Work Session Minutes dated January 8, 2014.

NOTE: Due to recording problems the minutes of the regular meeting were prepared from notes.

REGULAR MEETING

ROLL CALL

Chair Worel called the meeting to order at 6:35 p.m. and noted that all Commissioners were present except for Commissioners Strachan who was excused.

ADOPTION OF MINUTES

December 11, 2013

MOTION: Commissioner Gross moved to APPROVE the minutes of December 11, 2013 as written. Chair Worel seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC INPUT

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Eddington welcomed the new Planning Commissioners, John Phillips, Steve Joyce and Preston Campbell. He also introduced Christy Alexander, John Boehm and Ryan Wassum as the newest planners in the Planning Department.

Planner Astorga announced that Patricia Abdullah was leaving the Planning Department to take a position with the Building Department.

Commissioner Gross requested that the Staff update the Planning Commission Roster on the website to reflect the new Commissioners.

Commissioner Phillips disclosed that he has a contractual relationship at Empire Pass and he would be recusing himself from the Belles at Empire Pass item on the regular agenda.

Director Eddington announced that the Planning Commission would hold special meetings to discuss the General Plan on January 15th and January 22nd. Since there were five Wednesdays in January, the next regularly scheduled Planning Commission meeting would be January 29th.

Chair Worel requested that the Staff add the special General Plan meetings to the calendar on the website to inform the public that the Planning Commission would be discussing the General Plan on those evenings.

CONTINUATIONS – Public Hearing and Continuation to date specified.

1. 115 Sampson Avenue – Plat Amendment
(Application PL-13-02035)

Chair Worel opened the public hearing. There were no comments. Chair Worel closed the public hearing.

MOTION: Commissioner Gross moved to CONTINUE 115 Sampson Avenue – plat amendment, to January 29, 2014. Steve Joyce seconded the motion.

VOTE: The motion passed unanimously.

2. 1450/1460 Park Avenue – Conditional Use Permit for setback reduction on a multi-unit historic dwelling (Application PL-13-01831)

Chair Worel opened the public hearing. There were no comments. Chair Worel closed the public hearing.

MOTION: Commissioner Gross moved to CONTINUE 1450/1460 Park Avenue CUP to January 29, 2014. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

3. The Retreat at the Park First Amended Plat, located at 1450 & 1460 Park Avenue – Plat Amendment (Application PL-13-01830)

Chair Worel opened the public hearing. There were no comments. Chair Worel closed the public hearing.

MOTION: Commissioner Gross moved to CONTINUE The Retreat at the Park at 1450 & 1460 Park Avenue to January 29, 2014. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

1. 530 Main Street, River Horse – Conditional Use Permit for a seasonal ten
(Application #PL-13-02066)

The applicant requested that this item be continued to a date uncertain.

Chair Worel opened the public hearing. There were no comments. Chair Worel closed the public hearing.

MOTION: Commissioner Gross moved to CONTINUE 530 Main Street, River Horse, to a date uncertain. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

2. The Fifth Supplemental Plat for Constructed Units at the Belles at Empire Pass Condominiums amending Units 10 & 11, located at 20 & 26 Silver Strike Trail – Amendment to Record of Survey (Application PL-13-02096)

Commissioner Phillips recused himself and left the room.

Planner Astorga reviewed the application to plat as-built conditions of constructed Units 10 and 11, two separate single family dwellings, and to identify common, limited common and private areas for these units as stipulated by the underlying Silver Strike Subdivision plat and the Amended, Consolidated and Restated Condominium plat of the Belles at Empire Pass condominium plat. A condition of approval of this underlying condominium plat requires that upon completion of the condominium units, a supplemental condominium plat identifying as-built conditions shall be approved by the City Council and recorded as a precedent to issuance of a final certificate of occupancy.

The Staff analysis was outlined in the Staff report. The request for a Fifth Supplemental plat for constructed units at the Belles at Empire Pass amends Units 10 and 11 and documents the final as-built conditions of these constructed units in accordance with the Utah Condominium Act. The zoning district is Residential Development (RD-MPD), and is subject to the Village at Empire Pass MPD. A total of 90,000 square feet, or 45 UE's, was approved for the Belles at Empire Pass, formerly known as the Christopher Homes at Empire Pass Condominiums. Within the Flagstaff Development Agreement, one residential unit equivalent equals 2,000 square feet of Gross Floor Area, including the basement area. Units 10 and 11 both meet the maximum house size required in both gross floor area and unit equivalent calculation.

The Staff found good cause for this record of survey amendment as it memorializes and documents as-built conditions and UE calculations. Units 10 and 11 comply with the conditions of approval of the underlying plats, namely the Silver Strike Subdivision plat and the Amended, Consolidated and Restated Condominium plat of the Belles at Empire Pass. The units are consistent with the development pattern envisions in the Village at Empire Pass MPD and the 14 Technical Reports.

The Staff recommended that the Planning Commission conduct a public hearing and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law and Conditions of Approval as found in the draft ordinance.

Steve Schuler with Alliance Engineers was available to answer questions on behalf of the applicant.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

MOTION: Commissioner Gross moved to forward a POSITIVE recommendation to the City Council for the Fifth Supplemental Plat for Constructed Units for the Belles at Empire Pass Condominium plat amending Units 10 and 11. Steve Joyce seconded the motion.

VOTE: The motion passed. John Phillips was recused.

Findings of Fact – Units 10 and 11 - Belles at Empire Pass

1. The property, Units 10 and 11 of the Amended, Consolidated, and Restated Condominium Plat of The Belles at Empire Pass and associated common area, are located at 20 & 26 Silver Strike Trail.
2. The property is located on Lot 1 of the Silver Strike subdivision and is within Pod A of the Flagstaff Mountain Development, in an area known as the Village at Empire Pass.
3. The property is located within the RD –MPD zoning district and is subject to the Flagstaff Mountain Development Agreement and Village of Empire Pass MPD.
4. The City Council approved the Flagstaff Mountain Development Agreement and Annexation Resolution 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum densities, location of densities, and developer-offered amenities.
5. On July 28, 2004, the Planning Commission approved a Master Planned Development (MPD) for the Village at Empire Pass, aka Pod A. The MPD identified the area of the proposed condominium plat as the location for 17 PUD –style detached single family homes and duplexes.
6. On June 29, 2006, the City Council approved the Silver Strike Subdivision creating two lots of record. Units 10 and 11 are located on Lot 1 of the Silver Strike Subdivision.
7. March 24, 2011, the City Council approved the Amended, Consolidated, and Restated Condominium Plat of The Belles at Empire Pass amending, consolidating, and restating the previously recorded Christopher Homes at Empire Pass. Also on March 24, 2011, the City Council approved the First Supplemental Plat for

Constructed Units 1, 2, and 12 of the Belles at Empire Pass Condominiums. These plats were recorded November 28, 2011.

8. On June 28, 2012, the City Council approved the Second Supplemental Plat for Constructed Unit 9. This plat was recorded on November 20, 2012.

9. On May 9, 2013, the City Council approved the Third Supplemental Plat for Constructed Unit 4 and the Fourth Supplemental Plat for Constructed Unit 5 and 6.

10. On November 11, 2013, the Planning Department received a complete application for the Fifth Supplemental Plat for Constructed Units 10 and 11.

11. The purpose of the supplemental plat is to describe and document the as-built conditions and the UE calculations for constructed Units 10 and 11 at the Belles Condominiums prior to issuance of a certificate of occupancy and to identify private, limited common and common area for this unit.

12. The supplemental plat complies with the conditions of approval of the underlying plats, namely the Silver Strike subdivision plat and the Amended, Consolidated, and Restated Condominium plat of The Belles at Empire Pass. The plat is consistent with the development pattern envisioned by the Village at Empire Pass MPD and the 14 Technical Reports of the MPD and the Flagstaff Development Agreement.

13. Units 10 and 11 are located on Lot 1 of the Silver Strike subdivision plat.

14. The approved maximum house size is 5,000 square feet of Gross Floor Area, as defined by the LMC. Gross Floor Area exempts basement areas below final grade and 600 square feet of garage area. Unit 10 contains 4,993.5 sf Gross Floor Area and Unit 11 contains 4,993.5 sf Gross Floor Area.

