

**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION**
CITY HALL, COUNCIL CHAMBERS
OCTOBER 16, 2012



AGENDA

MEETING CALLED TO ORDER - 5:30 PM

ROLL CALL

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

STAFF AND BOARD COMMUNICATIONS/DISCLOSURES

WORK SESSION – *Discussion items only. No action taken*

General Plan – Review of draft chapters on Small Town and Natural Setting. The Planning Commission will review goals, objectives, and strategies related to the Core Values of Small Town and Natural Setting.

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.

Planning Commission Staff Report



Subject: General Plan
Author: Katie Cattan, AICP
Date: October 16, 2012
Type of Item: Work Session

Below is the layout for the new General Plan. The elements within the new General Plan will be focused around the specific core values identified during the community visioning. The Core Values are those values identified by the community that must be preserved to maintain the Park City experience. The Core Values include: Small Town, Natural Setting, Sense of Community, and Historic Character.

Layout of the New General Plan

1. Park City Visioning Outcome
2. Park City Demographics
3. Small Town
 - a. Land Use
 - b. Regional Land Use Planning
 - c. Transportation
4. Natural Setting
 - a. Open Space
 - b. Resource Conservation
 - c. Climate adaptation
5. Sense of Community
 - a. Housing
 - b. Parks and Recreation
 - c. Special Events
 - d. Economy
 - e. Community Facility
6. Historic Character
 - a. Historic Preservation
7. The PC Neighborhoods
 - a. 1 – 9
 - b. Implementation Strategies
8. Indicators

During the October 10, 2012 Planning Commission work session, the Commission reviewed a draft of the goals, objectives and strategies for *Small Town*. The Planning Commission emphasized the desire for specificity within the General Plan. Staff has revised the 1st draft of *Small Town* incorporating the general direction of the Planning Commission. The redlines of the *Small Town* draft are included as Exhibit 1. During the first half of the October 15th work session, staff is requesting further direction regarding the redlined draft of *Small Town*.

The second half of the work session will focus on the draft goals, objective and strategies for *Natural Setting*. (Exhibit B) Staff will begin the second half of the work session with an interactive presentation on Natural Setting. Staff requests that Commissioners highlight areas of concern within the draft of *Natural Setting* for further discussion during the work session.

The full version of the General Plan will include write-ups on trends, demographics, and full explanation of specific strategies.

Exhibits

Exhibit A: Small Town draft #2

Exhibit B: Natural Setting draft #1

Small Town

During the 2009 Community Visioning process, residents identified *Small Town* as one of the four core values of Park City that must be preserved to protect the Park City experience. Residents described *Small Town* using words such as: “quaint, charming, old mining town, historic, beautiful, lovely, does not sprawl, not overbuilt, not much traffic, lifestyle, less driving, does not change much, historic identity, traditional, has a sense of place, character, and rich history”. It is important to note that the term *Small Town* is not solely associated with a population statistic or specific area of land. To Parkites, “*Small Town*” reflects an experience of place through the natural and built environment.

When asked, “What would make you leave Park City?” the most common answer by residents was “Too much change or growth” followed by “Loss of natural beauty/environmental decline” also associated with growth. During the community interviews, Parkites stated what they hoped Park City would be like in 20 years, again echoing the desire to remain a *Small Town*, more specifically “stay the same, *Small Town* feel, sense of community, uniqueness” followed by “less development, smarter growth, green and open.”

Since Park City was incorporated in 1884, the City has experienced cycles of growth and decline with the mining boom and subsequent contraction, followed by the establishment of the ski and tourism industry. The second growth cycle had a different impact on land use due to the influence of the car. Since Park City became a tourism destination, the City has expanded outward through annexation of surrounding areas.

To protect Park City for future generations to experience as we ~~so~~ fortunately do today, a balanced growth strategy must be implemented. Cities have the ability to preserve the experience of place by directing and shaping the future growth within the City’s

boundary through land use and transportation planning. As a small town within a larger growing region, it is essential to plan with neighboring communities as each community has influences beyond City borders.

The first step to direct and shape future growth within the City is to identify if there are areas within town that should not grow or should not be developed. Next, it is essential to re-look inward at the existing neighborhoods and identify areas in which some additional development could be realized in order to protect the areas that should be conserved. Park City has done a tremendous job of protecting lands through open space acquisitions. To simply believe that all the areas which should be protected could be purchased as open space would be is extremely expensive and unrealistic. Of course, continuing to create funding for open space acquisition also helps to preserve land and decrease development pressures.

