

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
APRIL 25, 1996**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, April 25, 1996.

A G E N D A

Work Session

- | | |
|-----------|---|
| 2:40 p.m. | Council comments and questions |
| 3:00 p.m. | Status of Planning Commission projects under review |
| 3:30 p.m. | School facilities impact fees |
| 4:00 p.m. | Sandstone Cove annexation |
| 5:00 p.m. | Adjournment |

A joint hearing will be held by the Board of Education, City Council and County Commission at the Treasure Mountain Middle School at 7 p.m. regarding collected school impact fees

Posted: 4/22/96

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
APRIL 25, 1996

Present: Mayor Brad Olch; Council members Hugh Daniels, Roger Harlan, Shauna Kerr, Paul Sincock, and Chuck Klingenstein

Toby Ross, City Manager; Jodi Hoffman, City Attorney; Rick Lewis, Community Development Director; Pat Putt, Planning and Zoning Administrator; Nora Seltnerich, Special Projects Manager; Tom Calder, Planning Commission; Eric DeHaan, City Engineer

Jerry Jackson, Hank Rothwell, and Don Sergeant, Sandstone Cove

1. Council questions/comments. Roger Harlan reported that the Youth Summit was outstanding. He distributed an analysis by Winstrum Economics and Planning Consultants on conference centers in the community. He noted that he found it interesting that the Ski Area will be allowing snowboarding next season. Paul Sincock commented that one of the comments at the Youth Summit dealt with the difficulty in county students getting back and forth to Park City for activities. He pointed out that the community has many private providers, vans from businesses, and School District and City buses but there is no systematic way of providing this type of transportation. He stated that he discussed this with Hope Bleecker and the possibility of sponsoring a meeting with private providers and the School District Transportation Director to explore solutions. Toby Ross pointed out that organizing a meeting would take a few hours, but the time to study the issue could be considerable. He felt confident that the City would be asked to fund a solution, and if the answer is no, advised that Council think about embarking on this project. The Mayor felt that the School District should facilitate this and that the City should not be the only player. Chuck Klingenstein suggested talking with the County and the School District to see if there is any interest in this service. Ms. Kerr felt that if there is truly a need, that the private market should pick up on the opportunity. She felt that the School District has expanded its transportation to the limit by its policy on busing ineligible students and that it wouldn't happen unless the private industry decided to provide service. Hugh Daniels recommended discussing this at an interagency meeting. Mr. Sincock continued that the Parks and Recreation Advisory Board discussed acting as a facilitator for youth activities for a year in the absence of an umbrella organization; Roger Harlan interjected that a recommendation will be forthcoming. Shauna Kerr stated that she had lunch with Sally Elliott who relayed that the PC Youth Coalition is intending to reorganize, however, Mr. Kerr believed that the kids want their own program with a little guidance from the Parks and Recreation Board.

Mr. Sincock reported that he attended the Health Board meeting where a dead animal ordinance was passed. He discussed the business at the quarterly meeting with the County Commission for elected officials. Chuck Klingenstein discussed a letter of support from the Main Street Merchants for valet parking; the validation system was addressed. Mr. Klingenstein reported that Carrie Thompson will be the high school liaison to the City Council. He added that he was

surprised by the overwhelming number of projects the Planning Department is dealing with, and felt it would be informative for the press to report on this.

Shauna Kerr reported on a dog park at Parley's and noted that she received a call suggesting that there be a dog park at the Osguthorpe Farm. Ms. Kerr discussed the meeting on Tuesday with the Parks and Recreation Board and students. The kids are very interested in getting a student advisory board organized by May and Ms. Kerr discussed a Norwegian School outing and a youth film series. Hugh Daniels discussed a bin and routing slip for Council correspondence. Mr. Daniels discussed the air quality project undertaken by the Health Department which may take 18 to 24 months. The Mayor couldn't understand why it would take so long to implement a program when he felt that the County Commission could do something immediately. Mr. Daniels discussed the merits of a centralized system for testing auto emissions and associated costs. He complimented the incumbent members of the Council who have been very supportive of youth programs even though they obviously weren't campaign issues.

2. Status of Planning Commission projects under review. Mr. Lewis discussed the numerous permitted use approvals issued by the Community Development Department. There are multi-faceted approvals especially in the Old Town area that may require public hearings. He reported that in 1995 there were 55 plat amendments and there were only two administrative plat amendments. There were 35 conditional use permits; 17 MPDs; 15 commercial projects; 48 sign permits; 39 Historic District Commission reviews; and 120 single family home reviews.

Through illustration of a map and colored flags, Pat Putt noted commercial, residential, large residential projects, and approved pending construction throughout town. He discussed the many projects in Old Town and the larger projects in the community. Mr. Lewis added that other projects include the TZO, a Prospector Overlay Zone, Sign Code amendments, wood burning fireplace ordinance, SOB ordinance, Park Avenue LMC amendments, Historic District design guidelines revisions, Historic District grant program, Main Street fire sprinkler grant program, Prospector neighborhood landscape monitoring, and General Plan update. He discussed the Snow Creek Crossing Project and that the Coalition East and West developments which will be major. There are plans for underground parking and a hotel at Snow Park, addition to Grappa, and the McIntosh Mill affordable housing project. Staff will be reviewing the Telemark Park application which was submitted to Wasatch County and there have been discussions about annexing a portion of White Pine Canyon. Mr. Lewis commented that once the General Plan is adopted, about eight ordinances need to be drafted to take into account the 30 action plans. It was explained that the TZO is not a part of the General Plan. Mr. Lewis explained that affordable housing continues to be a work item. The vacant developable parcel south of the Radisson was discussed. It is expected that development will occur on Main Street once the TZO is completed. Staff is working with the developer of the Wortley Site on SR248.

With regard to staffing, Mr. Lewis indicated that the Department will be requesting

one more full-time planner and some reclassification of planning positions in this year's budget. He felt that consultants could be used for some projects, but other projects are so long-term that a staff person is critical for continuity. Discussion ensued about staffing, the message it may send, and space problems in the building. The City Manager added that staffing will be discussed at Council's work session on May 9 for new positions, additional funding for contract employees and additional money in the Building Department. Paul Sincock suggested that the Department get together for a fun activity to relieve the day-to-day pressures. Mr. Lewis pointed out that although overburdened that the Department has a great team. Ron Ivie, Chief Building Inspector, added that his Department used to experience a slower shoulder season, but that is no longer the case. Hugh Daniels suggested that Council hold a work session to provide direction on the listed projects in the staff report, not to preempt the Planning Commission but to provide input early in the process. Paul Sincock suggested that the Council host a barbecue for the planning staff in appreciation of its efforts.

3. School facilities impact fees. The City Manager distributed information, some of which was protected, to clarify the Council's motives in adopting the school facilities impact fees for background information. He continued that the School District will be facilitating tonight's meeting and the next hearing and the format of the meeting was explained. He discussed the task force meetings where technical and legal issues are addressed and that information will flow back to the legislative bodies before making determinations. The survey is completed but the results have not been tabulated and will be available next week. Shauna Kerr emphasized that there should be disclosure with regard to the affordable housing project if the impact fee is refunded, so it doesn't appear that the City has a special interest. Jodi Hoffman explained that the money would be repaid to the affordable housing fund for early repayment of the loan and there would not be a windfall to the City or the developer. Ms. Kerr reported that there are purchasers with expectations that the money would be refunded to them. The Mayor suggested that this be clarified tonight. Ms. Hoffman stressed that Silver Meadows did not pay school impact fees, but Aspen Villas did, and Ms. Kerr reported that some the Silver Meadows' purchasers believed that they have paid the fee and this should be clarified. Ms. Hoffman added that there was publicity on the imposition of the impact fee so people could be "let in under the wire". In response to a question from Roger Harlan regarding the final decision, Mr. Ross explained that there would not be a collective vote. The City has the ability to make the decision or to defer it and that is up to the City Council and that will be a point of deliberation. Ms. Hoffman explained that the Council has made a commitment to reach a consensus by the end of May.

4. Sandstone Cove annexation. Nora Seltenrich explained that the Planning Commission has forwarded a positive recommendation on the zoning and annexation; the master planned development is still conceptual. The proposal is to annex 82 acres for an 18 unit subdivision; almost 18 acres would be zoned Estate, 64 acres would be zoned ROS and 30.5 acres would be dedicated to the City for open space. She discussed four small parcels that would be annexed at the same time.

