

**PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION**  
CITY HALL, COUNCIL CHAMBERS  
NOVEMBER 23, 2010



## **AGENDA**

**MEETING CALLED TO ORDER AT 5:30 PM**

**WORK SESSION** – Discussion items only, no action will be taken

Discussion of density transfer options – General Plan

PL-10-01104

**ADJOURN**

Items listed on the Regular Meeting may have been continued from a previous meeting and may not have been published on the Legal Notice for this meeting. For further information, please call the Planning Department at (435) 615-5060.

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 - November 23, 2010



## Planning Commission Staff Report



**Subject:** Transfer of Development Rights  
**Author:** Katie Cattan  
**Date:** November 23, 2010  
**Type of Item:** Legislative – Work Session

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On November 10, 2010, the Planning Staff provided the Planning Commission with a brief overview of the Transfer of Development Rights (TDR) concept. TDRs are a planning tool that helps to facilitate a transfer of density from one property to another for the purpose of protecting an important community asset such as open space, view corridors, wild life, historic preservation, etc.

### **Purpose Statements**

The Planning Commission first reviewed a list of purpose statements. The Commission edited the list of purpose statements. The following is an updated list of purpose statements for a TDR ordinance:

- (A) promote the general health, safety, and welfare of the present and future inhabitants, businesses, and visitors of the City;
- (B) preserve open space, scenic views, environmental areas, and sensitive lands;
- (C) conserve agriculture and forest areas;
- (D) protect lands and structures of aesthetic, architectural, and historic significance;
- (E) retain open space in which healthy outdoor recreation can occur;
- (F) improve upon Park City's well established park and trail system;
- (G) ensure the owners of preserved, conserved, or protected land may make reasonable use of their property rights by transferring their rights to develop to eligible zones;
- (H) provide a mechanism whereby development rights may be reliably transferred;
- (I) ensure development rights are transferred to properties in areas or districts that have adequate community facilities and infrastructure, including transportation, to accommodate additional development; and
- (J) locate receiving zones to improve future traffic circulation;

The purpose statements may be further edited during the work session meeting.

## Utah Code

The following are the regulations for TDRs under current Utah state code:

### **10-9a-103 (51) Definitions.**

**Transferrable development right** means the entitlement to develop land within a sending zone that would vest according to the municipality's existing land use ordinances on the date that a completed land use application is filed seeking the approval of development activity on the land.

#### *10-9a-509.7. Transferrable Development Rights:*

A municipality may adopt an ordinance:

- (1) designating sending zones and receiving zones within the municipality; and
- (2) allowing the transfer of transferrable development rights from an owner of land within a sending zone to an owner of land within a receiving zone.

## Transfer Zones

The Planning Commission discussed possible sending and receiving zones during the November 10, 2010 work session. They asked staff to return with more information on each of the possible areas to further analyze whether or not the sites could be included within a new ordinance.

### Possible Sending Zones

- Unimproved platted lots/Street ROW around HR-1
- Treasure Hill

### Possible Receiving Zones

- Deer Valley Parking Lots
- PCMR
- Bonanza Park

### Request for More Information

- Upper Deer Valley Silver Lake Parking Lot
- Park City Heights
- Open Space Map (possible sending zone)

The density of each of these parcels will be discussed at length during the work session. Staff will provide maps and density calculations of each area requested.

## Affordable Housing

LMC 15-6-5(J) states MPD applications shall include a housing mitigation plan which must address employee affordable housing as required by the adopted