A community must then identify the type of development that would be compatible within the existing neighborhood, ranging from an accessory dwelling on a large single family lot, to a multi-family residential building in a mixed use area, to affordable housing, or nightly rental options. By implementing a context-sensitive, local Transfer of Development Rights (TDR) system, the *Small Town* charm is preserved while creating more diverse options for locals, the workforce, and visitors.

The 2012 Park City Balanced Growth Strategy Outline recommended implementing a regional strategy to shape and channel growth to outcomes mutually desirable to the neighboring communities. The growth pressures for Park City do not end at the City line, as demand has placed enormous pressure on Summit and Wasatch Counties, threatening the *Small Town* experience of the Wasatch Back. Planning regionally begins with a shared vision and then the creation of implementation strategies.

Land use and transportation influence one another and have a dramatic impact on the core value *Small Town*. Smart growth decisions that create housing opportunities near commercial centers, support public transportation, alleviate pressure on undeveloped land, and result in less pressures to widen existing roads all preserve the *Small Town* experience. As land use and transportation decisions are made, the decision makers must consider how they influence the other and the resulting impacts on the *Small Town* feel.

Draft 2

Goal 1. Park City will grow inward, strengthening existing neighborhoods while protecting undeveloped land.

In dealing with the pressures placed on Park City to grow and develop, our community is faced with two choices. The first choice is to shun higher densities in town, instead encouraging growth to occur outward, into the undeveloped lands surrounding the City. Our second option is to encourage higher densities in town, so that we can preserve open space and the natural setting in and around Park City.

It is worth noting, [in 2012](#), under existing development agreements, MPDs and development rights allowed by current zoning, Park City is set to grow by at least 1,965 residential unit equivalents (UEs) and 736 commercial UEs, saying no to more growth is not possible.

The second choice seems like the best option for the City, as it allows us to protect the core values of *Small Town* and *Natural Setting*. Growing inward will relieve pressures to place developments in open space, while strengthening our existing neighborhoods. Prioritizing infill development, and allowing for a greater diversity of residential, commercial and even industrial/high tech development, will create a much more vibrant, sustainable community.

Objectives:

- [Increase diversity of housing options within primary residential neighborhoods.](#)
- Conserve contiguous wildlife corridors and habitat areas.
- Decrease pressures to build on native, undeveloped land.
- Increasing amount of protected open space.
- Preserve agriculture.
- Preserve view corridors.
- Preserve steep slopes and environmentally sensitive lands.

Strategies:

- [Amend the Land Management Code to allow TDR credits to be utilized within primary residential neighborhoods \(as identified in the neighborhood section of the General Plan\) for additional density that complies with context sensitive criteria. An increase in density may only be achieved through purchase of TDR credits. Additional density may be granted through:](#)
 - [Review of subdivision of existing lots of record into multiple lots of record that are compatible with the surrounding subdivision.](#)
 - [Creation of transition zones at the edge of residential neighborhoods located adjacent to higher density neighborhoods. Transition zones will have Conditional Use Permit criteria for change of use from a single family to multifamily residential.](#)
 - [Amendment of Master Planned Development language in the Land Management Code to effectuate redevelopment in designated areas.](#)
- [Continue to provide necessary commercial and industrial services within the City limits by allowing](#) a range of commercial uses within town, including industrial uses in appropriate areas.
- Require a range of lot sizes and housing density within new subdivisions.
- Revise minimum lot size within primary residential neighborhoods to [create opportunities for](#) smaller, more compact development and redevelopment.
- Implement conservation subdivision design principles in [LMC](#) subdivision requirements. Subdivision design should conserve natural resources and minimize waste.
- Prior to any large scale development [or redevelopment](#), an Area Plan should be prepared by the City to [outline design principles which manifest the](#) 2009 Community Vision and the General Plan.