Jerry Jackson explained that the property is owned by the Condos Family and that he and Hank Rothwell are joint venture developer partners or agents to get the vacant land developed. In the event the City denies the annexation, they would pursue an application with the County in the same role. With regard to primary and second home ownership, Mr. Jackson emphasized that there is a direct correlation with the pricing of the lot and the higher the prices, the greater the proportion of second homes to primary homes. The fiscal impact study has been completed, and it is his understanding that even if 100% of the homes are primary, that the impact is positive. With regard to the water tank being growth inducing, he felt that there are already annexation pressures from the Mountaintop Subdivision regardless of the Sandstone Cove application. He explained the fire protection zone precautions including that decks, fences, steps, etc. be constructed with fire retardant materials and secondly planting within the 25 foot zone be irrigated by automatic sprinkler systems. Thirdly, the home owner is required to keep the primary zone free from combustible debris.

Mr. Jackson noted that this property is considered sensitive, has been in the annexation boundaries since the 1980s, and the new General Plan information doesn't designate the property otherwise. He noted that the fire protection plan has been approved by the Chief Building Official/Fire Marshal and also by the Fire Chief who both have waived the strict compliance with maximum cul-de-sac length of 600 feet. The proposed length of the Sandstone Cove cul-de-sac is 1,100 feet. Mr. Jackson pointed out that there is support from adjacent subdivisions and he is not aware of any neighborhood opposition. He discussed the timing of the site work which could be done simultaneously by the contractor of Eagle Point this summer. Mr. Jackson explained his study of vacant lots, which excluded Old Town and Prospector. As of yesterday, there were 91 lots for sale, and 149 lots sold in 1995 at an average price of \$218,000. One of the reasons there are 700 lots is that people warehouse lots for investment purposes. Mr. Jackson translated this as seven months of lots for sale in the study area and that would be construed by a market analyst as a shortage. A two to three year supply is considered more balanced. He indicated that the sale of lots and prices are up in the first quarter and that about 600 of the 700 lots are not for sale. In 1995, the City issued 104 single family building permits, half the number of lots purchased. The number of lots for sale is not out of ratio with supply and demand.

Mr. Jackson added that this is the first development to his knowledge that prohibits fire burning fireplaces or devices. Of the 80 plus acre site, they have clustered residential development into less than 25% of the project site; 75% is proposed to be zoned open space. Also, it is proposed to construct and dedicate to the City a 250,000 gallon water tank together with the usual appurtenances to connect with the municipal system and 3/4 of a mile of trails will be developed. They will convey approximately 31 acres of visually significant land that is contiguous with the entry corridor, which the Planning Commission determined as "critical" to the entry corridor. There are 12 approved lots in the Mountaintop Subdivision, only five are built upon and Mr. Donile is holding two lots for vacant buffer area. Mr. Jackson reiterated that the Sandstone Cove proposal is not growth inducing in the Mountaintop area. He added that if the annexation is denied, they will pursue approval in Summit County even if it means just two lots.

Tom Calder of the Planning Commission reported that the first application was for 48 units which was too much and reviewing the General Plan update at the same time, the Commission wasn't very receptive to that much density. He stated that a visit to the site was very beneficial and the project was reduced to 18 clustered and hidden units. Mr. Calder stressed that what was critical was walking the hillside and seeing where the County development would occur and he felt that this is a great trade-off in consideration with the open space benefits. He asked that if the Council remands this back to the Planning Commission that there is clear direction.

In response to a question from Roger Harlan, Mr. Jackson indicated that it is his experience that lots sell about one unit to 1.5 per month and predicted that the Sandstone Cove would sell within 18 months and take two to three years to build out. Mr. Harlan added that he would like to see a limit on the amount of sod allowed in writing. With regard to house size, Mr. Jackson indicated that they have arrived at a formula which would stack the building and that the top floor cannot be greater than 65% of the area of the template below it, decreasing the size of the house as the levels go up. The Mayor brought up the difficulty in converting water rights. Jodi Hoffman explained that the original proposal was to provide 1.5 per acre feet per lot waiving the water development fee. The current proposal is that the developer dedicate water rights to the City, but there will be no waiver of water development fees. When the water rights are 100% converted, the water development fees will be rebated. Mr. Jackson explained that the rights come from the Park Meadows Well and are surplus to the Aspen Springs development. In response to a question from the Mayor, Eric DeHaan explained that it doesn't make sense for the City to expand on the 250,000 gallon tank at that location; more storage would be desirable at a Boothill Tank elevation because of gravity considerations.

Paul Sincock asked if there can be a provision that homes cannot be built for three to five years to mitigate growth impacts. Mr. Jackson responded that he has received a clear message from Council about timing and explained that they postponed the application for a year and they have commitments to the property owner. They feel that there is a mix of value to the City as a trade-off to the timing, most significantly the dedication of the entryway open space, and hoped that Council would view this project as an opportunity. With regard to restricting building, Mr. Jackson indicated that he would like to analyze impacts and felt that this restriction may be more symbolic than substantive given the size of the project. Mr. Ross asked if Mr. Jackson would be willing to not specify lots, but commit to a phasing plan. Again, Mr. Jackson indicated that he would like to study this to see if there is a rationale to the phasing, that it would not unduly impede sales, and that it be directly tied to mitigating the impacts of build-out. In response to a question from the Mayor, Mr. Jackson explained the build-out of Aspen Springs Phases I and II. The Mayor felt that there would be a way to reach agreement on phasing and Mr. Jackson agreed.

Chuck Klingenstein stated that timing is an issue for him and felt that the homes would become primary, especially in that location. He added that Mountaintop is mentioned but none of the other acreage and there is an annexation declaration that is not clear. This proposal is

not even close to the County zoning and he is concerned about the cost of delivery of services. Mr. Klingenstein indicated that he has little faith in the fire mitigation plan. With regard to an inventory, Mr. Klingenstein commented that his numbers indicate that single family is close to 1,468 units, multi-family between 2,000 to 2,300. Annexations, including Sandstone, may create 419 single family, another 1,000 multi-family, 360 hotel units, 123,500 feet of commercial and he reiterated his concern with timing.

Ms. Kerr agreed that timing was an issue for her and she voted against Brookside for that reason. The City is currently revising its General Plan and annexation is an important element of the Plan; it seems premature to approve annexations without that information. She added that this project does not currently comply with existing annexation declaration policies. Also, it is uncertain how this development would tie into adjacent County parcels and the expectations of those adjacent developments. She would like more information. Hugh Daniels agreed with Ms. Kerr about the benefit of having an updated annexation policy. He continued that he appreciated the open space and all the work that the developers, staff and Planning Commission have done, resulting in a much improved project. Mr. Daniels stated that he has a problem with all of the available lots for sale and leaving Prospector and Old Town out of Mr. Jackson's study area. Even though 18 is a small number, timing is at the top of his list. Mr. Daniels felt that this project will be primary residences which is contrary to the annexation policy. Although the developers are willing to pay for affordable housing, the City is looking toward getting it built. He added that this would provide valuable open space but that is just one element of program. Mr. Daniels was concerned about the length of the cul-de-sac and has little faith that the CC&Rs will ensure fire protection measures and felt that this is a large portion of property that needs to be watered. His preference would be to reconfigure the "flag lots". Mr. Daniels indicated that additional water infrastructure encourages growth and could almost live with one house and grazing on the hillside permitted by the County. He stated that he is inclined to remand this back to staff to negotiate the timing. Ms. Kerr interjected that she is also concerned about the length of the cul-de-sac, and if there are second homeowners, they will not be maintaining the area with a fire prevention plan. Mr. Jackson pointed out that the important element is the fire retardant material requirement. Don Sergeant added that this plan was worked out with Chief Gee and Ron Ivie. Chuck Klingenstein responded that the cul-de-sac length will be setting a precedent. The standards of the Uniform Fire Code were discussed and Mr. Jackson noted that there can be acceptable mitigating deviations. Toby Ross clarified that the City attempts to achieve the 600 foot standard as it is the ideal, and much of Park Meadows is longer than 600 feet. Ms. Kerr pointed out that wild land fires would not occur in Park Meadows and Mr. Jackson stated that the risk of wild land fire on this exposure is somewhat low.

