

**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION**
CITY HALL, COUNCIL CHAMBERS
DECEMBER 1, 2010



AGENDA

MEETING CALLED TO ORDER AT 6:00 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 - December 1, 2010

Planning Commission Staff Report



Subject: Transfer of Development Rights
Author: Katie Cattan
Date: December 1, 2010
Type of Item: Legislative – Work Session

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

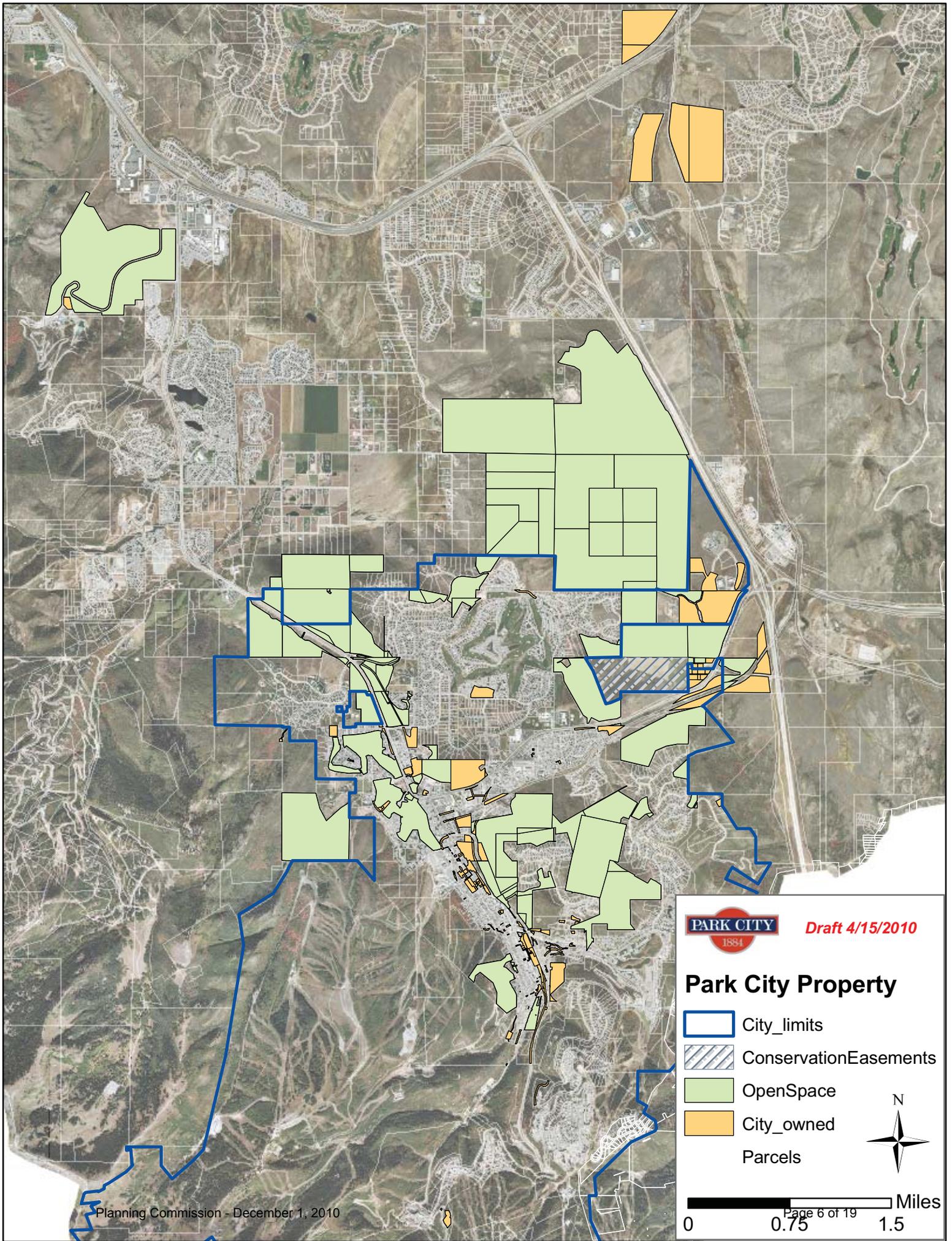
housing resolution in effect at the time of application. Section 9B of Housing Resolution 20-07 outlines the Minimum Requirements for the Methods of Housing Requirement Compliance. The section lists the minimum requirements in order of priority to meet the minimum affordable housing requirement. The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