15. The Flagstaff Development Agreement requires calculation of unit equivalents (UE) for all Belles units, in addition to the maximum house size. The UE formula includes all interior square footage "calculated from the inside surfaces of the interior boundary wall of each completed unit, excluding all structural walls and components, as well as all shafts, ducts, flues, pipes, conduits and the wall enclosing such facilities. Unit Equivalent floor area includes all basement areas. Also excluded from the UE square footage are garage space up to 600 square feet per unit and all space designated as non-habitable on this plat." Within the Flagstaff Development Agreement one residential unit equivalent equals 2,000 sf.

16. Unit 10 contains a total of 5,745.5 square feet and utilizes 2.887 UE. Unit 11 contains a total of 5,754.5 square feet and utilizes 2.887 UE. The total UE for Units 1, 2, 4, 5, 6, 9, 10, 11 and 12 is 24.321 Unit Equivalents of the 45 total UE allocated for the Belles at Empire Pass.

17. As conditioned, this supplemental plat is consistent with the approved Flagstaff Development Agreement, the Village at Empire Pass MPD, and the conditions of approval of the Silver Strike Subdivision.

18. The findings in the analysis section are incorporated herein.

Conclusions of Law – Units 10 and 11- Belles at Empire Pass

1. There is good cause for this supplemental plat as it memorializes the as-built conditions for Units 10 & 11.
2. The supplemental plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed supplemental plat.
4. Approval of the supplemental plat, subject to the conditions of approval stated below, will not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval – Units 10 and 11 – Belles at Empire Pass

1. The City Attorney and City Engineer will review and approve the final form of the supplemental plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at Summit County within one (1) year from the date of City Council approval. If recordation has not occurred within the one year timeframe, this approval will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. All conditions of approval of the Village at Empire Pass Master Planned Development, the Silver Strike Subdivision plat, and the Amended, Consolidated,

and Restated Condominium Plat of The Belles at Empire Pass shall continue to apply.

4. As a condition precedent to issuance of a final certificate of occupancy for Units 10 & 11, the supplemental plat shall be recorded at Summit County.

5. A note shall be added to the plat prior to recordation stating the following, "At the time of resurfacing of Silver Strike Trail, the Master Association shall be responsible to adjust wastewater manholes to grade according to Snyderville Basin Water Reclamation District Standards".

6. The Unit sizes and UEs shall be reflected on the plat as they are to reflect the actual size and UE of the Units.

**3. 534 Woodside Avenue – Steep Slope Conditional Use Permit
(Application PL-13-01904)**

This item was scheduled for the December 11, 2013 meeting; however, due to the length of the meeting and late hour, the Planning Commission continued the item to this meeting.

Planner Kirsten Whetstone reviewed the request for a Steep Slope Conditional Use Permit (CUP) for an addition to a "significant" historic house located on a platted 3,750 sf lot. The existing two-story house contains 1,658 sf of living area. The existing footprint is 1,072 sf. The proposed addition has a footprint of 280 sf and contains approximately 815 sf of floor area, including the basement areas. Also proposed is a 433 sf single car garage beneath the historic house with an elevator/entry foyer at the garage level connecting the garage to an outside entry. The proposal includes preservation and restoration of both the historic house and historic detached accessory structure located in the rear lot area.

Since the construction exceeds 1,000 square feet of floor area, including the garage and access to the garage, as well as construction on a slope of 30% slope or greater, a Steep Slope CUP is required to ensure compliance with the criteria for development on a steep slope prior to issuance of a building permit. It was noted that only the garage access is located on a slope of 30% or greater. The rear addition was reduced in size and is no longer located on a slope of 30% or greater. The current design increases the separation between the addition and the accessory structure and maintains the current configuration of staircases, with a historically compatible staircase connecting a lower entry to the street and maintains the landscaping on the north side. The previously

proposed design had a series of retaining walls and planters on the north side of the front yard. These were removed from the current design.

The new design includes a pitched roof over a portion of the rear addition, as well as a flat roof section that provides a transition between the historic house, the addition and the detached accessory structure. The applicant had submitted a revised comparison of historic houses in the neighborhood, shown as Exhibit G in the Staff Report. With the reduced addition the overall square footage is less than the average size of historic structures in the neighborhood. The current proposal includes preservation and restoration of the historically significant structures. The house will continue to be a single-family dwelling with a detached storage building in the rear. The existing accessory apartment will be removed.

The Staff analysis, included in the Staff report, found compliance with the Steep Slope Criteria and no unmitigated impacts.

The Staff recommended that the Planning Commission review the application for a Steep Slope Conditional Use Permit at 543 Woodside Avenue, conduct a public hearing and approve the Steep Slope CUP permit per the findings of fact, conclusions of law, and conditions of approval outlined in the Staff report.

Jonathan DeGray, the project architect, reviewed the changes from the previous application. Mr. DeGray stated that at the last meeting the feedback from the Planning Commission was that the structure was too large. Since then, the addition has been reduced in size in terms of the footprint and the floor area. The size was reduced by over 1,000 square feet and the addition was moved off the steep slope. In comparison with historic structures in the neighborhood, the project with the addition is less than the average size. He noted that an HDDR was done on the project and it was approved.

Steve Maxwell, the owner, commented on the lengthy process. In five years of owning the home, he has been through three different designs. Mr. Maxwell stated that he has complied with everything he was asked to do and he believed the result was a better project. He requested that the Planning Commission approve his project this evening.

Chair Worel expressed concern with the amount of excavation for two stories below grade. Mr. DeGray stated that the entire footprint would not be excavated for a full basement. Excavating would be limited for the basement but they would be digging into the hill at the rear for the garage and access. Chair Worel asked if there was enough flat space to raise the house while the foundation is poured. Mr. DeGray explained that they would be removing the historic shed to accommodate raising the house. The shed

would then be replaced by replication per the preservation plan approved with the HDDR.

Chair Worel opened the public hearing.

Liz Lieberman, a full-time neighbor, spoke in favor of the project and supported the design. She and her husband were excited that the owner wanted to restore the historic house and improve the neighborhood.

Chair Worel closed the public hearing.

Planner Whetstone handed out a corrected Staff report. The date of the Staff report was corrected to January 8, 2014, and the approval expiration date in Condition #10 was corrected changed to January 8, 2015. Planner Whetstone noted that the Planning Commission could approve the Steep Slope CUP, deny the Steep Slope CUP or continue the item to January 29, 2014.

Commissioner Gross asked if the shed would remain historic once it is removed. Mr. DeGray replied that they would salvage as much historic material as possible and the shed would be replicated and would maintain its significant historic structure status, per the HDDR approval.

Commissioner Phillips favored the design and thought it fit well with the historic house and character of the neighborhood. He asked if the owner intended to keep the tree. Mr. Maxwell answered yes, however if it wasn't possible to save the box elder trees in the front they would be replaced with equally nice trees on which to string his somewhat noteworthy seasonal light display.

MOTION: Commissioner Gross moved to APPROVE the Steep Slope CUP for 534 Woodside Avenue. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 543 Woodside Avenue

1. The property is located at 543 Woodside Avenue.
2. The property is located within the Historic Residential (HR-1) District.
3. The existing historic home was constructed on two “old town” lots.