Mr. Ross summarized Council's comments that there is additional work to be done before the next Council review. There should be some mechanism for a fully protected fire system, including homeowner association responsibility as opposed to individual owner's responsibility. There should be a plan for phasing and a more comprehensive assessment of the growth inducing potential of the project. Chuck Klingenstein stated that he would rather have affordable housing

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built that a cash contribution. Ms. Kerr agreed that the contribution is usually not adequate and would be inclined to having something built. Roger Harlan stated that he would rather have the cash, as the City's projects have been very successful and questioned whether affordable housing is appropriate on the Sandstone property. The Mayor suggested that Mr. Jackson donate a lot that the City could warehouse. Mr. Jackson stated that the alternative could be for them to provide two units that meet the affordable housing standards. The Mayor felt that there should be another work session on this proposal before any action is taken.

Prepared by Janet M. Scott



COUNCIL AGENDA REPORT

DATE: April 22, 1996
DEPARTMENT: Community Development Department
AUTHOR: Nora L. Seltenrich
TITLE: Sandstone Cove Annexation and Zoning Map Amendment
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Conduct a work session. Give direction to staff either to finalize a resolution, ordinance and Agreement to annex, to renegotiate the conditions or terms of the MPD, or to prepare a resolution with findings and conclusions to deny the annexation petition.

DESCRIPTION:

A. Topic.

PROJECT STATISTICS:

Applicant:	Jack Johnson Company/Black Diamond Partners
Location:	East of Highway 224 and northwest of Ridgeview and Mountain Ridge Subdivisions
Zoning:	Not zoned in the City Zoned Critical/Sensitive Area in Summit County
Adjacent Land Uses:	Proposed Zoning of ROS and Estate Open space, single family residential
Date of Application:	July 8, 1994
Project Planner:	Nora Seltenrich

B. Background.

Since this annexation and MPD request was submitted in July 1994, the applicant and staff have worked to identify and address technical and conceptual issues. In response to input from the staff and Planning Commission, the applicant has revised the plan several times.

The original application was for 50 units and included a *cul-de-sac* on the west side of the property, visible from U-224. At this time, the staff recommended to the Planning Commission that the Annexation Petition be considered premature based upon the adopted Annexation Policy Declaration, and the fact that the City was about to engage in a comprehensive planning process that would include this area within an updated General Plan.

On May 9, 1995, the applicant submitted a revised plan which the Planning Commission discussed in July, 1995. This plan eliminated all lots on the west side of the property, facing U-224. At that time, the Planning Commission felt that the plan had merit but lacked a satisfactory secondary access. The Commission directed the applicant and staff to work on resolving the issue of emergency access prior to further discussion of the petition. The applicant and Chief Building Official/Fire Marshall have drafted a Fire Prevention and Protection Plan to mitigate for the petitioners' lack of secondary access.

The current revised proposal includes 18 large single family lots and eliminates the *cul-de-sac* on the west side of the property, facing U-224. The parcels are very large, ranging from .42 acres to 5.82 acres and averaging 2.66 acres. Although the original site plan indicated that the entire 80 acres would be in private ownership as part of individual parcels, the applicant is willing to dedicate to the City 30.52 acres on the west side of the property (facing U-224). A site plan is attached for your review.

Staff has met many times to discuss the project and there have been several work sessions with the Planning Commission. The applicant is requesting two things; Annexation into the City and zoning consideration to increase density over what is currently allowed in the County (1 unit per 40 acres allowing 2 dwellings on the 80.13 acres). This area is currently in Tier 2 and is zoned critical/sensitive area in the County. In order for this to develop at this density in the County, a land use amendment would have to be granted as well as a modification to the Tiering system. The current Comprehensive Plan for Park City does not designate a land use for this area. The updated General Plan is scheduled to designate a land use for this area, although that process is not yet complete.

The applicant received conditional Master Planned Development (MPD) and Sketch Plan approval from the Planning Commission and the Commission forwarded positive recommendation on the Annexation and Zone Change to the City Council.

The annexation petition also includes 3 small pieces of property on the corner of Meadows Drive and U-224. One is where the Mountain Fuel gas pressure regulator is located. The second is a small parcel owned by D.A. Osguthorpe and the third is a small parcel owned by the owners of the Sandstone Cove properties. At staff's request, the applicant modified the annexation plat to include these parcels so that the proposed annexation would not create an island of unincorporated land, contrary to state law. Staff recommends that these parcels be zoned Recreation Open Space (ROS). Staff sent notice of the amended annexation plat to each of the property owners listed above. On April 4, 1996 the Council



CITY COUNCIL REPORT

DATE: April 25, 1996
DEPARTMENT: Community Development
AUTHOR: Richard E. Lewis, Community Development Director
TITLE: Major Development Projects
TYPE OF ITEM: Informational

SUMMARY RECOMMENDATIONS: This is an informational item.

DESCRIPTION:

A. Topic: Current and anticipated major development projects.

B. Background: The Community Development Department reviews all development proposals for consistency with the City Codes and Building Codes. Many of the projects including single family homes and some commercial structures are reviewed as "permitted use" permits. That is, these types of structures do not require any specific reviews by the Planning Commission, Historic District Commission, or City Council.

In addition to the permitted use activity, there is a significant number of projects requiring review by various Commissions and the City Council. Many of these projects are multi-faceted and can require as many as three or four specific processes prior to approval. For example, a commercial MPD could require rezoning, replatting, large scale MPD, small scale MPDs, and Conditional Use Permits. In some cases, development proposals may involve several public hearings as well.

Whereas Park City's Land Management Code and other regulations assure a high quality of design and community compatibility, the process can be very time-consuming and sometimes frustrating for developers and citizens alike.

Last year the Planning Department processed 55 plat amendments, 35 Conditional Use Permits, 17 MPDs, and 17 subdivision plats and amendments, all requiring at least one public hearing. In addition to these projects the Department processed 120 single family or duplex plan reviews, 15 commercial plan reviews, 39 Historic District Commission plan reviews, 48 sign permit applications, and 9 CAD permits. A detailed summary of the department's activity for 1995 is attached for your review. (Exhibit A)

C. Analysis: At the current time the Community Development Department is working on 15-20 major projects as well as 7 Land Management Code or ordinance amendments. In addition to these projects, the Planning Department is working on several other planning-related programs including the Historic District Grant program, Main Street Fire Sprinkler Program, Prospector Neighborhood Landscape Compliance Program, amendments to the Historic District Design Standards, the Temporary Zoning Ordinance (TZO), Sign Code Amendments, Fireplace Regulations, and standards for parking lot lighting. The General Plan Update process is also a major work element of the Community Development Department. The official public hearings are scheduled for April and May.

A member of the City Council requested a summary of current and anticipated projects which the Commission and City Council will be reviewing in the next 12 months. A summary of those projects follows, as well as a list of Staff assignments. Projects listed are simply a summary of major projects and there is an ongoing work-load of permitted uses which the Planning Department and other departments in the Community Development are currently reviewing. The Community Development Staff is prepared to review these projects and answer any questions you may have at your April 25th work session.

CURRENT MAJOR PROJECTS :

STATUS

- | | |
|-----------------------------------|--------------------------------------|
| 1. Town Run MPD & Appeal | Appeal before CC |
| 2. Zions Bank & Info. Center | Applicant revising plan |
| 3. Poison Creek Mercantile | Design review - HDC May |
| 4. Utah Coal & Lumber | Preapplication stage |
| 5. Island Outpost Inn | Reviewing plans - PH in May |
| 6. Park City Ski Area Expan | Revised plans - PC April /May |
| 7. Summit Watch- A-5, A-6, Bridge | Monitoring construction |
| 8. 811-817 Park Ave. MPD (Belz) | Reviewing revised plans |
| 9. The WinterGreen Lodge (MPD) | Bldg permit review underway |
| 10. Flagstaff Annexation | Transp & rev plan - review April/May |
| 11. Sandstone Cove Annexation | Scheduled before CC April/May |

12. Sandridge Heights Subdivision	Scheduled for July 10 - PC
13. Chatham Crossing Sub-Mult-Fam CUP	SF const dwgs in review
14. 55/57 King Road Replat of Sub	Pend resolut of neighborhood dispute
15. Eagle Pointe Subdivision	Waiting for submittal
16. East Cove Subdivision	Prelim Plat approved/rev final
17. Sandstone Cove Subdivision	Review May 8 - PC
18. TZO - Amendments to LMC	Ord being prepared - PC June
19. Prospector Overlay Zone (Limit 2 flrs)	Ord being drafted
20. Sign Code Revisions	Before CC April
21. Woodburning Fireplace Ordinance	PC hearing May 22
22. Lighting Regulations (LMC Amend)	PC hearing June
23. SOB Ordinance	PC hearing May
24. Park Ave. LMC Amendments	Pending review by Legal Dept.
25. Historic District Design Standards	HDC review May
26. Historic District Annual Grant Prog	Applications in process
27. Main Street Fire Sprinkler Grant Prog	In process
28. Prospector Neighborhood Compl Prog	In process
29. General Plan Update - Phase One	PC pub hearings April/May