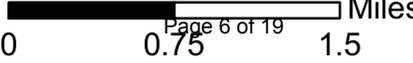


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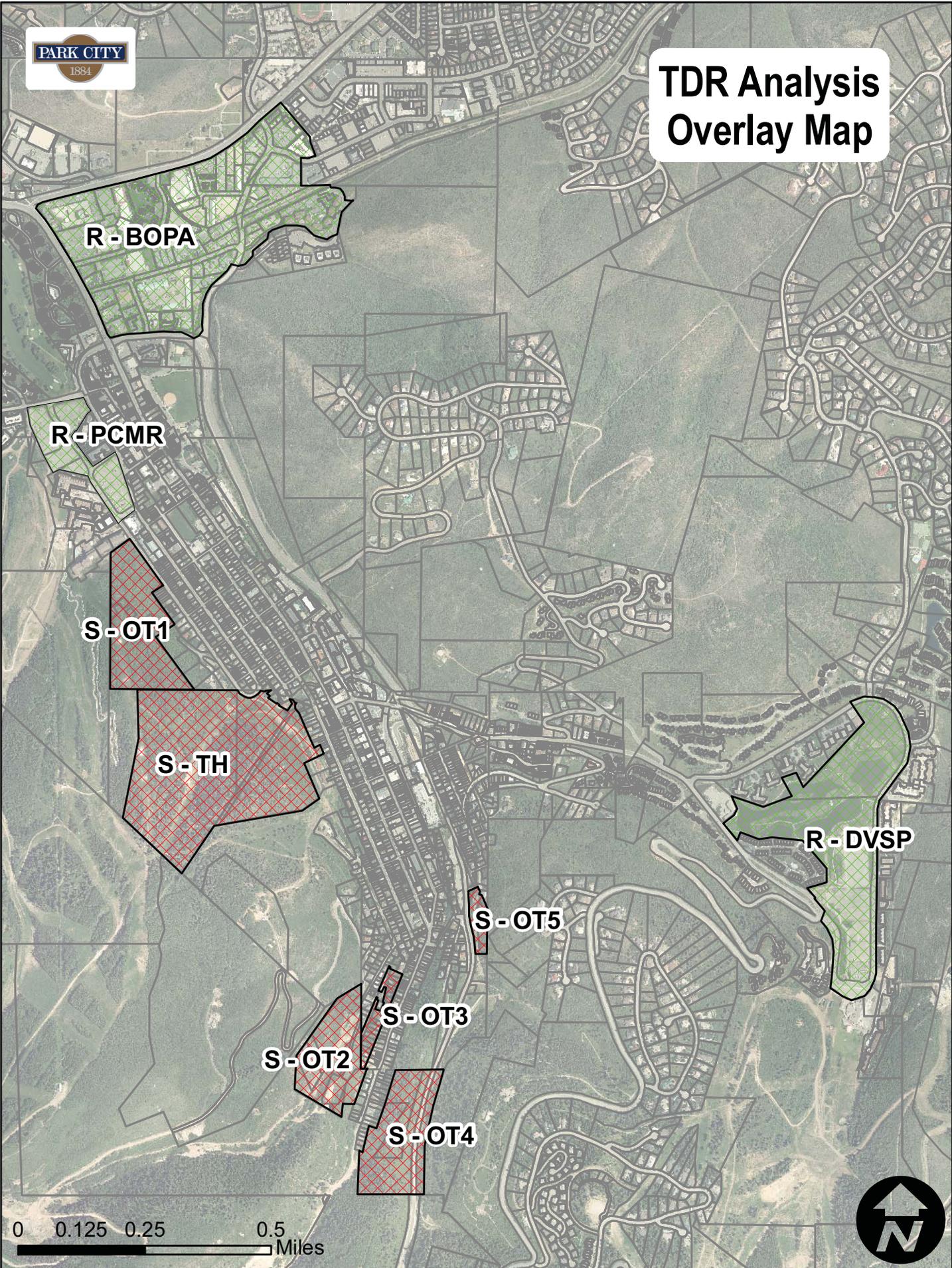
Park City Property