- Identify and prioritize parcels for open space acquisition **and TDR sending zones.**
- Update the Transfer of Development Rights (TDR) system every two years to reflect market rate valuations of included properties with incentivized multipliers.
- Annex additional land to control growth surrounding Park City.
- Adopt Floor Area Ratios (FAR) within all zones to create maximum home sizes; allow residents to **acquire additional square footage through:**
 - Purchase **of development credits** -from a TDR sending zone; or-
 - **Compliance with Utah Build Green standards.**
 - **Deed Restriction of an affordable accessory dwelling unit onsite.**
- Require developer to pay their proportionate share for **their the** increased burden on existing service levels and infrastructure expansions outside of current service areas; Update capital facilities plan and LMC dedication requirements regularly to be consistent with the state impact fee legislation.

Comment [KC1]: Should we soften to say shape or transfer?

Formatted

Comment [KC2]: Rework

Draft 2

Goal 2. Park City will collaborate with Summit County, Wasatch County, and Salt Lake County toward the preservation of place through regional land use planning.

Park City is part of the greater Wasatch Back region, spanning from Snyderville Basin to Eastern Summit County to Wasatch County and all the Small Towns in-between. The decisions that we collectively make have wide-reaching consequences throughout the region. In order to maintain the *Small Town* experience of the Wasatch Back, Park City must collaborate with the neighboring communities to attain a regional vision. In many instances, our communities' goals and interests will align. When they do not, we need to engage with each other and reach compromises that ensure the best possible outcomes for everyone. Our ability to preserve the unique setting of the Wasatch Back region rests on the ability of all of our communities to work together. Park City must ~~become a leader in the~~ be involved in the regional planning effort, respecting the different values of neighboring communities while working to protect those values we all share.

Objective:

- Preserve the *Small Town* experience of the Wasatch Back.
- Create a shared regional vision for future growth.
- Adopt regional strategies for land use.

Strategy:

- Collaborate with Summit County and Wasatch County to create a shared vision for the future growth within of the Wasatch Back.
- Collect and share data for the systems that have influences beyond municipal borders, including: ecosystems, waterways, wildlife corridors, air quality, shared view corridors, open

space, scenic roadways, and transportation. Incorporate findings into regional planning strategies.

- Collaborate with Summit County and Wasatch County to create regional strategies for land use, transportation planning, and conservation which support the shared regional vision ~~and prevent unchecked urban development.~~
- Work with the State of Utah towards adopting legislation to allow Regional Transfer of Development Rights (TDR) programs. This would involve reaching out to our Legislators and Utah League of Cities and Towns to begin to change the current policy that prohibits inter-jurisdictional TDR programs.
- ~~Collaborate-Work~~ with Summit County and Wasatch County to research the pros and cons of a ~~ward the creation of a~~ regional Transfer of Development Rights (TDR) program in the Wasatch Back. Consider adoption if legislation supports a regional TDR programs.
- Support regional nodal development to alleviate pressures on the natural setting while strengthening existing neighborhoods.
- Continue to work with regional neighbors to keep informed on adopted plans and long range planning efforts throughout the Wasatch Back.
- Increase interregional interactions among officials and government staff.
- Diversify review teams for City Projects to include representatives of the region.
- Continue collaboration of transportation planning with Summit County, Wasatch County and Salt Lake County.

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

Park City's multimodal transportation system includes roads, paths, and trails that provide access to where visitors stay, shop, and recreate, as well as, to where residents live, work, and spend their leisure time. The system plays an integral role in shaping the overall structure, form, and function of the City. As Park City and the surrounding areas continue to evolve, the transportation system must be able to accommodate future traffic and provide the means to move people and goods throughout Park City and the region.

While the single-occupancy-vehicle is the most prevalent form of transportation in and around Park City, it is also the least efficient. This mode of transportation has many negative consequences, including traffic congestion, air pollution and is a significant contribution to climate change. Land use and transportation decisions should be made with the understanding of how a decision will impact the common goal toward a less impactful form of transportation while protecting the *Small Town* aesthetic of narrow, winding roads.

Objective:

- Decrease dependency on single-occupancy-vehicle.
- Increase pedestrian and bicycle opportunities.
- Improve pedestrian and bicycle safety.
- Increase public transportation ridership.
- ~~Improve cyclist and pedestrian opportunities and safety.~~
- ~~Capture seasonal/visitor ridership.~~
- Maintain *Small Town* character of streets.