ANTICIPATED MAJOR PROJECTS - 1996-97

1. Snow Creek Residential MPD	Pre-app discussions
2. McDonalds	Rev of prelim plans - revise as needed
3. Coalition East and West MPD	Awaiting appeal - then plan review
4. Snow Park (DV) Park Lot Reconstruct	Pre-app discussions
5. Grappa Restaurant Addition	Plans under review - HDC
6. Silver Lake Condo (last remaining surface parking area)	Awaiting plans
7. McIntosh Comm'l Bldg. (875 Main St.)	Review of lans - HDC in May
8. TransWasatch Hotel	Awaiting plans - prelim discussions
9. Telemark Park Annexations	Pre-app discussions
10. White Pine Canyon Ranch Annexation	Pre-app discussions - apply in Sept
11. Implementation Ord for Gen Plan	Will begin in July-Aug
12. Employee Housing - MPD	Revisions to plan - CC in May
13. Cathcart Develop - So of Radisson Motel	Prelim discussions
14. Main Street Infill - 4 to 5 parcels	Prelim discussions
15. Numerous Lot Combs & Plat Amends	Prelim discussions

PLANNING DEPARTMENT STAFF ASSIGNMENTS

CURRENT STAFF:

Pat Putt, Planning & Zoning Administrator
Nora Seltenrich, Special Projects Manager
Meg Ryan, Planner III
Kirsten Whetstone, Planner III
Janice Lew, Planner II
Steve Call, Landscape Architect/Graphics Specialist
Interns (2)

MAJOR PROJECT ASSIGNMENTS:

Pat Putt -

Zions Bank
Island Outpost
Prospector Overlay Zone
SOB Ordinance
Misc. Minor Subdivisions
Misc. Residential Plan Reviews
Planning Commission Coordination
Planning Department Supervision

Meg Ryan -

The WinterGreen Lodge (MPD)
Gilt Edge Circle-Arrowood Condo/MPD
Utah Coal and Lumber
Poison Creek Mercantile
Snow Creek Hotel/Housing
Belz MPD
Misc. Minor Subdivisions, Plats, and Plan Reviews
Project Review Coordination
TZO Amendments

Kirsten Whetstone -

Woodburning Ordinance
Town Run Appeal & Follow Up
Night Sky Ordinance
Misc. Plat Amendments
Misc. Residential & Commercial Plan Reviews

Janice Lew -

Sign Ordinance Amendments
301 Main St. - Lido Gallery
324 Main St. - William Duncan Galleries
350 Main St. - Seafood and Oyster

2064 Prospector - Design West
340 Main St. - Montana Dry Goods
402 Main St. - Cows
340 Main St. - Bald Eagle Realty
Misc. Plat Amendments, Sign & Resid. Plan Reviews
CAD Reviews
Historic Grant Program

Steve Call -

Misc. Sign Permit Reviews
Misc. Minor Lot Adjustments
Misc. Limits of Disturbance Review
Mapping and Graphics Support

Nora Seltenrich -

Flagstaff Annexation
Sandstone Cove Annexation
General Plan Update
Quarry Mountain Plats
Summit Watch Follow Up
Park City Ski Resort MPD
Park Ave. LMC Amendments

MAJOR PROJECTS YET UNASSIGNED:

Trans-Wasatch (Telemark Park) Annexations
Trans-Wasatch Hotels
Snow Park Expansion (Deer Valley Parking Lot)
White Pine Canyon Ranch Annexation
Chatham Crossing CUP (Multi-Family)

RECOMMENDATION: This is an informational item, however, if the City Council has any suggestions or recommendations for managing the Planning Department's workload, those suggestions will certainly be appreciated.



DEPARTMENT OF
COMMUNITY DEVELOPMENT

1995 Annual Report

Exhibit A

PLANNING DEPARTMENT ACTIVITIES

The Planning Department had a record caseload year in 1995. The Department participated in a total of 94 City Council, Planning Commission, Historic District Commission, Board of Adjustment, and Citizens' Advisory Committee meetings (*an average of 7.8 evening meetings per month*) and reviewed a total of **324 planning-related applications**. The Planning Staff also reviewed **over 160 residential and commercial building permits**. In addition to processing planning applications and building permits, the Department also implemented two key Land Management Code amendments, the administrative hearings for lot combinations and HR-1/HRL changes, and finalized the Quarry Mountain (*Kearns Tribune*) Subdivision.

The Planning Department moved several long-range planning projects forward in 1995. Among these projects were the review of the Flagstaff Mountain, Sandstone Cove and Brookside annexations, an update of the Comprehensive Plan, and a study of Lower Park Avenue zoning designations.

The following is an outline of the primary Planning Department activities.

1. PLANNING COMMISSION

Number of Regular Meetings: 23

Planning Cases Reviewed

Conditional Uses Permits:	35
Plat Amendments:	55
Subdivisions:	17
MPDs:	17
Rezones:	2
Annexations:	2
Condo Conversions:	3
Code Amendments:	6
Accessory Apartments:	6

Key Planning Commission Meetings:

(1/11/95)	Flagstaff Annexation work session
(2/22/95)	Flagstaff Annexation work session

- (3/22/95) Recommendation to not annex St. Mary's Church property on Hwy. 224
- Approval of C.U.P. for Snow Park Lodge Expansion
- (4/27/95) Approval of C.U.P. for Summit Watch Phase III
Approval of Hiddens Meadows final plat
- (5/05/95) First Town Run work session
- (5/10/95) Approval of Aspen Villas (Silver Meadows Phase II) MPD
- (5/24/95) Flagstaff Annexation work session
- (6/28/95) Approval of Quarry Mountain Preliminary Plat
Flagstaff Annexation work session
- (7/12/95) Approval of the Lodge at Deer Valley
- (7/26/95) Positive Recommendation on Frandsen Subdivbision/Woodside Ave. R-O-W vacation
- First Town Run public hearing
- (9/13/95) Flagstaff, Annexation work session
- (10/25/95) Positive recommendation to amend height and setback requirements in the HR-1 and HRL Zones.
- Flagstaff Annexation Public Hearing
- (11/15/95) Second Town Run public hearing (*ninth meeting of the year on this item*)
- (12/13/95) Flagstaff Annexation Public Hearing

2. HISTORIC DISTRICT COMMISSION

Number of Regular Meetings: 19

HDC Cases Reviewed:

New Residential Construction: 15

New Commercial Construction:	4
Commercial Additions/Remodel:	4
CADs:	9
Code/Guideline Amendments:	2

Key Historic District Commission Meetings:

(10/16/95) Positive recommendation on HR-1 and HRL code amendments

(11/06/95) Approval of Summit Watch Buildings A-5/A-6
Approval of Caledonia (Sweeney) Hotel

3. BOARD OF ADJUSTMENTS

Number of Regular Meetings: 7

Variance Cases Reviewed: 11

4. CITIZENS ADVISORY COMMITTEE

Number of Regular Meetings: 8

5. OTHER PLANNING DEPARTMENT ACTIVITIES:

Single-Family/Duplex Plan Reviews:	120
Multiple-Family Plan Reviews	34 (298 units)
Commercial Plan Reviews:	15
Historic District Plan Reviews:	39
Sign Permit Review:	48
Administrative Hearings:	2

BUILDING DEPARTMENT ACTIVITIES

The Building Department issued 842 building permits in 1995 and set a record for permit valuation with a total of \$94,199,581. One of the most significant trends in construction activity during 1995 was a slight decline in the number of single-family permits (*142 units in 1994 and 104 units in 1995*) and a major increase in multiple

family units (*36 units in 1994 and 298 units in 1995*). The Department's five field inspectors averaged over **70 inspections per day** (approximately 14 per inspector per day) with highest inspection requests during the period of June through November. Daily inspections averaged over 80 per day during August. The Department's year-end summary is attached to this report.

ENGINEERING DEPARTMENT

The Engineering Department, made up of the City Engineer and the Public Works Inspector, accomplished hundreds of inspections, plan reviews, and permit sign-offs during 1995 because of the record-breaking pace of construction. The Engineering Department monitors many of the site construction operations on multiple-family and conditional use permit inspections, and also performs three waterline-related construction inspections on each single-family dwelling built in Park City.