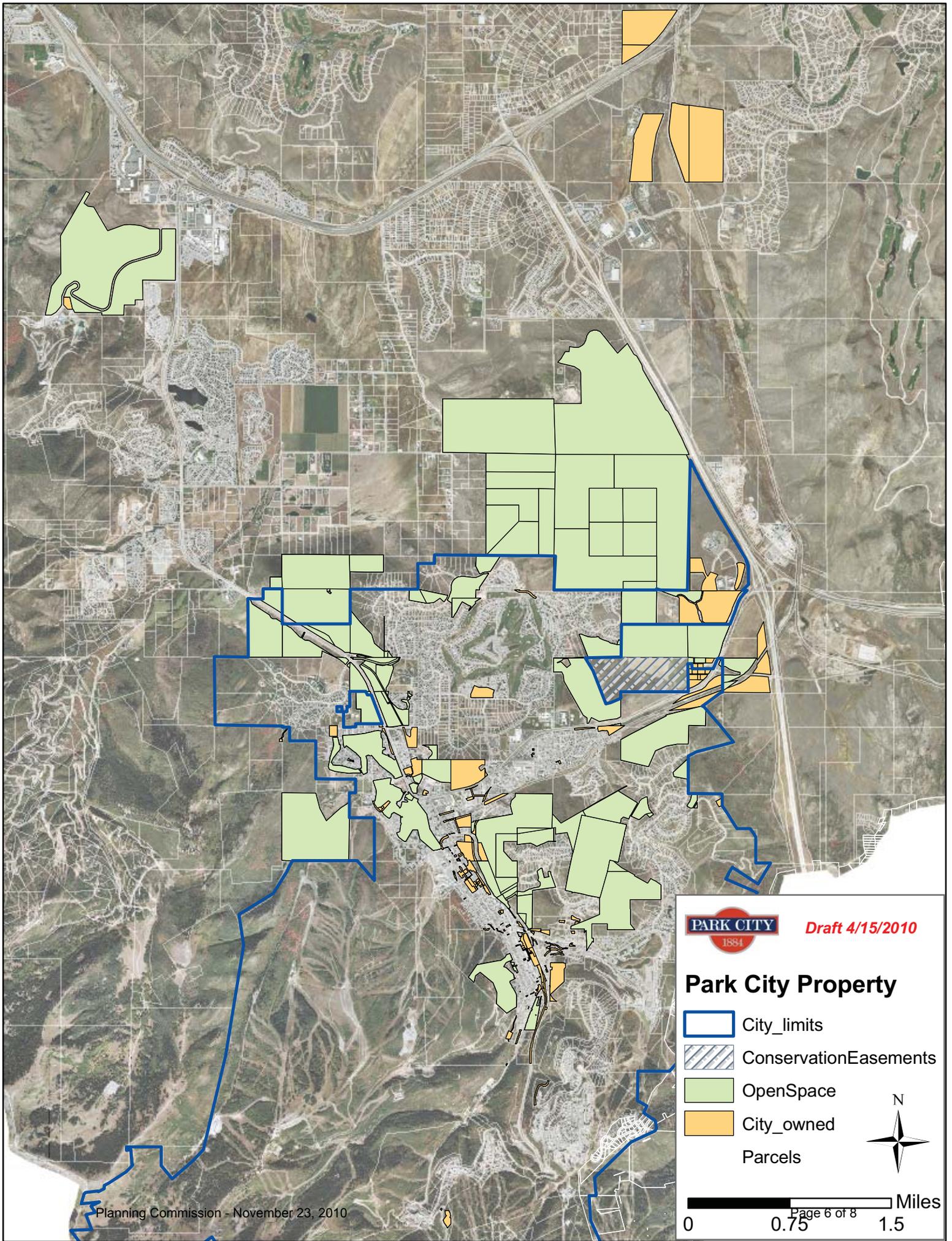
housing resolution in effect at the time of application. Section 9B of Housing Resolution 20-07 outlines the Minimum Requirements for the Methods of Housing Requirement Compliance. The section lists the minimum requirements in order of priority to meet the minimum affordable housing requirement. The first two methods relate to the location of the affordable housing requirement. It states:

**1. Construction of unit(s) on the site on which the development is proposed.**

Affordable housing units shall be constructed on the project site, unless the developer can demonstrate compelling evidence that an alternative method would result in a better design, enhanced level of affordability or that the construction on-site would adversely affect the design of the project.

**2. Construction of the unit(s) within the Park City corporate limits provided such land, site or structure had not been previously deed-restricted to affordable housing by Park City or Summit County.**

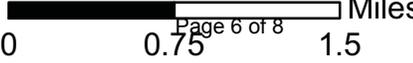
If density were transferred from a sending zone to a receiving zone, the affordable housing would be required at the time of development within the receiving zone. The preferred location (highest priority) for the affordable housing would be within the development site according to Housing Resolution 20-07.