4. The property is Lot 1 of the 543 Woodside Avenue Plat amendment, approved by the City Council and recorded at Summit County on March 28, 2013.
5. The property is an uphill lot that slopes westward towards Park City Mountain Resort ski trails.
6. The Lot contains 3,750 square feet. The minimum lot size in the HR-1 District is 1,875 square feet.
7. The lot width is fifty feet (50'). The minimum lot width is twenty-five feet (25') for a single family house. Access is from Woodside Avenue.
8. There is a 1,658 sf, two-story historic house located on the property. The historic house is an example of an original L-Cottage/cross wing structure with an in-period partial basement addition as well as a detached historic accessory structure in the rear yard, currently used as an accessory apartment.
9. The site and house are identified in the Park City Historic Sites Inventory (HSI) as "Significant" constructed in 1894 at the beginning of the Mature Mining Era. The house shows up on the 1901 Sanborn Fire Insurance Maps for that year.
10. The existing footprint is 1,072 sf. The proposed addition has a footprint of 280 sf and contains approximately 815 sf of floor area. Also proposed is a 433 sf single car garage beneath the historic house with an elevator/entry foyer at the garage level connecting the garage to an outside entry.
11. The existing historic structure complies with the required setbacks, footprint, and building height.
12. Proposed construction for the rear addition meets and/or exceeds minimum setbacks.
13. The LMC allows a building footprint of 1,519 sf for a lot of this size. The proposed building footprint is 1,352 square feet with the rear addition.
14. Building footprint of the accessory structure is not included because it has been determined to be an historic accessory structure and the structure is not an accessory dwelling unit.
15. The plans indicate no change in final grade around the perimeter of the house exceeds four (4') feet with the change in grade generally limited to one to two feet.
16. The current use of the property is residential and is used as a rental/nightly rental property with a detached accessory apartment. The detached accessory structure will be used as an entertainment room and ski prep/storage area and the accessory apartment will be removed and a deed restriction placed on the property that the accessory structure may not be used for a separate dwelling unit or accessory apartment.
17. The proposal also includes restoration of both the house and the accessory structure.

18. The HDDR was approved to maintain the current stair configuration with new stairs leading from the street to the lower level entry, because it maintains the current configuration and retains the historic character of a main staircase connecting the entry to the street.
19. The addition will not raise the home by more than two (2) feet from its original elevation, the basement addition is under the south portion of the house and will not extend beyond the wall plans of the historic structure's primary or secondary façade, only the garage door of the basement level will be visible from Woodside Avenue, window and egress wells will be located beyond the mid-point of the secondary façade, the area around the basement will be re-graded to match the existing conditions, minus the driveway and garage door areas, and a single-wide garage door not more than nine feet (9') tall and nine feet (9') wide will be used.
20. On May 29, 2013, the property was inspected by Historic Preservation Consultant Dina Blaes along with other members of the Planning Staff, Chief Building Official Chad Root, and other members of the Building Department.
21. The Chief Building Official determined that the detached accessory building is a hazardous or dangerous building and the building cannot be made safe and/or serviceable through repair.
22. On August 20, 2013, the Planning Director and Building Official made findings for, and approved the reconstruction of the existing accessory which will allow the applicant to reconstruct the aforementioned structure to the exact square footage, dimension, height and location as the original accessory structure.
23. The requested reconstruction of the accessory structure is guided by documentation and physical evidence as provided by Shen Engineers on March 7, 2012, in order to facilitate an accurate re-creation.
24. The landscape plan identifies existing vegetation and identifies proposed vegetation to mitigate for the necessary removal of existing vegetation to excavate the basement and provide a solid foundation for the historic house.
25. The applicant will raise and possibly temporarily re-locate the historic house to the hill behind it, beyond the accessory structure. The existing partial basement foundation will be demolished, and the rock will be harvested, categorized, and remain on site to be used in the reconstruction of the 2nd story level of the home. The foundation is in poor condition and appears to be failing. A false, smooth faced CMU wall added in front of the rock to enclose a patio area that once existed below the top story deck will be removed and discarded, as this portion of the home is not historic. A new basement level foundation will be installed, which will include the second story partial basement. The stone removed from the original foundation will be used to veneer this section of the home. Some of the stone was painted, and the paint will be removed prior to being replaced back onto the home.

26. On September 18, 2012, the Board of Adjustment granted a variance to the 10' horizontal stepping requirement for the third story, as this application was submitted prior to the LMC amendment that renders historic structures with this configuration as non-complying and does not require the third story step.
27. All final heights will be verified at the time of the Building Permit application.
28. The proposed garage door will not exceed 9' wide by 9' in height. The proposed driveway will not exceed 12' in width.
29. Only the garage access is located on a slope of 30% or greater as the rear addition has been reduced in size from the initial submittal and is no longer located on a slope of 30% or greater. The proposed addition is not located on a slope of 30% or greater.
30. Changes to the existing grading and landscaping are documented on the preliminary landscape plan. The change in grade from existing to final does not exceed 48", the allowed change. A final grading and landscape plan, consistent with the preliminary plat, will be submitted with the building permit application.
31. On May 1, 2013, a HDDR application was submitted to the Planning Department. The application was deemed complete on June 17, 2013 and the design was approved on August 20, 2013. The proposed addition was found to complement the historic structure and follow the predominant pattern of buildings along the street, maintaining traditional setbacks, orientation, alignment, and simplicity of architectural detailing.
32. The proposed addition is both horizontally and vertically articulated and broken into compatible massing components with a pitched roof over a portion and a flat roof element providing a transition between the main structure and the accessory structure. The design includes setback variations and lower building heights for portions of the structure. The proposed massing and architectural design components are compatible with both the volume and massing of existing structures. The design minimizes the visual mass and mitigates the differences in scale between the proposed addition and existing historic structures in the neighborhood as viewed from the public streets. The building volume is not maxed out in terms of footprint or potential floor area and much of the building volume of the rear addition is located below final grade. The garage door is recessed behind the front façade.
33. The proposed structure will not be viewed from the key advantage points as indicated in the LMC Section 15-15-1.283, with the exception of a cross canyon view.
34. The applicant submitted a visual analysis/ perspective, cross canyon view and a streetscape. The design mitigates visual impacts of the cross canyon view in that

- the addition is located to the rear of the two story historic house, nearly sixty feet (60') from the edge of Woodside Avenue and the garage is set below the grade of the street and the single car door is recessed from the front façade.
35. The addition and garage location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography. Grade around the historic structure will be maintained as it was historically, with the exception of changes necessary to accommodate the garage door and basement/foundation area to meet Code.
 36. The design includes setback variations, increased setbacks, decreased maximum building footprint, and lower building heights as compared to the requirements of the LMC in order to maximize the opportunity for open area and natural vegetation to remain.
 37. The proposed massing and architectural design of the addition are compatible with the massing and volume of the historic house and historic structures in the neighborhood. The existing house is a larger two story house, with a façade width of thirty-five feet and a height of twenty-six feet. The house was originally constructed on two standard "old town" lots and contains 1,658 square feet of living area.
 38. With the exception of the garage door the addition is located to the rear of the historic structure and is not visible from Woodside Avenue due to the height of the existing historic house and the location and height of adjacent buildings.
 39. No wall effect is created with adjacent structures due to the location of the addition to the rear of the historic house (thirty feet behind the front façade and nearly sixty feet (60') from the edge of the street).
 40. The height of the addition measures 20.5 feet above existing grade at the highest point. The flat roof portion measures approximately 15' from existing grade.
 41. The findings in the Analysis section of this report are incorporated herein.
 42. The applicant stipulates to the conditions of approval.

Conclusions of Law – 543 Woodside Avenue

1. The Steep Slope CUP, as conditioned, is consistent with the Park City Land Management Code, specifically section 15-2.2-6(B), criteria for Steep Slope CUP.
2. The Steep Slope CUP, as conditioned, is consistent with the Park City General Plan.
3. The proposed use will be compatible with the surrounding structures in use, scale, mass and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.
5. The proposed construction will not create any non-compliance issues with the HR-1 requirements.

Conditions of Approval – 543 Woodside Avenue

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting the historic house on the property and a preservation guarantee is required with the amount of the guarantee to be determined by the Chief Building Official upon review of the approved preservation plan.
3. A final utility plan, including a drainage plan, for utility installation, public improvements, and storm drainage, shall be submitted with the building permit submittal and shall be reviewed and approved by the City Engineer and utility providers, including Snyderville Basin Water Reclamation District, prior to issuance of a building permit.
4. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
5. A final Landscape Plan shall be submitted to the City for review and approval by the City Planning Department, prior to building permit issuance. Such plan will include water efficient landscaping and drip irrigation of trees and shrubs. Lawn area shall be limited in area per the LMC Section 15-5-5 (M). All significant trees to be removed shall be replaced with the same or similar species and size of tree. Replacement of larger trees to be removed may be substituted with additional trees, the size and species of which will be determined by the City Forester during review of the building permit application.
6. No building permits shall be issued for this project unless and until the design is reviewed and approved by the Planning Department staff for compliance with this Steep Slope Conditional Use Permit, the August 20, 2013, Historic District Design Review, and the 2009 Design Guidelines for Historic Districts and Historic Sites.
7. All conditions of approval of the 543 Woodside Avenue Subdivision plat apply. The encroachment agreement for existing retaining walls in the Woodside ROW was recorded prior to plat recordation, residential fire sprinklers are required, and the plat was recorded before it expired.
8. If required by the Chief Building Official, based on a review of the soils and geotechnical report submitted with the building permit, the applicant shall submit a detailed shoring plan prior to the issue of a building permit. If required by the Chief Building Official, the shoring plan shall include calculations that have been prepared, stamped, and signed by a licensed structural engineer. The shoring plan shall take into consideration protection of the historic structure on the lot.