In addition to the private-sector construction involvement, the Engineering Department also undertook several high-profile infrastructure projects. Perhaps the most difficult was the complete replacement of the King Road storm drain, an important flood control project that required the adjustment of nearly all utility lines and all the pavement of King Road in upper Old Town. The Park City School District added onto the Park City High School and had to relocate most of its utilities at the school campus, also, which took large amounts of City staff time for construction inspection and damage control.

PARK CITY BUILDING DEPARTMENT

YEAR-END SUMMARY

1993-1994-1995 COMPARABLES

<u>BUILDING PERMITS ISSUED</u>	<u>NUMBER</u>
1993 Building Permits Issued	861
1994 Building Permits Issued	803
1995 Building Permits Issued	842

<u>PLAN CHECK & PERMIT FEES</u>	<u>AMOUNT</u>
1993 Plan Check & Permit Fees	\$667,204.25
1994 Plan Check & Permit Fees	\$802,778.15
1995 Plan Check & Permit Fees	\$927,779.49

<u>IMPACT FEES COLLECTED</u>	<u>AMOUNT</u>
1993 Impact Fees Collected	\$1,052,781.22
1994 Impact Fees Collected	\$1,244,051.55
1995 Impact Fees Collected	\$1,478,559.65

<u>TOTAL FEES COLLECTED</u>	<u>AMOUNT</u>
1993 Total Fees Collected	\$2,552,769.53
1994 Total Fees Collected	\$3,041,307.20
1995 Total Fees Collected	\$3,717,991.24

Park City Building Department
Year-End Summary
1993-1994-1995 Comparables
Page Two

TOTAL VALUATION

AMOUNT

1993 Total Valuation	\$63,207,973.26
1994 Total Valuation	\$73,858,940.17
1995 Total Valuation	\$94,199,581.45

WATER CONNECTION FEES

AMOUNT

1993 Water Connection Fees	\$257,762.90
1994 Water Connection Fees	\$325,017.82
1995 Water Connection Fees	\$477,714.70

WATER DEVELOPMENT FEES

AMOUNT

1993 Water Development Fees	\$575,021.16
1994 Water Development Fees	\$669,459.68
1995 Water Development Fees	\$833,937.40

SUB-PERMIT FEES

AMOUNT

1993 Sub-Permit Fees	\$53,118.72
1994 Sub-Permit Fees	\$73,679.79
1995 Sub-Permit Fees	\$82,736.47

Park City Building Department
 Year-End Summary
 1993,1994,1995 Comparables
 Page Three

<u>FIRE PERMIT FEES</u>	<u>AMOUNT</u>
1993 Fire Permit Fees	\$1,295.00
1994 Fire Permit Fees	\$1,980.00
1995 Fire Permit Fees	\$ 990.00

<u>TYPE CONSTRUCTION</u> <u>VALUATION</u>	<u>TOTAL PERMITS # OF UNITS</u>		
Single Family-1993	122	122	\$34,618,081.22
Single Family-1994	142	142	\$41,962,902.50
Single Family-1995	104	104	\$35,089,137.00
Duplex-1993	3	6	\$ 649,719.35
Duplex-1994	34	68	\$7,401,187.00
Duplex-1995	16	32	\$3,990,017.00
Multi-Family-1993	5	19	\$1,533,228.15
Multi-Family-1994	6	36	\$3,651,834.00
Multi-Family-1995	34	298	\$29,668,614.45
Commercial-1993	14		\$12,550,983.22
Commercial-1994	15		\$ 6,907,689.00
Commercial-1995	15		\$ 7,211,249.00
Industrial-1993	0		
Industrial-1994	1		\$ 398,653.00
Industrial-1995	0		
Residential Garage-1993	3		
Residential Garage-1994	0		
Residential Garage-1995	2		

Park City Building Department
Year-End Summary
1993,1994,1995 Comparables
Page Four

TYPE CONSTRUCTION
PERMITS

TOTAL

Relocation & Demolition-1993	29
Relocation & Demolition-1994	23
Relocation & Demolition-1995	27

Swimming Pools-1993	0
Swimming Pools-1994	3
Swimming Pools-1995	2

* Other Construction-1993	232
* Other Construction-1994	213
* Other Construction-1995	203

Signs-1993	58
Signs-1994	44
Signs-1995	48

Alterations/Additions to Dwellings-1993	296
Alterations/Additions to Dwellings-1994	242
Alterations/Additions to Dwellings-1995	310

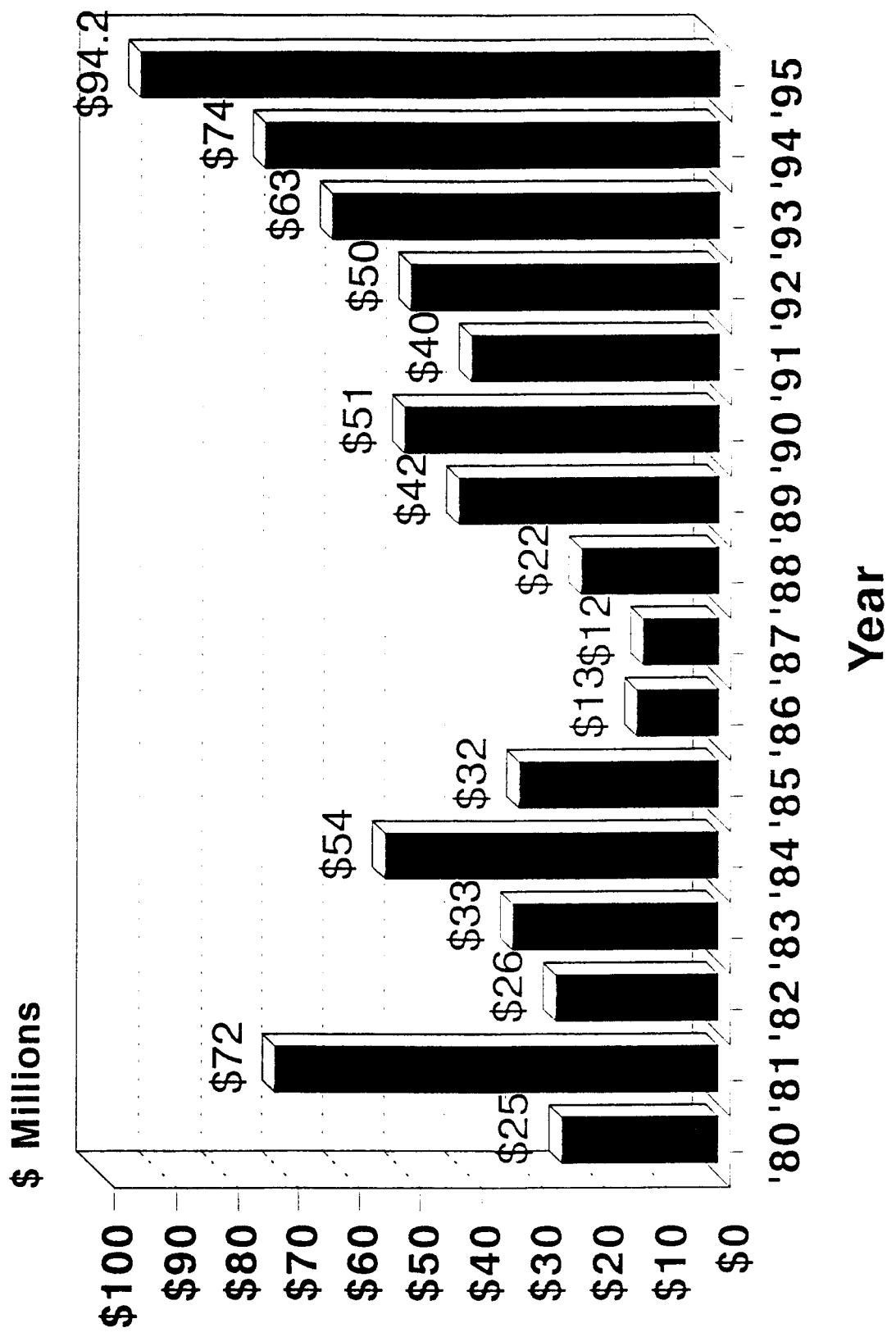
Alterations/Additions to Commercial-1993	99
Alterations/Additions to Commercial-1994	80
Alterations/Additions to Commercial-1995	81

*Other Construction Excavations, footings and foundations, retaining walls, demolitions, renewal of building permits, ski lifts and all other construction that does not apply to one of the above categories.