-  City_limits
 -  ConservationEasements
 -  OpenSpace
 -  City_owned
- Parcels





TDR Analysis Overlay Map



R - BOPA

R - PCMR

S - OT1

S - TH

R - DVSP

S - OT5

S - OT3

S - OT2

S - OT4

0 0.125 0.25 0.5 Miles



OVERVIEW OF DENSITY IN PROPOSED SENDING / RECEIVING DISTRICTS

Note: Not all numbers included in this report have been confirmed in detail; there may be some slight inaccuracies

Density

Density is calculated differently within the possible sending and receiving zones. In some instances, the density is the direct result of the required setbacks and heights of the zone, not a specified density. Within an MPD, there are specified calculations for density and/or allowable densities based upon lot size, open space requirements, height, etc. **Exhibit A** includes density information regarding the possible sending and receiving zones.

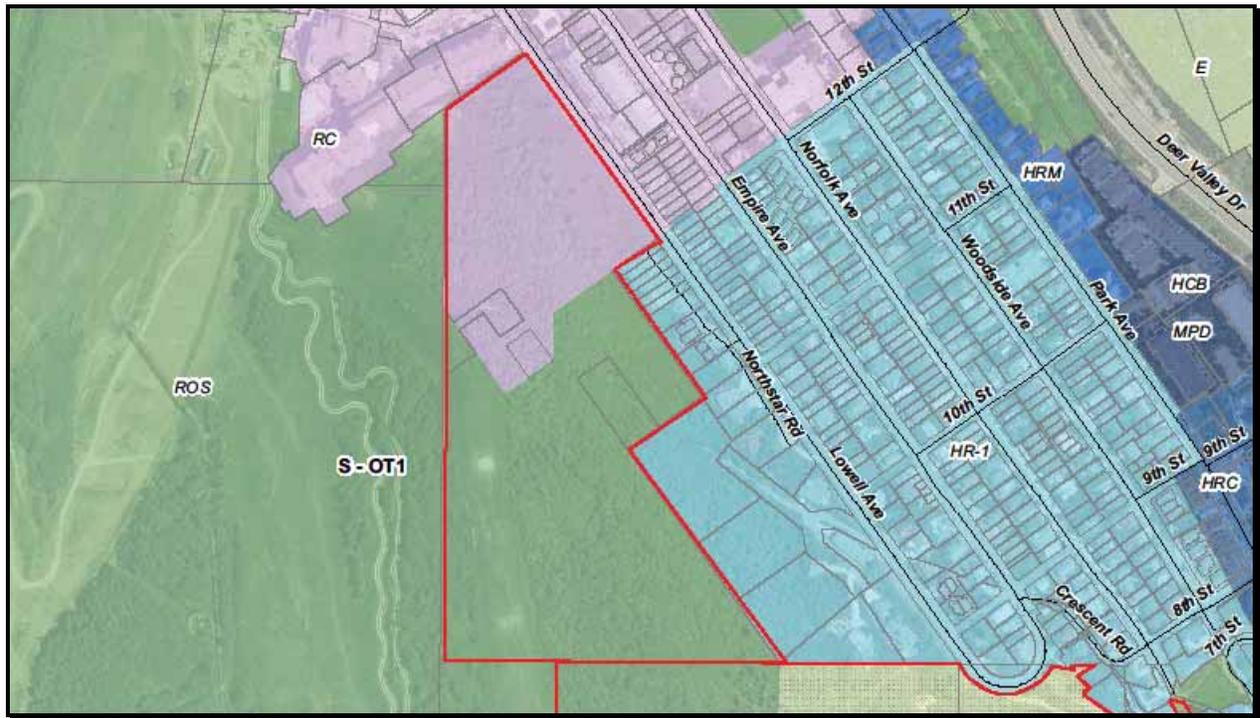
Utilizing these densities, the following is a list of proposed sending and receiving districts for the Park City Transfer of Development Rights (TDR) program.

PROPOSED SENDING ZONES

Unimproved platted lots/Street ROW around HR-1

The Planning Commission asked staff to analyze the density of the unimproved platted lots and street rights-of-way around the border of Old Town. The Planning Staff identified five (5) areas on the periphery of Old Town that include unimproved platted lots. The following maps identify these areas.