9. Soil shall be tested and if required, a soil remediation plan shall be approved by the City prior to issuance of a building permit for the house.
 10. This approval will expire on January 8, 2015 if a building permit application has not been issued before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director, upon required public notice.
 11. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission and with the final HDDR plans.
 12. Modified 13-D residential fire sprinklers are required for all new construction on this lot, unless otherwise stipulated by the Chief Building Official.
 13. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited.
 14. The final preservation plan shall be approved by the City Planning Director and Chief Building Official prior to issuance of a building permit.
 15. A preservation guarantee shall be calculated by the Chief Building Official and all paper work and documentation regarding the preservation guarantee shall be executed and recorded at Summit County recorder's office prior to issuance of any building permits for construction on this property.
 16. Construction waste shall be diverted from the landfill and recycled when possible.
 17. All electrical service equipment and sub-panels and all mechanical equipment, except those owned and maintained by public utility companies and solar panels, shall be painted to match the surrounding wall color or painted and screened to blend in with the surrounding natural terrain.
 18. An encroachment agreement with the City is required prior to issuance of a building permit, for any new retaining walls and landscaping proposed within the Woodside Avenue ROW.
 19. A deed restriction shall be recorded against the property prior to issuance of a building permit stating that the detached accessory structure may not be used as a separate dwelling unit or apartment and the detached accessory structure may not be attached to the main house.
4. **820 Park Avenue – Conditional Use Permit for mixed-use commercial development** (Application PL-13-01956)

Planner Grahn reported that the applicant, represented by Rory Murphy, was proposing to develop the site at 820 Park Avenue. The property contains the Significant historic structure known as the Rio Grande Building. On November 13, 2013 the Historic Preservation Board granted an appeal to allow the historic structure to be relocated to the northwest corner of the site at 9th and Park Avenue and to be a prominent feature of

the property. The applicant was also proposing to construct a three-story mixed-use building on the remainder of the site. The first floor would be primarily reserved for commercial-retail uses and the upper stories would be residential condominiums.

The applicant was requesting a conditional use permit for use of the proposed building for multi-unit dwellings, commercial and retail space, neighborhood convenience commercial, a restaurant and café, outdoor dining and a parking area or structure with five or more spaces.

The Staff recommended that the Planning Commission review the proposed conditional use permit application for the mixed-use commercial and residential development at 820 Park Avenue and conduct a public hearing. No action was being requested this evening. The Staff's analysis was outlined on page 217 of the Staff report. The Staff requested discussion on traffic and off-street parking.

The applicant was proposing to provide 42 underground parking spaces. The applicant had not yet leased the 3,100 square feet of storefront space. The space may be leased to a single retail and service or restaurant tenant, or the space may be further subdivided into multiple tenants. The Staff had analyzed three scenarios identified as Alternatives A, B and C on page 218 of the Staff report. Alternative A – should the space be leased to a single commercial retail and service tenant, the applicant would be required to provide 23 parking spaces. The proposal already exceeds that amount by proposing 42 underground parking spaces. Alternative B – should the space be leased to a restaurant tenant, the applicant would be required to provide 44 parking spaces. Therefore, the 42 underground parking spaces proposed would not meet the LMC requirements and the applicant would have to request a parking reduction of 18 spaces. Alternative C – the Planning Commission could approve a mixed-use parking requirement similar to that permitted by LMC 15-2.6-9(B) in the HCB District, which requires non-residential uses to provide parking at a rate of 6 spaces per 1,000 square feet of building area. In this scenario, the applicant would be required to provide 32 spaces.

Rory Murphy, the applicant, reviewed the proposed project. He noted that the multi-unit dwelling, the neighborhood convenience commercial, restaurant, outdoor dining and parking complies with the zone requirements. The proposed development would share a party-wall with the Town Lift Condominiums to the south. The applicant has met with the Chief Building Official and the City Attorney to enter into a party wall agreement with the Town Lift Plaza. An easement has been worked out with the Sweeneys. The proposed project fits with the surrounding uses in the area. There would be no nightclub use to avoid impacting the quality of life for the neighbors. Mr. Murphy

believed the project complies with the letter and spirit of the LMC.

Commissioner Joyce understood that only 13 spaces were reserved for the residents. Mr. Murphy replied that this was correct.

Chair Worel asked if there could never be a restaurant if Alternative A or C were approved. Mr. Murphy answered yes.

Chair Worel opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, needed to go through her notes to see how the General Plan relates to a convenience store in the zone.

Mike Sweeney was highly supportive of the project, believing that it was the most exciting thing that has happened in that area of town for a long time. The proposal is well planned and well thought out and it enhances the area. Mr. Sweeney stated that parking is typically not a problem.

Chair Worel closed the public hearing.

Commissioner Gross noted that the parking would meet Code if the restaurant was limited to 2500 square feet. He asked if there were any restriction limiting real estate offices on Park Avenue. Planner Grahn stated that office use was not permitted at the street level. Commissioner Gross asked if the Rocky Mountain Power park was open space. Mr. Murphy answered yes. Commissioner Gross asked if the parking would be fee-based or open for commercial. Mr. Murphy replied that it would be open for commercial.

Chair Worel asked if the elevator would only go up to the residential section. The project architect explained that in order to be handicap accessible, the elevator would access all floors and not be restricted to the residential units.

Chair Worel looked forward to seeing the traffic study.

MOTION: Commissioner Gross moved to CONTINUE the conditional use permit for 820 Park Avenue to February 12, 2014. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

The Park City Planning Commission meeting adjourned at 8:00 p.m.

Approved by Planning Commission: _____

DRAFT

Planning Commission Staff Report



PLANNING DEPARTMENT

Subject: General Plan
Author: Thomas Eddington, Planning Director
John Paul Boehm, Planner
Date: January 22, 2014
Type of Item: Legislative Discussion

Background

Staff has made the following changes to the General Plan based upon the recommendations from the Planning Commission meeting on January 15th:

Document Format – In response to concerns about the layout and length of the proposed General Plan, staff proposed changing the format to make it more user-friendly. This would be accomplished by moving the Goals, Objectives and Strategies from each of the Core Value sections to the front of the General Plan and calling this portion of the Plan “Volume I.” The remaining information (the methodology for implementing strategies, the Neighborhoods section, and the Appendices/Trends section) would make up “Volume II” of the General Plan. The Planning Commission agreed that this would make the document easier to use. In addition, the Commissioners also recommended adding language to the Introduction section of the General Plan that explains how to use the two volumes (See Exhibit A).

Density – The Planning Commission agreed with staff that in order to achieve the City's goal of providing additional affordable and middle-income housing, density would have to increase in certain areas within the City. The areas that were identified as appropriate for increased density were Bonanza Park, the commercial (mixed-use) portion of Prospector, Lower Park Avenue, and the resort areas of PCMR and Deer Valley Resort. The Planning Commission felt that it was also important to specifically state that the primary resident neighborhoods are not appropriate areas for increased density. The Commission requested staff to remove any language that would encourage increased density in the existing neighborhoods. Staff has made changes in the Neighborhoods section of the General Plan to meet this request. Staff has also removed Main Street and Quinn's from the Nodal Development Map (pg. 7, Small Town) to avoid any confusion regarding additional density in these areas (See Exhibit B).