Draft 4/15/2010

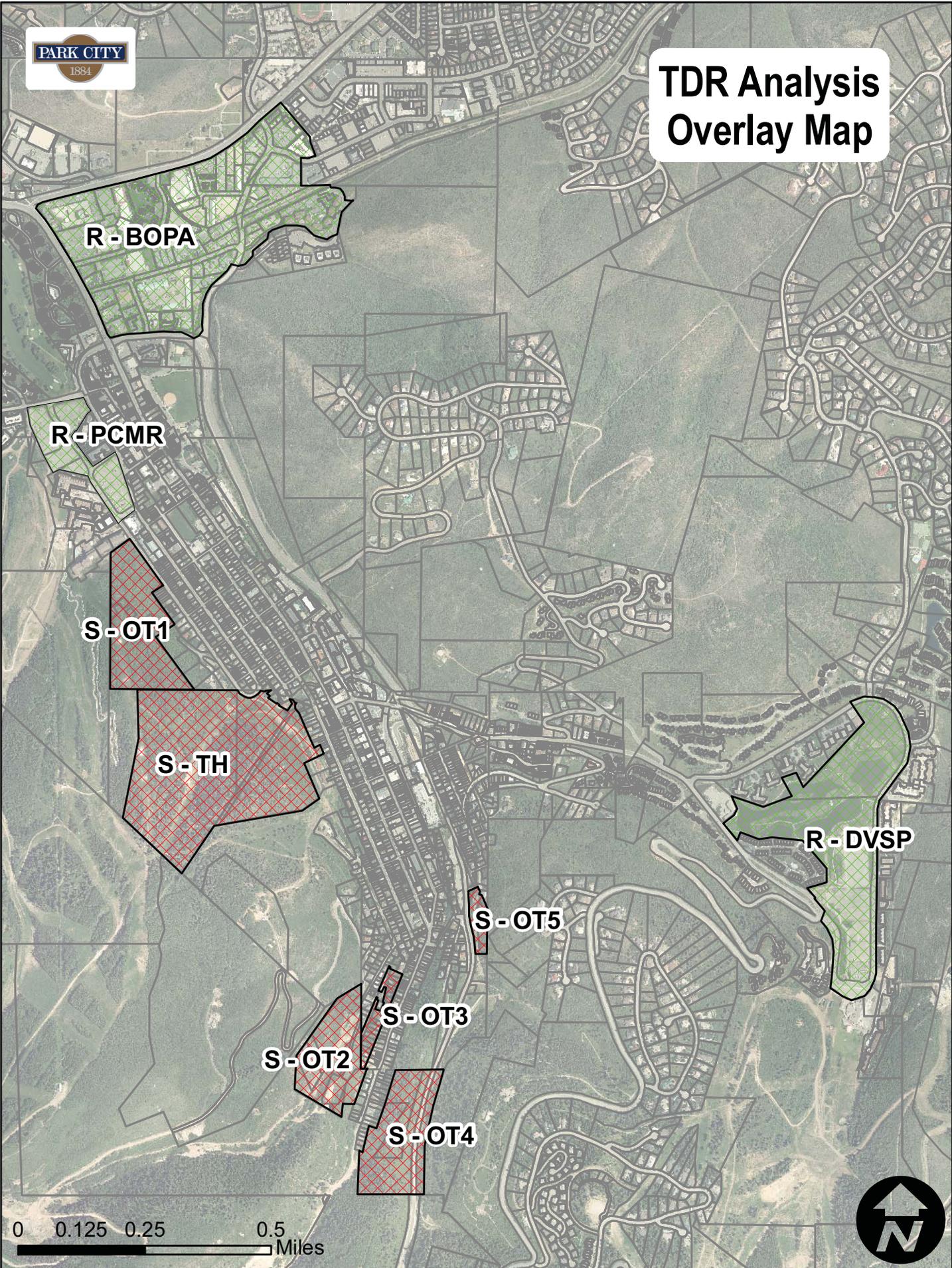
### Park City Property

-  City\_limits
  -  ConservationEasements
  -  OpenSpace
  -  City\_owned
- Parcels





# TDR Analysis Overlay Map



Residential UE = 2000 sf  
Commercial UE = 1000 sf

|                             | Map Title | Residential UE      | Commercial UE | Acres | Notes  | Massing      |
|-----------------------------|-----------|---------------------|---------------|-------|--|--------------|
| <b>Receiving</b>            |           |                     |               |       |  |              |
| SNOW PARK VILLAGE           | R-DVSP    | 200                 | 50,000 sf     | 14.93 | Deer Valley MPD. 1 Residential UE = 2000 sf CUP required                                       | 450,000 sf   |
| PCMR PARCELS COMBINED       | P-PCMR    | 284                 | 60,000        | 24.92 | All lots, 1400 day skier parking existing  | 628,000 sf   |
| BONANZA PARK                | R-BOPA    |                     |               | 86.5  | Model includes 30% open space, 3 stories, no façade variation, underground parking, mixed use  | 8 Million sf |
| <b>Sending</b>              |           |                     |               |       |  |              |
| TREASURE HILL               | S-TH      | 197                 | 19            |       | Treasure Hill MPD. 1 Residential UE = 2000 sf, 1 commercial UE = 1000 sf                       | 414,000 sf   |
| OLD TOWN BAMBERGER LOTS     | S-OT1     | 319 lots            |               | 19.23 | Mix of lots in RC (102) and ROS (217)  |              |
| OLD TOWN ALICE LODE         | S-OT2     | 9 proposed.         |               | 14.59 | Metes and Bound Parcels in Estate District/HRL/HR-1. Previously requested 9 lots. No approval. |              |
| OLD TOWN RIDGE              | S-OT3     | Portions of 63 Lots |               |       | Lots of Record in HRL. Frontage w/out built R-O-W. 63 Lots. Some lots substandard.             |              |
| OLD TOWN DALY               | S-OT4     |                     |               | 3.33  |  |              |
| OLD TOWN MARSAC             | S-OT5     |                     |               |       |  |              |
| <b>Possible Other Sites</b> |           |                     |               |       |  |              |
| PARK CITY HEIGHTS           |           | 239                 |               | 239   | Dwelling Units not based on UE calculation. Restricted by annexation agreement.                |              |
| SILVER LAKE VILLAGE F       |           | 11                  | 0             | 0.35  | Deer Valley MPD. No square foot max for UE. 59' height limit                                   |              |
| SILVER LAKE VILLAGE G       |           | 11                  | 0             | 0.38  | Deer Valley MPD. No square foot max for UE. 59' height limit                                   |              |
| SILVER LAKE VILLAGE H       |           | 12                  | 0             | 0.44  | Deer Valley MPD. No square foot max for UE. 59' height limit                                   |              |