S-OT1 – Old Town Bamberger Lots



The Old Town Bamberger lots are located between Park City Mountain Resort (PCMR) and the Sweeney MPD Treasure Hill site. There are a total of 319 lots and partial lots of record within approximately nineteen (19) acres. The lots are located within the Recreation Commercial (RC) and the Recreation Open Space (ROS) zoning districts. There are approximately 100 lots in the RC zone which have development rights under the RC zoning district. Of the platted lots, only the 22 lots within Block 35 of Snyders Addition to Park City Survey have frontage on Lowell Avenue. The previously exiting rights-of-way throughout the property have been vacated by Ordinance M6-418.

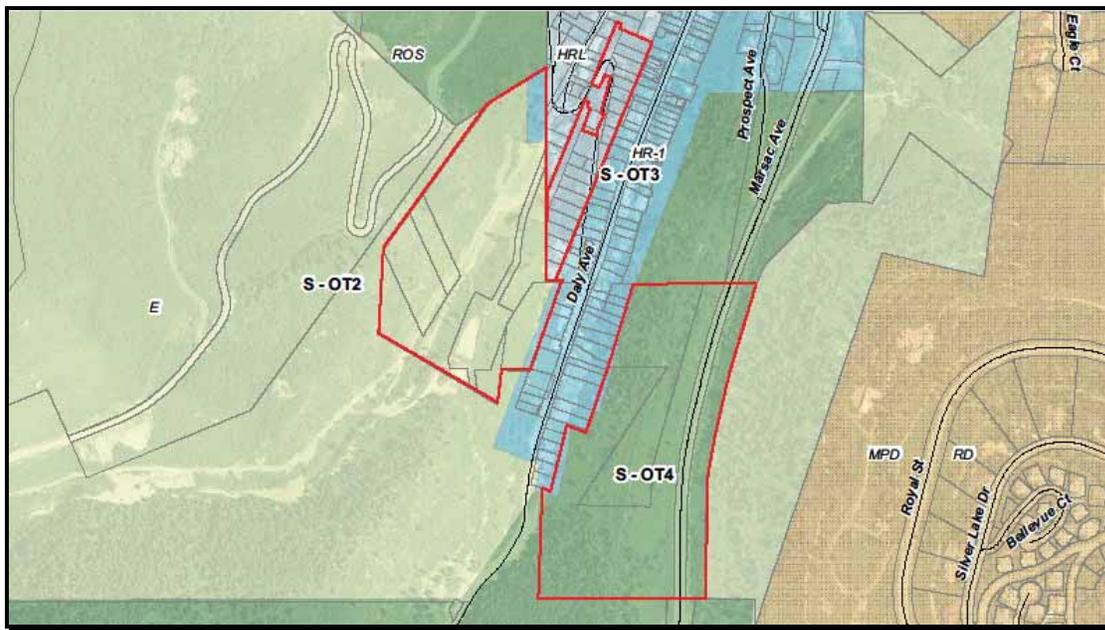
The site requirements for the RC Zone are as follows:

RC - Multi Family requirements

Front Yard Setback	20'
Rear Yard Setback	10'
Side Yard Setback	10'
MPD periphery setback	25' on all sides
MPD open space	60% open space required.
Height	35 feet max above existing grade
Floor Area	For all development except single family and duplex dwellings, the maximum floor area ration is one(1.), not including underground parking.

Note: There are different allowances for single-family and duplex dwellings in the RC zone.

S-OT2 Alice Claim, S-OT3 Ridge Avenue, S-OT4 Daly Avenue



S-OT2 Alice Claim (see map above)

The Alice Claim area consists of metes and bounds parcels located within the Estate and HR-1 zoning districts. There is approximately 8.65 acres total. The Estate Zone is within the Sensitive Lands Overlay (SLO) and is subject to the regulations of LMC §15-2.21. Approximately 1.78 acres are within the HR-1 and 6.87 acres in the Estate/SLO Zone; this site must go through the subdivision process to quantify base density. A previous planning application requested 9 – 10 units, but no approval has been granted by the Commission.