TDRs – Staff had asked the Planning Commission if they agreed with the recommended receiving zones within the City for the Transfer of Development Rights program. The Commission agreed that Bonanza Park, PCMR/LOPA, and the Snow Park area of Deer Valley were appropriate for consideration as receiving zones. The Commission reiterated that they did not feel that the Huntsman property was an appropriate receiving zone for inclusion in the General Plan at this time. This area has not been analyzed in as much detail as the other sites. The Commission also asked staff about the possibility of considering the Quinn's Junction area as a receiving zone. Staff explained that due to the density limitations in the current MPD for Quinn's, this area would not work as a receiving zone.

Given that this General Plan is a 20 year document, does the Planning Commission want staff to consider clarifying General Plan principles that would lead to consideration of new TDR receiving areas in the future? Under this alternative, the General Plan would only state the current TDR zones indicated above, but would also allow a complete analysis of other possible TDR zones in the future. This alternative would not dismiss future options/opportunities without the benefit of thorough analysis.

Inter-jurisdictional TDRs – The Planning Commission acknowledged the challenges associated with implementing inter-jurisdictional TDRs but agreed with staff that this concept should at least be explored in the future. The Commission directed staff to remove the specific receiving zones in Summit County from the map on page 19 of the Small Town section. These specific zones have been replaced with arrows that illustrate the concept without designating a specific zone (See Exhibit C).

Salt Lake City – Park City Connectivity – Staff had asked the Planning Commission whether or not they supported the concept of exploring alternative modes of transportation to connect SLC and PC. After discussing the viability of several of the proposed modal options, the Commission agreed that the City should at least look into what options might work in the future.

Annexation Overview

During the January 15, 2014 General Plan Planning Commission meeting, the Commission requested additional information to further understand the effects of the Annexation Expansion Area. The following statements herein summarize such effects:

A City may not annex an area unless it is within the mapped Annexation Expansion Area. The map is adopted as part of the Annexation Policy Plan in Chapter 8 of the LMC pursuant to state code procedure. In considering defining the Annexation Expansion Area, the Planning Commission must consider:

- justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary (urban development means a housing development with more than 15 residential units and an average density greater than one residential unit per acre; or a commercial or industrial development for which cost projections exceed \$750,000 for all phases);
- attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
- consider population growth projections for the Municipality and adjoining areas for the next 20 years;
- consider current and projected costs of infrastructure, urban services, and public facilities necessary:
 - to facilitate full development of the area within the municipality; and

- to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;
- consider, in conjunction with the Municipality's General Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;
- consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the Municipality.

Once adopted, the legislative body of a specified county may not approve **urban development** within a Municipality's expansion area unless the County notifies the municipality of the proposed development, **and**

- the Municipality consents in writing to the development; **or**
 - within 90 days after the County's notification of the proposed development, the municipality submits to the county a written objection to the county's approval of the proposed development; and
 - the County responds in writing to the municipality's objections.

Staff recommends the proposed Annexation Expansion Area (AEA) to help the City achieve the following:

- The proposed AEA to the northeast of the current City boundary will allow the City to bring much of our acquired and protected open space within Round Valley into the City limits. In addition, the proposed expansion of the AEA east of SR40 will allow the City to jointly plan this area in conjunction with the County recognizing that the General Plan recommends this area to generally be preserved as open space with the consideration of a wildlife corridor over SR40 in the future. Preserving this area along the corridor preserves one of the gateways to the City while also recommending any future development be directed to the existing development nodes of Silver Creek/Summit to the north (where the land is zoned by the County as Community Commercial – CC) and the east side of SR40 at Quinn's Junction to the south where the County has the land zoned by the County as Service Commercial (SC).
- The proposed AEA to the southeast of the current City boundary will allow the City to ensure that the south gateway to the City will be preserved, specifically in light of the anticipated development that will result as part of the Jordanelle Basin entitlements. Again, the General Plan recommends protecting the corridor from sprawl and concentrating any future development into nodes – in this case, in the Jordanelle Regional Special Planning Area and not allowing corridor creep toward the north.
- The proposed AEA to the south of the current City boundary will allow the City to better understand the ±700 units that make up the entitlements in Bonanza Flats and Brighton Estates. Any development in this area would have significant impacts upon the City in

terms of both environmental and transportation (Guardsman Pass) issues. The inclusion of this area within the City's AEA will allow the City to look at opportunities to cluster future development and/or create a TDR sending zone that would further the protection of this area in its current state.

- The proposed AEA to the west of the current City boundary will allow the City to clean up the existing AEA boundary by following existing property lines. In addition, the proposed AEA expansion to the northwest of the City along SR224 will allow the City to actively plan within the area to protect the gateway to the City (just before you get to the McPolin Barn). There may be opportunities in this area to look at clustering and/or the creation of a TDR sending zone to protect some of these entitled lands.

See Exhibit D that illustrates the Annexation Expansion Area map (enlarged).

Comparison of the Existing and Proposed General Plans when Reviewing a Proposed Project – A Quick Run-Thru Without Full Analysis

Master Planned Developments, annexations, and other projects are reviewed by the Planning Staff, at a high level, for compatibility with the General Plan. While the General Plan, as a tool, should provide community strategies and actions to improve planning, transportation, historic preservation, environmental character, etc. going forward, it is used as a general tool to give a high level review of major project applications.

To help the Planning Commission understand this general review, the following is a comparison of how the Staff used the existing General Plan to review the Silver Star Development back in 2004. In addition, we have included the goals and strategies of the proposed General Plan that would have been applicable under this General Plan as the review document. This is intended to be a simple and quick exercise, not a complete analysis.

Reviewing the Silver Star Development Against the Existing and Proposed General Plans

When the Silver Star Development (previously known as Spiro Tunnel Annexation and MPD) was first submitted to the City a portion of the property was not within the City limits. A portion of the property was located within the City, zoned as Residential Density (RD). Before a development proposal could be approved the County zoned property had to be annexed to Park City.

An application for annexation was submitted. The City's annexation policy plan (Chapter 8 of the LMC) requires that annexations which also propose a development must submit an application for development with the annexation petition. In this case the development application was for a Master Planned Development (MPD) due to the number of units requested.

The density proposed for the overall MPD, included 22 cottage units and 75 condominium units on 19.84 acres. This density of approximately 4.89 units per acre was compared to the existing density in the surrounding areas and within the range allowed by the RD and RDM zones. Additional uses proposed included affordable housing, artist in residence program with housing and art studios, support commercial, and office uses as part of a redevelopment of existing historic structures.

The following is the review process under the existing General Plan used to determine whether the proposed annexation and subsequent Master Planned Development were consistent with the City's goals and objectives.

Step one is to determine whether the property desired to be annexed was located within the City's Annexation Expansion Area. The property was within the Annexation Expansion Area; therefore an annexation petition could be accepted.

Step two is a review against the Annexation Policy plan (Chapter 8 of the LMC). One of the first items in the Annexation Policy plan is a review of the general requirements for annexation, such as identification of natural features, adjacent property land use and zoning, proposed land uses and density, character of existing and proposed development, municipal services, and consistency with the General Plan. Most of these are technical items that are still part of the City's Annexation Chapter within the LMC.

Existing GP

Proposed GP

Doesn't address annexations specifically

Natural Setting - Strategy 4.5 - Re-examine annexation policy and Annexation Expansion Area (AEA) boundary to establish strategies that ensure future development within the City preserves open space and enhances the connectivity of open space.

Natural Setting - Wildlife and Open Space Corridors (pages 22 – 25)

Step three is a review against the specific goals/objectives/strategies of the existing and proposed Park City General Plans.

Given that the layout of the existing and proposed General Plans is different, the following illustrates them separately. The existing General Plan is noted first, with its applicable goals and strategies for review of the Silver Star MPD. The proposed General Plan review follows.

Existing General Plan:

This review consists of a review of the objectives of the Park City Resort/West Hill Planning Area, as this is where the property is located. Those objectives include the following:

- **Environmental and Open Space Objectives**

Consider limited ski area expansion, avoiding wetlands and critical wildlife areas.

- **Community Design Objectives**

There may be pods of developable area within this Planning Area. The majority of development should occur within, or immediately adjacent to, the existing City limits, at the base of the ski area. If any additional residential development is to occur in this planning area, it should be clustered and not spread over the hillside.

