

Joint Planning Commission Meeting Park City and Snyderville Basin

May 30, 2012 6pm

Shelden Richins (Summit County Library) Building



Regional Growth Discussion

In October of 2011, the Park City Planning Department awarded a contract to czb,LLC (Charles Buki) and The Planning Center/DC&E (Ted Knowlton) for a Balanced Growth Management Study. The Park City Planning Department will utilize the study's results to help guide the implementation strategy contained within the new General Plan. The new General Plan is scheduled to be completed by October 15, 2012.

The Balanced Growth Study deliverables included documenting how current growth trends may impact the City's core values. During the 2009 visioning process, the four core values of Park City were identified as sense of community, natural setting, small town, and historic character.

During the preparation of the study, Charles Buki noted that current trends in Park City not only impact the City but also the County. He requested that the breadth of the study be expanded to include trends in Snyderville Basin with a recommendation toward regional growth management. The outcome was a comprehensive study of both Park City and Snyderville Basin and a strong recommendation for regional collaboration.

The attached exhibit (Exhibit A) is the complete Balanced Growth Strategy Outline. This document was created for Park City Municipal Corporation and therefore many of the findings and discussion points are focused toward the Park City planning efforts. The recommended strategy #2 (page 16) is for collaboration between Park City, Summit County, and Wasatch County. A regional Transfer of Development Rights (TDR) system is discussed.

The Planning Directors of both organizations thought it would be beneficial to bring both Planning Commissions together to discuss long range planning efforts. Gabe Epperson, the Planning Director of Envision Utah, has agreed to facilitate the meeting and discussion on region growth and future strategies. His bio is as follows:

"Gabe has worked in the fields of urban land use and transportation planning, economic development, and environmental planning. He led Envision Utah's efforts to create the economic development toolbox for local governments, which was completed in 2005. Other projects that Gabe has managed include Wasatch Choices 2040, the Salt Lake City Chamber of Commerce's Downtown Rising project, Blueprint Jordan River, and Wasatch Canyons Tomorrow. Gabe has worked on numerous local planning projects including UTA transit-oriented development plans and general plan updates for Brigham City and Sandy City. Gabe holds a Bachelor's in Human Ecology from Middlebury College and a Master's in Public Administration from the University of Utah. He is currently working on updating Salt Lake County's Master Plan for the Wasatch Canyons and establishing a Jordan River Commission."

http://envisionutah.org/eu_about_staff.html