Site Requirements for HR-1

Minimum Lot Size	1,875 SF
Height	27 feet maximum
Setbacks	Depend on lot configuration
Footprint	Maximum depends on lot size
Steep Slope CUP	required
Single Family Home	Allowed Use

Site Requirements for Estate (Note SLO also applies)

Minimum Lot Size	1 unit per 3 acres
Height	27 feet maximum
Setbacks	30 feet on each side
SLO slope regulation	required
Single Family Home	allowed use

S-OT3 Ridge Avenue (see map above)

This area is a mix of 61 partial and full old town lots of record. The lots are substandard because the zoning is HRL; the minimum lot size in the HRL zoning district is 3,750 SF. This site must go through subdivision process to quantify base density. Previous applications requested fourteen (14) lots between two (2) owners. The area is approximately 3.3 acres in size.

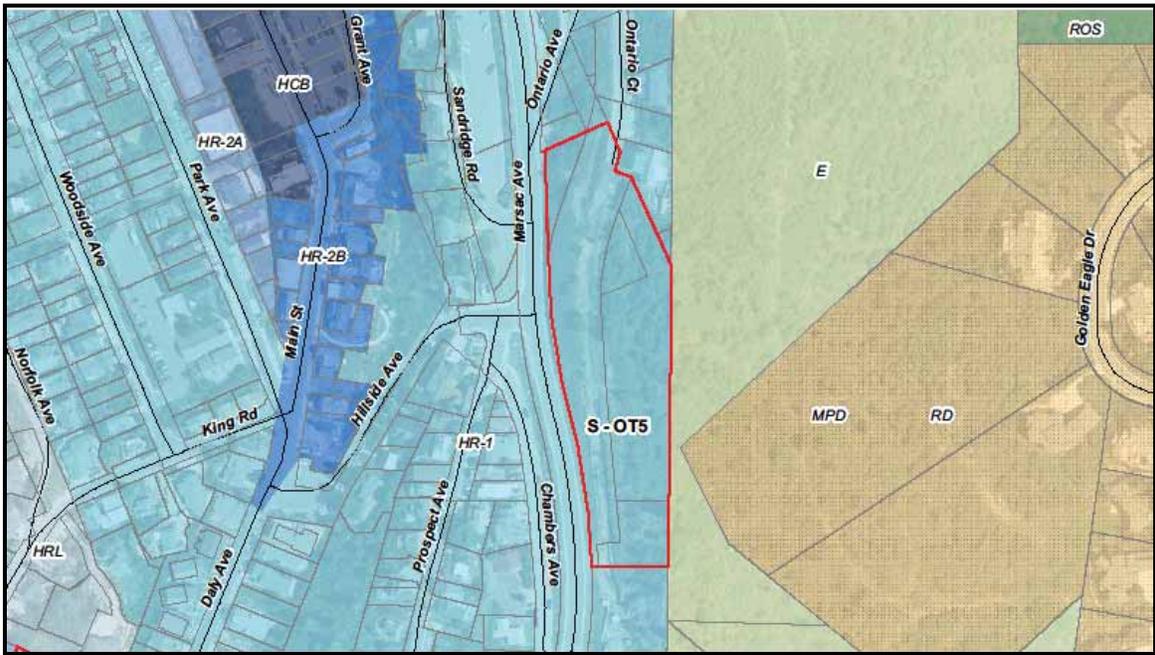
Site Requirements of the HRL

Minimum Lot Size	3,750 SF
Height	27 feet
Footprint	Maximum depends on lot size
Steep Slope CUP	Required on lots greater than 30% slope
Single Family Home	Allowed Use

S-OT4 Daly Avenue (see map above)