All structures near the Park City Resort (PCMR) should also be restricted to a specific contour elevation. Resort area building heights should be examined in the context of surrounding properties, views of the ski area from primary streets, and the need for bed-base expansion at the resort center.

Review of new development in the context of the historic guidelines that support the City's mining, resort and ski history.

Prevent development creep up the canyons and valleys along the west side.

Limit new construction on the west side to residential uses, with resort/commercial expansion only at the base of the Park City Resort.

- **Recreation and Amenity Objectives**

Encourage the development of more summer hiking, biking, and horse riding trails. Secure connections to other trails in and around Park City.

- **Transportation Objectives**

Allow additional residential and ski area development only if there is no net negative impact on City streets.

As the number of vehicle trips increase due to permitted expansion of the bed base and other development in this area, corresponding improvements to the streets and other transportation related facilities must also be improved.

- **Other applicable goals outlined in the General Plan including:**

- Preserve the mountain resort and historic character of Park City.
- Preserve environmental quality, open space, and outdoor recreational opportunities.
- Manage the amount, rate, form, and location of growth.
- Encourage a diversity of housing opportunities
- Develop an integrated transportation system to meet needs of visitors and residents

- **Developing Area Policies:**

- Ensure that the character of new residential development reflects and is compatible with the mountain resort character of Park City.
- Encourage alternatives to the use of autos and discourage driving when feasible.

- Maintain and expand open space...
- Design larger scale commercial buildings and development to reflect traditional Park City patterns, character, and site designs. Support the mountain character and charm of the City by making sure that new commercial development relates to the mining/historic architectural heritage of Park City.

Proposed General Plan:

Neighborhood – Resort Center

- Mix of medium- and high-density units encouraged
- Resort support uses (e.g. ski rental, restaurants, and retail shops) should be concentrated and encouraged
- Sustainable building design is strongly recommended for the Resort Center
- Maintain a “mountain alpine village” aesthetic; create a quality pedestrian experience of architectural interest, connectivity, and public activity

Small Town

Goal 1 – Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods

- 1C** Primary residential neighborhoods should encourage opportunities to enhance livability with access to daily needs, including: a mini market, a neighborhood park, trails, community gardens, walkability, bus access, home business, minor office space, and other uses that are programmed to meet the needs of residents within the neighborhood and complement the existing context of the built environment.
- 1.6** Implement conservation subdivision design principles in LMC subdivision requirements. Subdivision design should conserve the natural setting and natural resources, take advantage of passive solar, and minimize waste.

Goal 3 – Public transit, biking, and walking will be a larger percentage of residents’ and visitors’ utilized mode of transportation.

- 3.1** Require development and redevelopment to increase the potential for multi-modal transportation options including: public transit, biking, and walking. Require developers to document how a development proposal is encouraging walking, biking, and public transportation over the single-occupancy vehicle.

- 3.2 Revise parking requirements to incentivize multi-modal transportation, high efficiency vehicles, and shared parking areas. Require secure bicycle parking options.

Natural Setting

Goal 4 – Open Space: Conserve a connected, healthy network of open space for continued access to and respect for the *Natural Setting*.

- 4E Collaborate with neighborhoods to create small parks or passive open space areas.
- 4.1 Identify local and regional wildlife corridors. Protect wildlife corridors through designation of open space and/or an overlay zone to ensure safe connections between natural areas for wildlife movement. Include overland wildlife corridors for SR 224, SR 248 and Route 40 to accommodate wildlife movement.

Sense of Community

Goal 7 – Lifelong Housing: Create a diversity of housing opportunities to accommodate the changing needs of residents.

- 7A Increase diversity of housing stock to fill voids within housing inventory (including price, type, and size) to create a variety of context sensitive housing opportunities.
- 7C Focus future nightly rental units to resort neighborhoods - near Park City Mountain Resort and Deer Valley.
- 7.3 Explore new and emerging trends for non-traditional housing developments, such as co-housing, congregate housing or limited equity co-ops, within primary residential neighborhoods. Create specific review standards to ensure compatibility and mitigation of impacts as necessary.
- 7.4 Focus nightly rental within resort neighborhoods - Deer Valley and Park City Mountain Resort areas.

Goal 8 – Workforce Housing: Increase affordable housing opportunities for the work force of Park City.

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

- 8C Increase housing ownership opportunities for work force within primary residential neighborhoods.
- 8.4 Update incentives for density bonuses for affordable housing developments to include moderate and mixed income housing.
- 8.13 Provide best practices for employer-assisted housing to encourage large employers to provide housing assistance for employees.

Goal 9 - Parks & Recreation: Park City shall continue to provide unparalleled parks and recreation opportunities for residents and visitors.

- 9B Locate recreation options within close vicinity to existing neighborhoods and transit for accessibility and to decrease vehicle miles traveled. Grouping facilities within recreational campuses is desired to decrease trips.
- 9C Optimize interconnectivity by utilizing bus/ transportation services to recreation facilities.

Goal 11 - Support the continued success of the tourism economy while preserving the community character that adds to the visitor experience.

- 11B Preservation of our community core values of *Small Town, Natural Setting, Sense of Community, and Historic Character* is essential to maintaining the unique *Park City Experience* for visitors and residents. Regulate design of new development to compliment the community's core values and protect the *Park City Experience*.
- 11.2 Protect the attributes of the City that make Park City unique.
- 11.4 Limit visitor-oriented development and nightly rental to existing resort neighborhoods. Restrict nightly rental from primary residential neighborhoods.

Goal 12 - Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City.

- 12.2 Foster live-work opportunities in commercial areas.

Goal 13 - Arts & Culture: Park City will continue to grow as an arts and culture hub encouraging creative expression.

- 13.3 Within Master Planned Developments, develop review criteria to suggest inclusion of arts spaces in the public realm.

- 13.8** Sponsor an artist-in-residence program, allowing the public to observe and interact with the artist as he/she creates public art pieces.

Goal 14 - Living within Limits: The future of the City includes limits (ecological, qualitative, and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.

- 14.3** During the review of annexations, assess the impacts of additional development on public services, including: emergency response (e.g. fire, police, and ambulance), transportation, educational facilities, and parks and recreation.
- 14.6** Require developers to bear the costs of adding their development to Park City's infrastructure within future development, consistent with Utah impact fee statutes.
- 14.14** Consider LEED certification for all new municipal buildings. Consider LEED Certification as a requirement within the City's Land Management Code (LMC) for all future construction within the City.

Historic Character

Goal 15 - Preserve the integrity, mass, scale, compatibility and historic fabric of the locally designated historic resources and districts for future generations.

- 15A** Maintain the integrity of historic resources within Park City as a community asset for future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two National Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District.
- 15B** Maintain character, context and scale of local historic districts with compatible infill development.
- 15E** Encourage adaptive reuse of historic resources.
- 15.7** Encourage pedestrian-oriented development to minimize the visual impacts of automobiles and parking on Historic Buildings and Streetscapes.

In general, the review of the MPD application as compared to the existing and proposed General Plan is relatively similar with the exception that the proposed General Plan goes into more detail in terms of design and site planning issues, as well as promoting mixed-use concepts and alternative modes of transportation. Again, it should be noted that this review is for high-level conformance with the General Plan; the real issues associated with a Master

Planned Development review are done at the LMC level with the Planning Commission.

Moving Forward - Recommendation

As the Planning Department moves forward with the schedule recommended by the City Council, there will be an upcoming Joint City Council - Planning Commission meeting on Wednesday, February 5th (this was changed from the originally scheduled meeting on February 4th). (See Exhibit E).

This General Plan is a significant departure from the existing General Plan in terms of its layout; it follows the Community Visioning concept from 2009 and utilizes the City's four core values as its basis: Small Town, Natural Setting, Sense of Community, and Historic Character. In addition, this General Plan provides a greater degree of specificity in terms of site planning and design for future projects. It provides more detailed recommendations in terms of future planning "best practices" for the community and addresses these "best practices" in both a Park City context as well as a regional context. The proposed General Plan has been a multi-year process that involved significant public outreach and work with the neighborhood groups. As a result of much of this work, the document is strongly focused on neighborhoods and contains a section solely dedicated to the recommended planning concepts for each of the City's ten (10) neighborhoods. This degree of focus is missing from the existing General Plan, while it is a significant focus in the new document.