Strategy:

- Improve connectivity of roads, sidewalks, and trail systems to decrease vehicle miles traveled and increase direct pedestrian/bicycle routes to neighborhood amenities, as identified in individual neighborhood plans.
- Require development and redevelopment patterns that increase the potential for public transit ridership. Require developers to document how a development proposal is encouraging public transportation over the single-occupancy-vehicle.
- Prioritize walkability improvement in identified "hot spots" (areas with existing trip demands located close to one another) in the walkability index.
- Design redevelopment and transportation infrastructure to allow for future upgrades to mass transportation systems, including light rail, bus rapid transit, and gondolas.
- Increase regional mass transit ridership through shared use of transit centers with private transportation carriers, where appropriate.
- Revise parking requirements to incentivize multi-modal transportation, high efficiency vehicles, and shared parking areas. Require secure bicycle parking options.
- Locate Park-and-Rides in areas that will increase public transit ridership and carpooling.
- Improve the access to, efficiency, and comfort of public transportation within all City neighborhoods.
- Implement the "complete streets" strategy of T&TMP and walkability study.
- Avoid widening of existing streets and highways.
- Adopt travel demand management (TDM) programs to encourage commuter trip reduction programs, including: prioritized employment hub routes, commuter incentives, and recognition of local businesses that incentivized employee use of alternative modes of transportation.

- Implement neighborhood traffic calming measures.
- Create a multi-modal access guide, which includes maps, schedules, contact numbers, and other information noting how to reach a particular destination by public transit.
- Create a minimum requirement for connectivity and linkage within the City road and trail networks consistent with Utah impact fee statutes.
- Create safe bike/pedestrian pathways between all the public commons within the City limits.

Draft 2

Natural Setting

Natural Setting is one of four Park City core values identified during the Community Visioning process. As noted in the final visioning document, Park City's rare and exceeding natural beauty is directly, or indirectly, the main reason most residents originally moved to town. Residents' desire to maintain the *Natural Setting* in its pristine and wild character, as open space, was expressed throughout the visioning through community conversations, photographs, and interviews.

One of the six key themes of visioning is "Respect and conserve the natural environment." The core value of *Natural Setting* reflects not only the perceived beauty of nature, but also the important role of nature in Parkites' commitment to the environment. Residents voiced a need for firmer commitment to sustainability, green building practices, balanced growth, open space and wildlife. Preserving the natural context of place within meaningful sequences of regionally distinctive landscapes reinforces the community's connection to the *Natural Setting* and supports natural ecosystem function and health.

Residents also treasure the *Natural Setting* for the diverse recreational opportunities. The majority of residents have access to nature within close proximity of their homes. Access to nature improves residents' connection to the *Natural Setting*, promotes health and well-being, and creates an abundance of recreational opportunities. The continued expansion of trails for downhill skiing, cross country skiing, hiking and mountain biking has elevated Parkites' standards of living. Park City has become a lifestyle community in which residents make a choice to live here for the high quality of life, especially outdoor recreation.

Natural Setting also plays a key role in economic development. Park City's visitors come here to experience the natural beauty. From taking in the vast views of the Wasatch Mountains, to experiencing the epic dry powder within the expansive trail system, it is an essential part of what attracts visitors to Park City.

Over the past 20 years, the community has made a commitment to preserving the *Natural Setting* via strong support for three large open space bonds. Managing this community asset is essential to fulfilling the community goal of conserving and respecting the natural environment. Open space, without proper management, can lead to degradation of the natural system. As the City continues to preserve more open space it is essential that a natural resource management plan be adopted to balance human use of open space with ecosystem health.

Climate change has become a great concern for our ski town. Average temperatures in the intermountain west have risen approximately 2°F over the past 100 years¹ and are projected to rise an additional 1.9°F to 3°F by 2020 and up to 8°F by 2100. Snowpack, a major contributor to the Park City economy, is expected to decrease, resulting in a shorter ski season.² Planning decisions made on the neighborhood, city, and regional level must consider how they will influence climate change and resiliency. Fortunately, mitigation strategies for climate change are in line with the vision Park City residents have for our future. For instance, complete streets with pedestrian and bicycle prioritization make the community more walkable while providing a viable alternatives to the car, therefore decreasing the community carbon footprint; a win-win for walkability, recreation, and climate change mitigation.