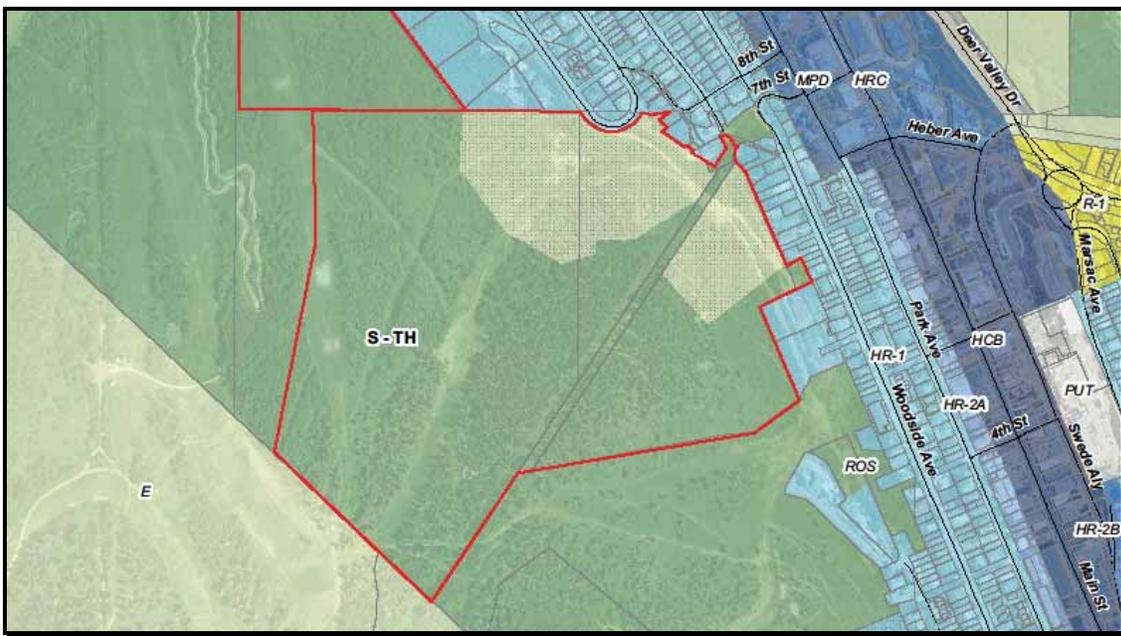
This area has metes and bounds parcels located within the Recreation Open Space (ROS) zone. There is no base density for development on these parcels due to the zone.

S-OT5 100 Marsac Avenue Site



This area is approximately 2.7 acres and is zoned HR-1. Talisker has a proposed development for ten (10) affordable housing units on the site; all single-family units. The lot sizes range from 2410 SF to 2803 SF. The site has steep slopes and will require a Voluntary Clean Up (VCU) plan to remediate soil contamination. There is a historic wall (part of the Ontario #2 Mine Site) on site that is to be preserved and/or repaired as part of any development.

S-TH Treasure Hill



The Treasure Hill MPD is located within the Estate Zone (EZ). Within the MPD, Creole Gulch and Mid-Station have a combined allowance of 197 residential unit equivalents and 19 commercial equivalents.

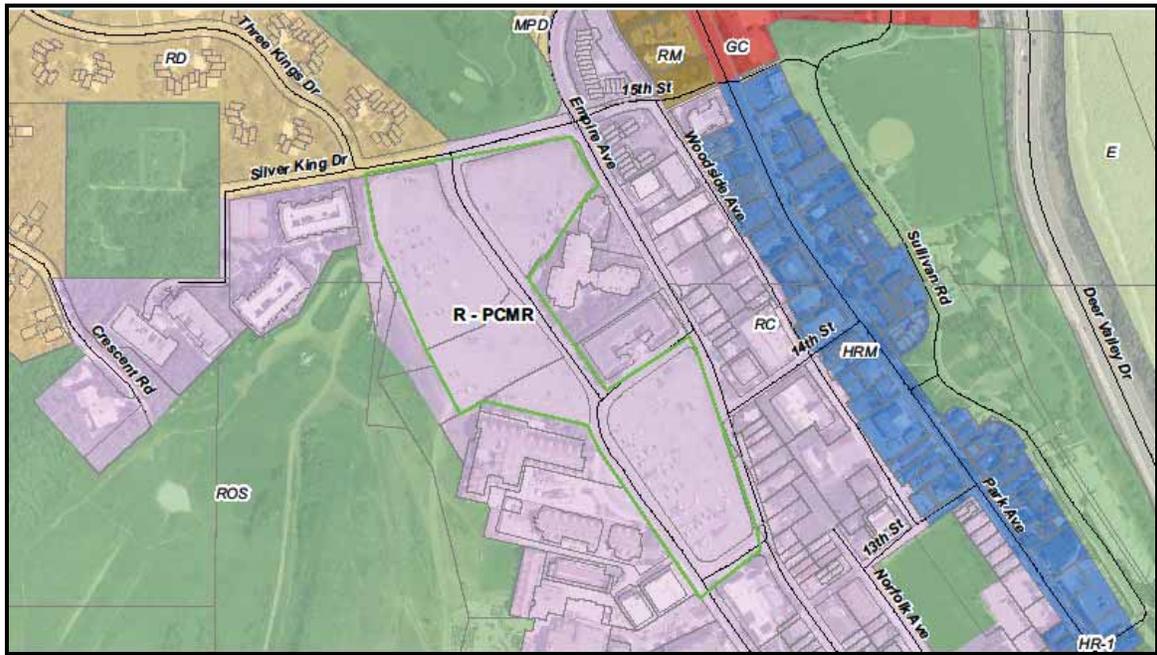
The Site Requirements of the Sweeney MPD are very specific and should be referenced for any specific questions. The total massing of the unit equivalents is 413,000 square feet; this does not include internal building circulation and parking area.