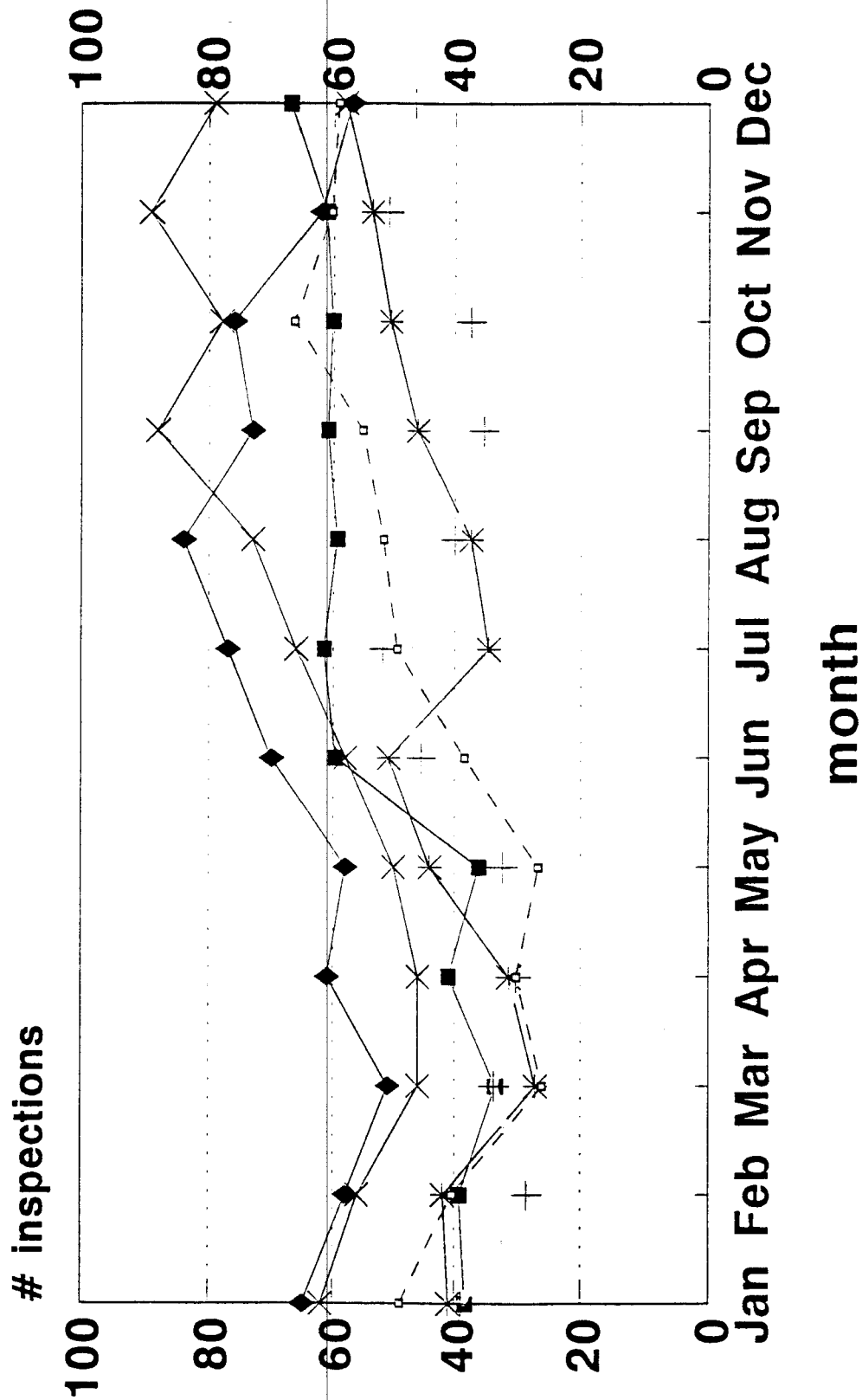
Note: Total Fees Waived in 1993	\$139,175.14
Total Fees Waived in 1994	\$156,721.73
Total Fees Waived in 1995	\$901,201.33

New Construction Valuation

Park City, Utah

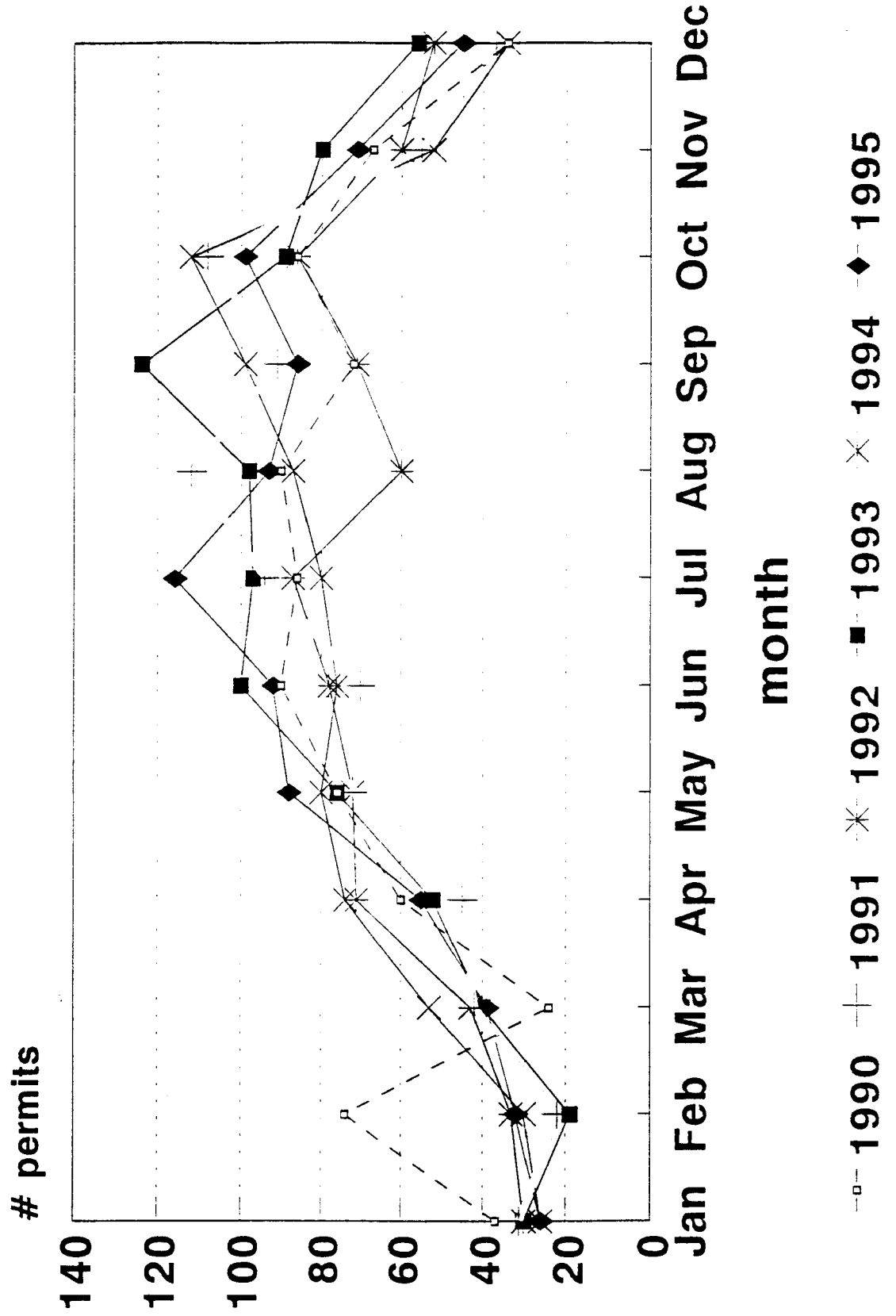


Average Daily Inspections (by month)