Ultimately, the recommendations contained within this document build upon the existing General Plan to create a proactive guide for addressing the City's future. If we had to look at five of the major advancements in the new General Plan, they could be narrowed down to the following:

- Neighborhood focus
- Image driven historic character element
- Inclusionary housing – diversity in design, density, affordability, and to age in place
- Opportunities for alternative modes of transportation
- Environmental and sustainable recommendations for the built environment as well proactively looking at wildlife/open space corridors/connectivity

Staff recommends the Planning Commission forward a positive recommendation for the General Plan to the City Council.

Exhibits

Exhibit A – How to use the General Plan

Exhibit B – Nodal Development Map

Exhibit C – Inter-jurisdictional TDR Map

Exhibit D – Updated Expansion Area Boundary Map – Enlarged

Exhibit E – Updated Schedule

How to Use the General Plan

The General Plan is composed in four sections according the Park City Visioning Core Values:

- Small Town
- Sense of Community
- Natural Setting
- Historic Character

These Core Values were identified by the City’s residents in 2009 as being the foundation upon which our Community should begin to look at its future, whether from a big picture perspective or an individual City or private development project.

This General Plan builds upon the City’s Core Values and rather than have individual elements (e.g. Land Use, Transportation, Sustainability, etc.), this document recognizes that no individual element stands alone; all elements interact and impact each other. This document combines these elements into the appropriate Core Value, recognizing the inherent overlap of each.

VOLUME I

Volume I of this General Plan contains the Goals, Objectives, and Strategies for each of the four Core Values.

GOALS

The Goals are the ends toward which effort and action are directed or coordinated.

OBJECTIVES

In general, Goals and Objectives are somewhat interchangeable; however, objectives tend to contain more specificity than a goal.

SMALL TOWN

NATURAL SETTING

SENSE OF COMMUNITY

HISTORIC CHARACTER

Both Goals and Objectives are “whats”, not “hows”. There can be a number of goals and objectives to be achieved in order to achieve an overall Mission, but there is usually only one Mission.

STRATEGIES

A Strategy is how to achieve a goal or objective. It is a “how”. A Strategy is a thoughtfully constructed plan or method or action that will be employed to achieve a desired result.

Two types of Strategies are outlined within this Plan: Community Planning Strategies and City Implementation Strategies. The first is designed to provide direction regarding needed planning programs, research or analysis to achieve the Goals and Objectives. The second set of strategies is designed to hold the City accountable in terms of implementing the projects necessary to accomplish this task at the ground level.

VOLUME II

Volume II of this Plan contains information that supports the Goals, Objectives, and Strategies outlined in Volume I. This includes the methodology recommended for accomplishing strategies, a section on neighborhoods, and an appendix which contains trends, analysis, and data for the City and region.

To achieve the Goals and Objectives and carry out the many Strategies will be a significant undertaking for the community; however the risk of not doing so is the loss of our community identity. Park City will need to work diligently over the next decade to maintain its Mission. Let this Plan guide the way to Keep Park City Park City.

MISSION

Keep Park City Park City

SMALL TOWN

NATURAL SETTING

SENSE OF COMMUNITY

HISTORIC CHARACTER



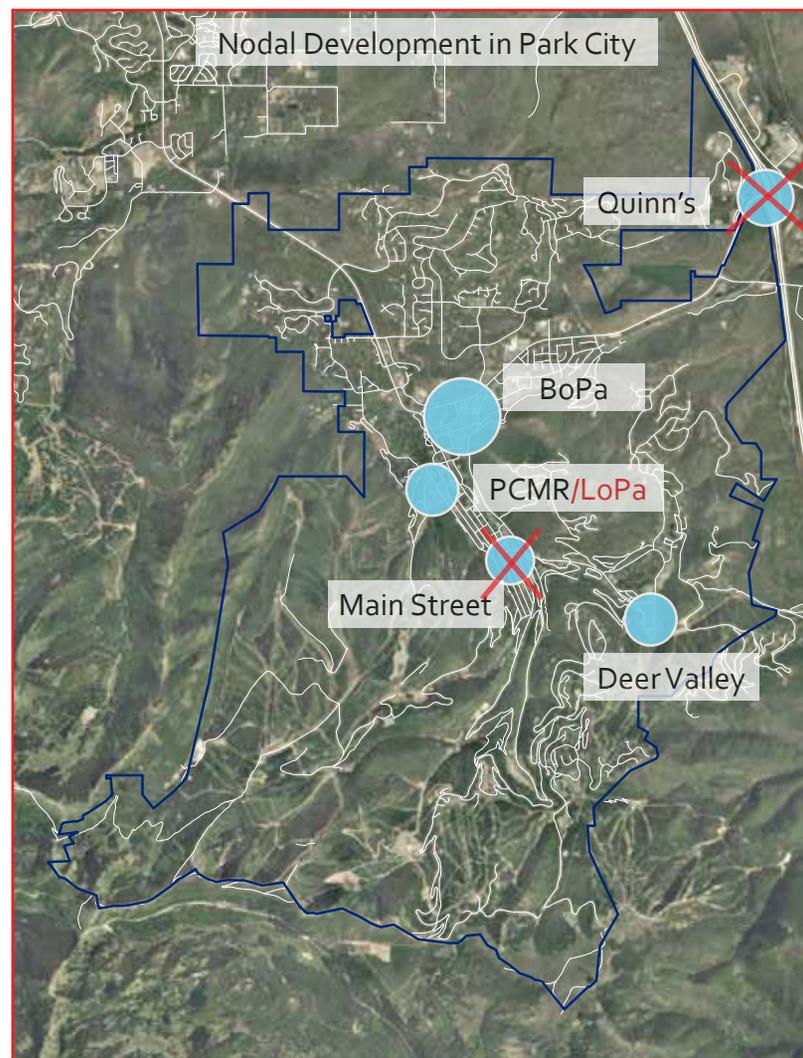
Exhibit B

Planning Commission recommended deleting this section

Objectives

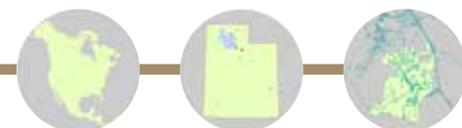
- 1A** Direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity. ~~Increased infill development beyond current entitlements should only be considered if it offsets development pressures elsewhere and/or creates affordable housing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

In response to ongoing dialogue about density, staff is recommending removal of Main Street and Quinns from this map to avoid any confusion regarding additional density in these areas



SMALL TOWN

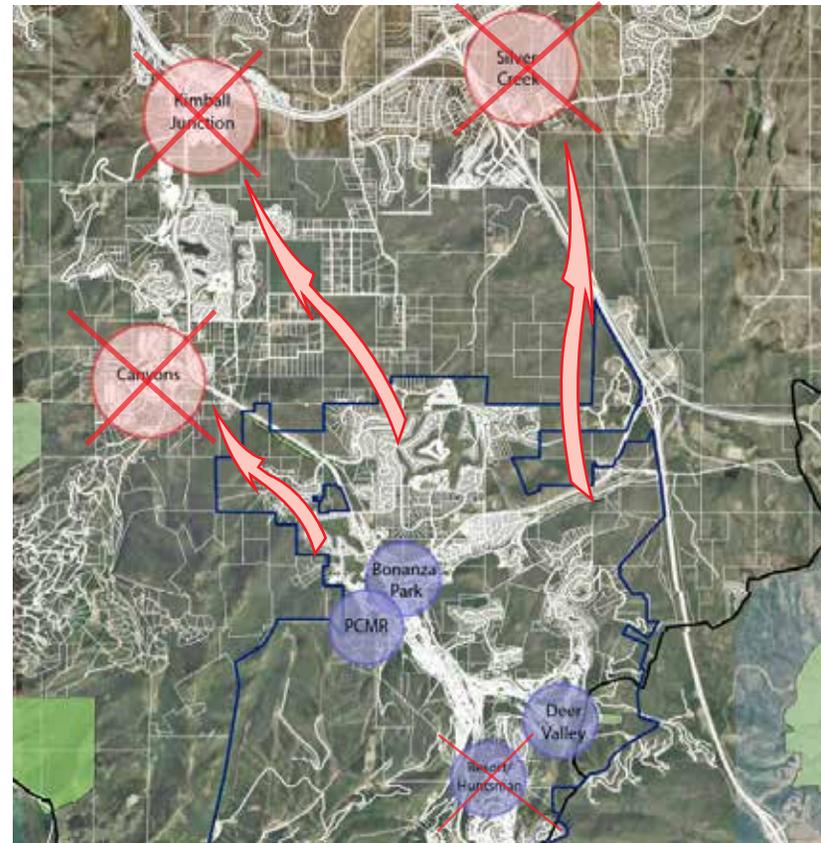
Directing growth patterns away from large areas of undeveloped land and toward existing compact, mixed-use centers along priority transit corridors; this focus will help prevent sprawl, protect the City's quality of life through decreased vehicle miles traveled (VMT), improve air quality, and increase utilization of public transportation.