Unit Equivalents	1 Residential UE = 2000 SF
	1 Commercial UE = 1000 SF

Recap Table for Proposed Sending Districts

	Map Title	Res UE	Comm UE	Acres	Notes	Massing
Sending						
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 (approx. 102) and ROS (approx. 217). Some substandard lots.	
OLD TOWN ALICE LODGE	S-OT2	9 proposed		8.65	Metes and Bound Parcels in Estate District/HRL/HR-1 within SLO. Previously requested 9 lots. No approval.	
OLD TOWN RIDGE	S-OT3	Portions of 61 Lots		3.33	Lots of Record in HRL. Frontage w/out built R-O-W. 61 Lots. Some lots substandard.	
OLD TOWN DALY	S-OT4	0		17.88	Zone Open Space	
OLD TOWN MARSAC	S-OT5	16 AUEs		2.7	10 lots approved for affordable units by CC but not yet recorded	

R-PCMR Park City Mountain Resort Parking Lots

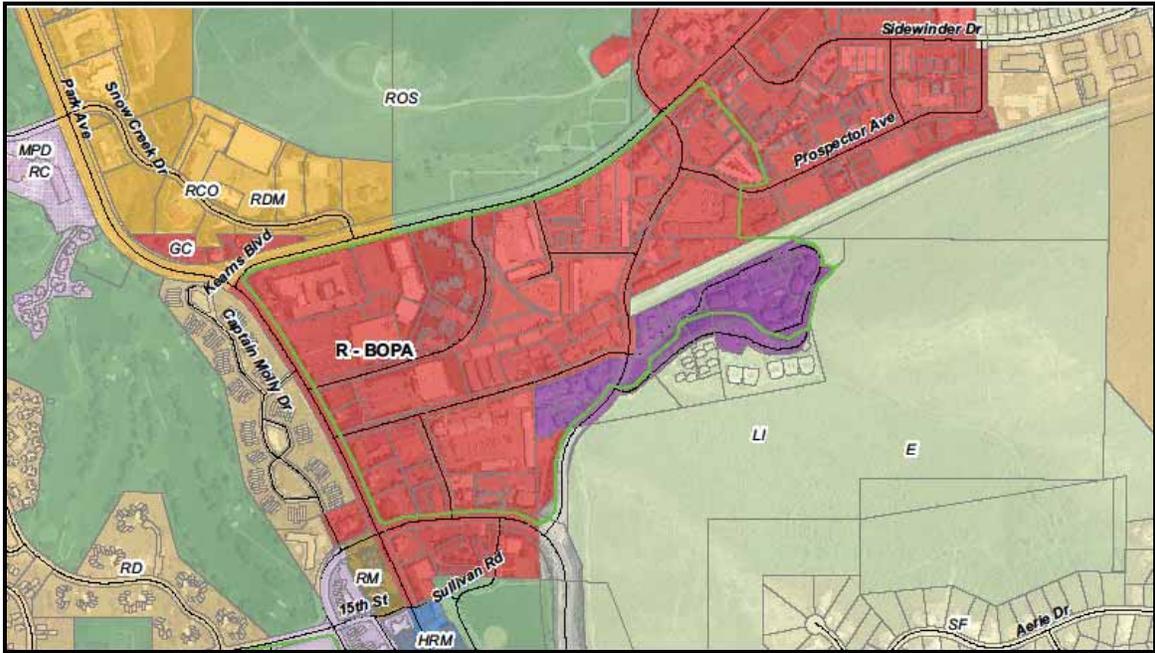


The Park City Mountain Resort (PCMR) is located within the Recreation Commercial (RC) zoning district and is within the PCMR MPD. The total area is 24.92 acres. There are three (3) areas within the parking lots that have a total combined density of 284 residential units and 60,000 square feet of Commercial. Units are quantified utilizing the unit equivalent formula.