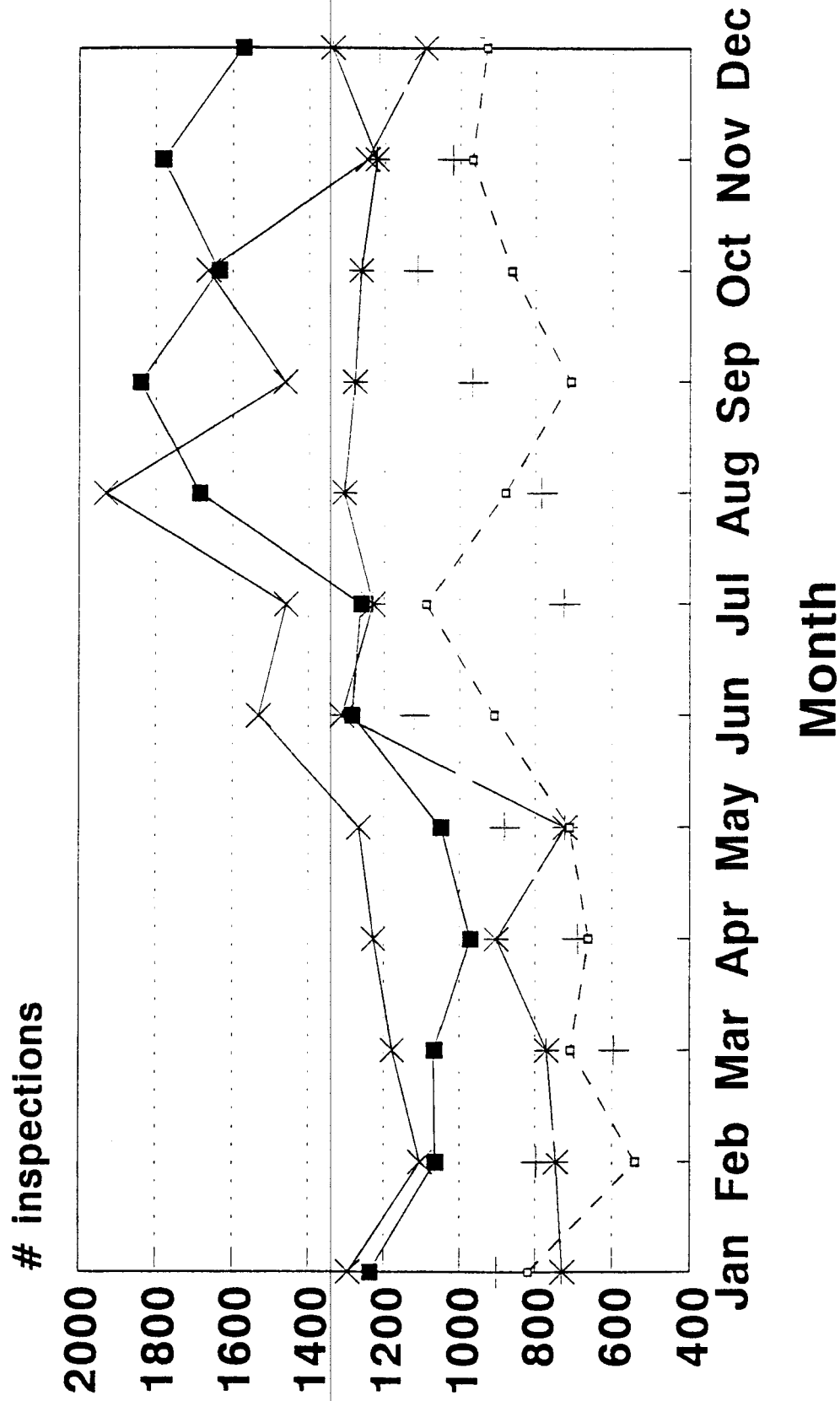


1990
 1991
 1992
 1993
 1994
 1995

Total Permits (by month)

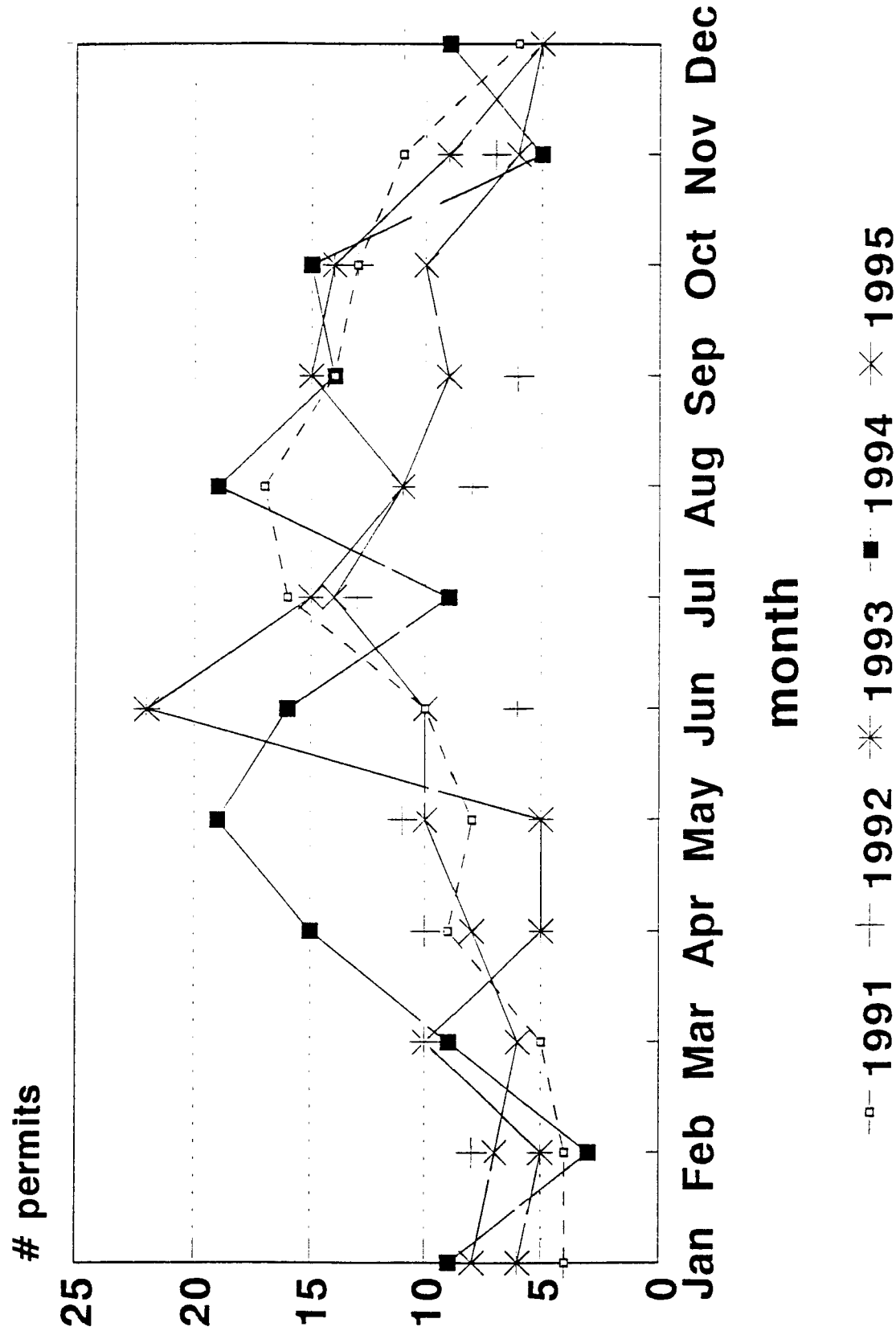


Inspections Performed (by month)



---□--- 1991 + 1992 * 1993 ■ 1994 × 1995

Single Family Dwelling Permits (issued by month)



held a public hearing on this matter to allow these property owners, and any others, an opportunity to speak prior to annexation.

C. Analysis

Fiscal Impact Analysis:

The applicant submitted a fiscal impact analysis with the original submittal and a revised analysis for the current 18 lot proposal. The Council has received copies of the analysis. The analysis has a number of scenarios, including an assumption that 90% of the project will build out as primary residences. Under all scenarios, it appears to have a positive fiscal impact.

Consistency with the Park City Annexation Policy Declaration:

In December 1993, the City Council approved a revised Annexation Policy Declaration. This project meets some of the criteria for consideration of annexation in that policy and has followed the process outlined. The proposal is in conflict with other criteria of the policy, however. Section 7(k) of the Annexation Policy requires a comprehensive land use analysis of the annexation property as well as the surrounding area. This is to include an analysis of adjacent property in sufficient detail for the City to determine the long term impacts of the proposed annexation on adjacent properties. That has not been done, but is being done as a part of the General Plan revision which is not yet completed.

Section 8 of the Annexation Policy Declaration states that the City will not consider annexations that prematurely extend public utilities and services. This is to include adequacy of water. This section goes on to state that:

"The City prefers projects which:

- (a) expand the resort and/or tourist economy.
- (b) provide second home or rental residential projects with more than ten percent of the units for community based affordable housing and over 65% open space.
- (c) provide significant public open space and/or community facilities."