City Implementation Strategies

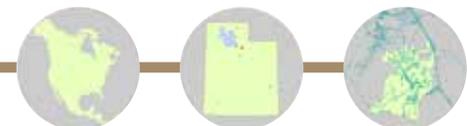
- 2.6 Research the pros and cons to understand and evaluate the impacts of a regional Transfer of Development Rights (TDR) program in the Wasatch Back. If feasible under state code, consider adoption of state legislation; otherwise identify necessary legislative steps to establish a regional TDR program. Identify future capacity to receive density within the county and City limits to limit sprawl, concentrate densities, and protect open space.
- 2.7 Proactively engage with regional neighbors to keep informed on adopted plans and long range planning efforts throughout the Wasatch Back. Identify City projects that would benefit from diversified review teams including regional representatives.
- 2.8 Increase interregional interactions between regional officials and regional government staff.
- 2.9 Continue collaboration of transportation planning efforts with Summit County, Wasatch County, Salt Lake County, state, and federal agencies.

Planning Commission recommended deleting the Hunstman Parcel and the specific Summit County receiving zones. The Commission recommended replacing the specific receiving zones with arrows showing TDRs going from the City to County



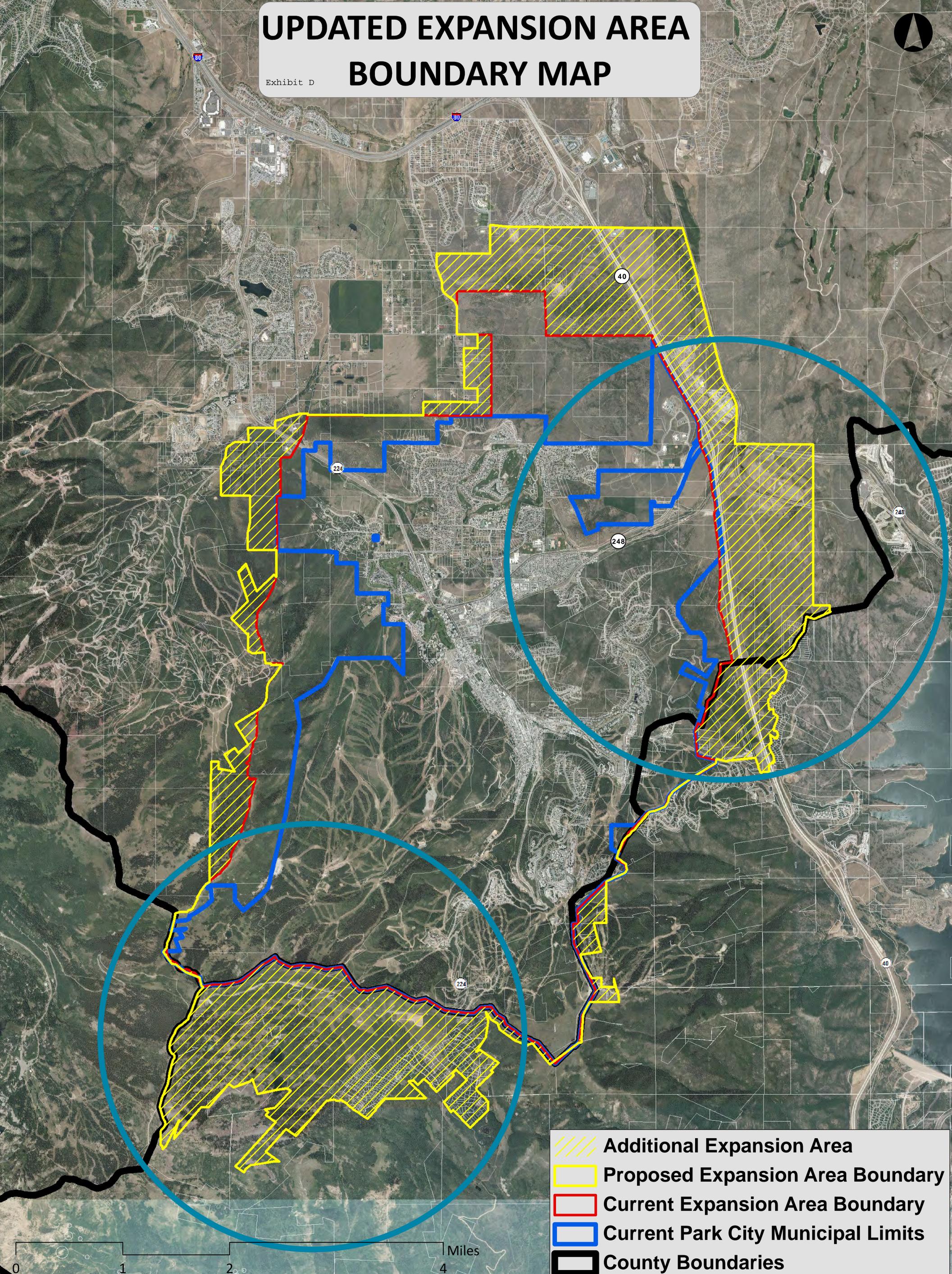
SMALL TOWN

The discussion regarding Transfer of Development Rights (TDRs) as a mechanism to accommodate the region’s growth while preserving our open space and recreation areas is challenging - no one wants growth. Understanding that it is inevitable allows us to implement the TDR tool to locate growth in nodes. Park City believes that for TDRs to work properly, they must remove growth from those areas that should be preserved and/or serve to further the City’s affordable housing goals. Summit County has represented a similar sentiment - TDRs must demonstrate a “community” benefit. The map above illustrates possible TDR Receiving Zones in Park City (blue) and Summit County (red). The City and County should work collectively with the State Legislature to allow for interjurisdictional TDRs.



UPDATED EXPANSION AREA BOUNDARY MAP

Exhibit D



-  Additional Expansion Area
-  Proposed Expansion Area Boundary
-  Current Expansion Area Boundary
-  Current Park City Municipal Limits
-  County Boundaries

Exhibit E

2014 - General Plan Schedule			
Meeting	GP Issues	Date	Notes
Special Planning Commission Meeting	Kick Off for New Commissioners Policy Discussion	1/15/2014	First Public Review for new PC Commissioners
Special Planning Commission Meeting	General Overview and Policy Discussion - Hand off to City Council	1/22/2014	Wrap-Up and General Direction for Council Review
Public Open House	Complete Document and Boards	1/28/2014	Off-site
JOINT City Council / Planning Commission Meeting	10 Point Comparison of Old/New GP Project Comparison Example (Old vs. New GP) GP Recommendations / Policy	2/5/2014	SPECIAL WEDNESDAY JOINT MEETING
City Council Public Hearing	General Review and Public Input	2/13/2014	Regular Meeting
Public Open House	Complete Document and Boards	2/18/2014	Off-site
City Council Public Hearing	General Review and Public Input	2/27/2014	Regular Meeting
City Council Public Hearing	Action - Vote on GP	3/6/2014	Regular Meeting

Revised 1/17/2014

Notes:

1. This assumes the PC meets 4x in January (with special 'applications only' meeting on Jan 29)
2. This schedule assumes no major changes to the document or formatting - that would delay the GP
3. The deadline by Council was March 7th; this maintains that schedule