Unit Equivalents	1 Residential UE = 2000 SF
	1 Commercial UE = 1000 SF

The massing of the total Unit Equivalents is equal to 628,000 square feet. This does not include circulation and parking.

R-BOPA Bonanza Park / Iron Horse District



The Bonanza Park District consists of individually owned parcels within the General Commercial (GC) and Light Industrial (LI) zoning districts. There is not a set density in this area other than the density that can be realized as a result of the setbacks and height restrictions. The District is approximately 86.5 acres. The following is the allowed massing within the GC and LI zones:

General Commercial

Front Yard	20' minimum. May be reduced to ten feet (10'), provided all on-Site parking is at the rear of the property or under ground. Frontage Protection Overlay Zone (FPZ) requires a minimum landscaped buffer of thirty-feet (30') in width abutting the Street.
Rear Yard	10' minimum
Side Yard	10' minimum
Height	35' maximum from existing grade; exceptions allowed.

Light Industrial

Open Space	30% of the total site area
Lot Size	10,000 SF minimum
Front Yard	30' minimum
Rear Yard	10" minimum
Side Yard	10' minimum
Height	30' maximum from existing grade plus exceptions

Planner Astorga utilized the existing zoning to create projections of possible future massing. The model included 30% open space, three (3) stories, no façade

variation, underground parking, mixed-use...and resulted in approximately 5.19 million square feet of building development potential (this calculation did not include the area of the Bonanza Park District that is situated east of Bonanza Drive – that calculation is forthcoming). It should be noted that within a Master Planned Development (MPD), height exceptions are allowed if certain criteria are met. It is safe to say that within an MPD utilizing the current LMC, a four (4) story building could be approved in the GC and LI zoning districts.

Recap Table for Proposed Receiving Districts

	Map Title	Res UE	Comm UE	Acres	Notes	Massing
Receiving						
SNOW PARK VILLAGE	R-DVSP	210	21,890 SF	14.93	Deer Valley MPD. 1 Residential UE = 2000 SF CUP required	441,890 SF (based on UE only)
PCMR PARCELS - COMBINE D	R-PCMR	284	60,000 SF	24.92	All lots, 1400 day skier parking existing	628,000 SF (based on UE only)
BONANZA PARK	R-BOPA			56 not inclusive of the Park Plaza on the East side of Bonanza Drive	Model includes 30% open space, 3 stories, no façade variation, underground parking, mixed use	5,190,000 SF (includes internal building circulation – properties east of Bonanza Drive are not yet included in the calculation)

Residential UE = 2000 sf
Commercial UE = 1000 sf

	Map Title	Residential UE	Commercial UE	Acres	Notes	Missing UE Only
Receiving						
SNOW PARK VILLAGE	R-DVSP	210	21,890	14.93	Deer Valley MPD. 1 Residential UE = 2000 sf CUP required	450,000 sf
PCMR PARCELS COMBINED	R-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	5,190,000 sf
Sending						
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 (approx. 102) and ROS (approx. 217). Some substandard lots.	
OLD TOWN ALICE LODE	S-OT2	9 proposed		8.65	Metes and Bound Parcels in Estate District/HRL/HR-1 within SLO. Previously requested 9 lots. No approval.	
OLD TOWN RIDGE	S-OT3	Portions of 61 Lots		3.33	Lots of Record in HRL. Frontage w/out built R-O-W. 61 Lots. Some lots substandard.	
OLD TOWN DALY	S-OT4	0		17.88	Zone Open Space	
OLD TOWN MARSAC	S-OT5	16 AUEs		2.7	10 lots approved for affordable units by CC but not yet recorded	
Possible Other Sites						
PARK CITY HEIGHTS		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	