¹ Blue Ribbon Advisory Council on Climate Change (BRAC), (2007). Climate Change and Utah: The Scientific Consensus. State of Utah under Governor Jon Huntsman

² ICLEI. Report on Climate Change and Planning Frameworks for the Intermountain West. 2011

Goal 4. Conserve a meaningful network of open space for continued connection to and respect for the *Natural Setting*.

The panoramic *Natural Setting* in which Park City rests sets the City apart. A simple walk in the woods refreshes the soul with wildflowers, occasional wildlife sighting, and the sounds of aspen leaves making music in the wind. Every view includes a peak, a forest or a field, and an open sky, soothing to the observer in its quiet perfection. Within the tranquil view is a system at work, bacteria decomposing a sawtooth maple leaf, ants tunneling below fauna while aerating the soil, an elk in search of water, a tree taking in carbon dioxide while expending oxygen, and a local resident pedaling up single-track to take in a view. Preserving well connected, healthy open space is essential to maintaining the Park City experience and supporting the diversity of species which exist along the Wasatch Back.

Objectives

- Enhance Biodiversity and wildlife habitat.
- Return degraded lands to a healthy natural state.
- Remove threat of fragmentation between conserved open space.
- Protect view corridors.
- Protect sensitive lands.
- Protect high elevations and steep slopes.
- Enhance the Regional Recreational System.

Strategies

Standards

- Protect open space through zoning and natural resource management, while providing flexibility for low impact adaptation to meet the needs of future generations. Future needs may include renewable resource technology sites, agriculture, and water storage.

Operational Strategies

- Create funding sources for open space acquisitions.
- Create and adopt a natural resource management plan for public open space to balance human use of public land with ecosystem health and protection of biodiversity.
- Enhance the citywide park system with safe pedestrian and bicycle connections between public parks, recreation amenities, and primary residential neighborhoods.
- Create a matrix to prioritize open space acquisitions based on community values, including ecosystem health, sensitive lands, wildlife corridors, view corridors, and recreation.
- Establish land stewardship education and incentive programs for private land owners with property dedicated as open space.
- Provide both passive and active opportunities within the Natural Setting.
- Collaborate with Summit County, Salt Lake County, and Wasatch County to identify and protect regional wildlife corridors and sensitive lands.

Action Strategies

- Identify wildlife corridors to plan for safe connections between natural areas.
- Create overland wildlife corridors for SR 224, SR 248 and Route 40 to accommodate wildlife movement.
- Update the Transfer of Development Rights (TDR) system every two years to reflect market rate valuations of included properties with multipliers, to incentivize the conservation of open space.
- Require preservation of open space (TDR development credits) to increase density within an existing neighborhood through subdivision of existing lots of record.
- Utilize findings of the Park City Natural Resource Inventory study to identify sensitive lands to be protected within the Sensitive Lands Overlay of the Land Management Code.
- Revise Annexation Policy and ADA boundary to establish to strategies of growing inward through infill development and conserving networks of open space.

Goal 5. Park City will be a leader in energy efficiency, conservation of natural resources and reduction of greenhouse gas emissions.

A Native American proverb says “we do not inherit the earth from our ancestors, we borrow it from our children.” In order to ensure that future generations are able to live, work and play in Park City, there must be a community wide commitment to transform Park City into a more sustainable community. Our dependence on fossil fuels, our growing consumption of water, and our influence on ecosystem degradation are compounding problems that must be addressed. Our own health is closely linked with the health of the environment in which we live. By reducing pollution in our air, water and ground, we help to improve our own quality of life.

Objectives

- Decrease per capita and community carbon footprint.
- Increase conservation of natural carbon sinks.
- Decrease per capita water consumption.
- Decrease per capita solid waste generation.
- Improve levels of air quality.
- Increase production of clean, renewable energy.

Strategies

Standards

- Encourage mixed-use, higher density development around transit hubs.
- Require and/or incentivize efficient infrastructure to include water conservation, energy conservation, and increased road and pathway connectivity.
- Encourage preservation and adaptive reuse of existing building.

Operational

- Increase options and utilization of alternative modes of transportation including light rail, bus transit, car share, bike share, cycling, and walking.
- Encourage private/public partnerships to pursue large-scale renewable energy projects with the intent of reducing the CO₂ output of our electricity supply.
- Identify opportunities for micro hydropower systems in Park City’s water infrastructure.
- Reduce and/or offset the amount of airline travel while still retaining a vibrant economy (e.g., support jet fuel efficiency research, increase length of visitor stay, adoption of carbon - offset program).
- Support community wide recycling and composting while instituting a “pay as you throw” pricing for waste disposal. Require designated recycling areas within development and redevelopment. Allow parking to be converted to a designated recycling area.
- Establish a funding source to provide economic assistance towards implementation of strategies for Goal 5.

Action Items

- Identify locations within existing neighborhoods in which increased density and/or mixed use are compatible, within ¼ mile of public transit, and decrease trip generation.
- Adopt new landscaping requirements (in the LMC) to decrease water utilization and preserve the native landscape.
- Prevent CC&Rs from prohibiting energy efficient practices, including installation of solar on rooftops.
- Encourage implementation of renewable resource technology through administrative review of small systems and conditional use permit review for large system.

- Identify appropriate areas of town for large-scale renewable resource technology. Create a renewable resource overlay zoning district for large system.
- Adopt requirements for new development to be oriented for passive and active solar.
- Require proper infrastructure to support electric and alternative fuel automobiles within new development and redevelopment.
- Encourage energy efficient construction, infill, adaptive reuse, and redevelopment.
- Adopt Floor Area Ratios (FAR) for all neighborhoods. Allow owners to exceed maximum FAR through voluntary compliance with home efficiency standards, such as LEED. (To be revised)
- Require recycling and waste reduction in construction mitigation plans.
- Adopt consistent multiple-jurisdiction permit process for renewable resource technology to create a predictable, easy process.
- Encourage local and regional agriculture through adoption of standards to allow community gardens within neighborhoods and subdivisions and local infrastructure for sales of regionally produced livestock and agriculture which meet site specific requirements; and work with the State of Utah towards adopting legislation to allow Regional Transfer of Development Rights (TDR) programs. This would involve reaching out to our Legislators and Utah League of Cities and Towns to begin to change the current policy that prohibits inter-jurisdictional TDR programs.
- Revise night sky ordinance to decrease impacts of lighting on the night sky and energy consumption, including required controls on lighting to prevent over-lighting, especially after hours.

Goal 6. Park City shall implement adaptation strategies to enhance the City's resilience to the future impacts of climate change.

While scientists agree that our planet's climate is changing, there is little consensus about the exact strategies to adopt. This does not mean that we should sit idly by and wait to respond to climate crises as they arise. By taking a proactive approach, and planning for a variety of probably climate scenarios, Park City will be well prepared to adapt to climate change, no matter what it looks like.

Probable scenarios for the Intermountain West include drought, heat waves, diminished mountain snowpack, earlier snowmelt, catastrophic wildfires, and other disruptions to natural processes and wildlife habitat.³ Climate change also creates economic uncertainties. Our economy is heavily dependent on snow, which our mountains may or may not continue to receive in the future. If our snow disappears, will tourists still come to Park City, or will our town decline as it did in the early 20th Century with the fall of silver prices?

Objectives

- Decrease fire hazard.
- Improve flood resilience.
- Improve drought resilience.
- Protect existing agricultural lands.
- Enhance ecosystem health and biodiversity.
- Diversify local job industry to create vibrant economy year round.

³ Rebecca Carter and Susan Culp. Lincoln Institute of Land Policy "Planning for Climate Change in the West 2012 Cambridge MA

Strategies

Standards

- Encourage implementation of best practices for Climate Adaptation strategies.

Operational

- Include climate change in the Hazard and Vulnerability analysis of the Natural Disaster Response Plan.
- Utilize regional platform for information sharing and ongoing dialogue among regional partners to continually improve understanding of shared climate risks and capitalize on regional adaptation opportunities.
- Upgrade public infrastructure to manage water supply for extreme (high and low) water years.
- Integrate adaptation policies into all aspects of public and private planning including water, sewer, and storm water management.
- Support innovative technology in water conservation and sustainable snow making.
- Provide tax relief for local farms.

Action Items

- Adopt and implement a Wildfire Mitigation & Response Plan.
- Adopt a natural resource management plan to manage wildfire prevention, water conservation, energy conservation, and biodiversity protection.
- Regulate permeable surface area of lots to ensure proper drainage, hydrology, and mitigation of heat island effect.
- Adopt standards to allow community gardens within neighborhoods and subdivisions.
- Zone all agricultural lands as low density (1 unit per 60 acres).