The petitioners believe that the project will be primarily second homes. Both the staff and the Planning Commission believe that many of these parcels will develop as primary residences.

The Petitioners are offering to dedicate a large piece of open space (about 30.52 acres) which is contiguous with other City-owned property. The Planning Commission placed significant value on dedication of open space in the entry corridor. Although the individual parcels are very large, building and disturbance will be limited to areas adjacent to the roadway. Between the dedicated parcel and the proposed restrictions on disturbed area, the proposed project provides the required open space.

Since this is an annexation, there is an employee housing requirement of 1.8 units (10% of the proposed units). The applicant is proposing that it pay a fee in lieu of construction of affordable housing in an amount consistent with current guidelines. The Council could determine that the petitioners affordable housing obligation must be met on site, or by producing actual deed restricted affordable units elsewhere within the City.

General Plan Revision Process

The City is currently in the process of amending the General Plan. Key to this amendment is an evaluation of how and where Park City should grow. Although this proposal may be consistent with adjoining properties in character of development, it is not currently within the City Limits and the City has not determined when or if to serve it. The timing and form of development should be determined in the context of broader policy decisions.

Already some 700 parcels are within the City Limits of Park City which are not built upon. Many of these parcels are large and allow large homes to be developed. The General Plan discussions to date emphasize annexation only when open space can be achieved. The discussions have also encouraged clustering development and avoidance of more "suburban" development.

Fire Safety and Emergency Access

The applicant is proposing a mitigation plan for Fire Prevention and Protection in lieu of providing improved secondary access. In summary, the plan includes:

Exterior building materials shall be constructed of non combustible materials

Exterior and interior fire sprinklers required

Wood burning devices prohibited

Defensible space required which would include a primary zone of twenty-five feet from the dwelling in which plant materials must be irrigated and a secondary zone of an additional fifty feet in which dead or unhealthy plant material must be cleared.

Adequate fire flow will be provided for this project with added capacity to provide enhanced fire flow for other Park City developments.

The Fire Code requires two points of ingress and egress, with an exception for a *cul-de-sac* of 600 feet in length or less. The existing private dead-end road which is proposed to access Sandstone Cove already violates Park City's length standard, as does the adjacent *cul-de-sac* in the Quarry Mountain MPD. The Council must decide whether the proposed mitigation is sufficient to allow Sandstone Cove to access contrary to the Fire Code.

However, because there is no secondary access, the petitioners' proposal requires a greater area of disturbance and a greater projected water demand than is typical in Park City.

The Chief Building Official/Fire Marshall and the Park City Fire Protection District agree that the proposed mitigation plan addresses their primary concerns. The measures proposed and the improvement of the water capacity in the vicinity mitigates the lack of secondary access in this case for Fire Code purposes.

Amended Design Guidelines and C,C & R's have been provided. Adequate Design Guidelines, C,C&R's, and plat notes will be required as a part of the final plat for the subdivision. These guidelines are consistent with the fire mitigation measures proposed.

The long term maintenance of the defensible space may become an enforcement burden for the City. The language would be on the recorded plat as notification to future parcel owners of the requirement for maintenance of the defensible space.

Water and Growth Inducing Impacts

The applicant is proposing to construct a 250,000 gallon tank which will be adequate to serve the culinary and fire protection needs of the Sandstone development. There is also excess capacity in the tank to provide fire protection to other subdivisions within Park City. The tank and appurtenances will be constructed by the developer to City standards, and will be dedicated to the City.

If the Sandstone Cove tank is constructed, there will be significant pressure on the City to annex, or allow contiguous unincorporated property (including the Mountain Top Subdivision) to connect to the City system. In order for unincorporated properties to utilize the Sandstone Cove capacity, the City would have to authorize hooking up to City facilities and utilization of City water. If such an agreement is reached, it may facilitate the development of existing undeveloped parcels contiguous to the City.

The applicant has agreed to donate water rights sufficient to serve the Sandstone Development. Because the petitioners' proposal includes clear zones for defensible space, the proposal requires a greater area of disturbance and a greater projected water demand than is typical in Park City.

Visual Impact

During the initial review of this project, the applicant prepared a visual analysis. The parcels which were most visible from the significant vantage points have been eliminated. The site in which the building sites are to be located is a fairly flat "hollow" and is generally not visible from most locations in town. Some of the Planning Commissioners and all of the Council have toured the site.

Based upon input at the public hearing before the Planning Commission, the applicant and staff are reviewing the visual analysis to determine proposed home sizes based upon visibility of the building pads. The applicant is proposing building height limitations on the

most visually sensitive parcels which will be reviewed by the Planning Commission prior to preliminary plat approval.

House Size

The applicants initially proposed the following maximum house sizes:

7500 sq. ft on parcels less than one acre (8 parcels)
9000 sq. ft on parcels one to three acres (4 parcels)
12000 sq. ft on parcels over 3 acres (7 parcels)

The applicant has conducted a comparative analysis. That analysis, coupled with input received from the City Council and Planning Commission has resulted in the following revised proposal:

6000 sq. ft on parcels less than one acre
7000 sq. ft on parcels one to two acres
8500 sq. ft on parcels over 2 acres

The Planning Commission will review this proposal during the review of the preliminary plat for Sandstone Cove.

The City Council has not yet formally established a policy on maximum house size. That policy is an expected outcome of the General Plan update. It may be premature to assess whether the proposed maximum house sizes are within an acceptable range.

Private vs. Public Road

The applicant has agreed that the road be public without gates. Snow removal will be the responsibility of the property owners until 50% of the subdivision is built out, as is the case with all new subdivisions in Park City.

Sewer Alignment

The applicant is exploring aligning the sewer and other utilities to run through the Eagle Pointe Subdivision. The staff would prefer this alternative as it would likely result in less site disturbance. If this cannot be achieved, the Planning Commission will consider alternatives in a public forum.

Open Space

Since the property being offered for open space is contiguous to City Property and since it is in the entry corridor, the staff would recommend that the property be conveyed to the City with appropriate restrictions on future development. In addition, a trail will be provided from an existing stub in the Mountain Ridge Subdivision. The Planning Commission would review and approve the final trails plan as a part of the preliminary plat review.

Fencing

At one public hearing before the Council a neighboring property owner expressed concern about perimeter or lot fencing within Sandstone Cove. In response, the applicant has proposed language in the CC&R's which prohibits perimeter fencing. There are also restrictions on the type of fencing which is permitted. Solid fences are not allowed. Generally, the City does not enforce CC&Rs. In response to public input, staff has included a prohibition on perimeter fencing in the Annexation Agreement that is attached hereto.

Exterior Lighting

In response to Council concerns, the applicant is proposing language in the CC&R's which prohibits silhouette lighting and which allows seasonal use of temporary lighting devices to illuminate trees, shrubs and holiday decorations for no more than forty consecutive days per year. Again, generally, the City does not enforce CC&Rs. If the Council would like to limit exterior lighting, it could do so in one of two ways: through the annexation agreement or at the time of subdivision plat approval.

D. Planning Commission Recommendation

The Planning Commission conditionally approved the MPD and Sketch Plat for Sandstone Cove and forwarded a positive recommendation to the City Council on the requested Annexation and Zoning Map Amendment based upon the following:

Findings of Fact:

1. A petition for annexation and application for MPD and Sketch Plat was submitted on July 8, 1994 for Sandstone Cove.
2. The subject property is within the Annexation Policy Declaration Boundary of Park City, is contiguous to the City's corporate boundary and is appropriate for development in the corporate boundary due to its proximity to and access through Park City.
3. There is net benefit to Park City in accepting this Annexation because it adds to the protection of the entry corridor by donating critical property along the entry corridor and adjacent to other City property to Park City.
4. The project proposes to build a water tank which will provide adequate water for this subdivision as well as potentially providing adequate water for fire protection for the Mountain Top Subdivision. The Mountain Top Subdivision is currently not within the City Limits, but is immediately adjacent to it and does not contain adequate water for fire protection.
5. The project proposed extraordinary fire protection measures necessary due to the inability to provide two points of access. These include:

Exterior building materials shall be constructed of non combustible materials

Exterior and interior fire sprinklers required

Wood burning devices prohibited

Defensible space required which would include a primary zone of twenty-five feet from the dwelling in which plant materials must be irrigated and a secondary zone of an additional fifty feet in which dead or unhealthy plant material must be cleared.

Adequate fire flow will be provided for this project with added capacity to provide fire flow for the Mountain Top Subdivision.

6. The Planning Commission conducted a public hearing on December 10, 1995 and distributed written notice of the public hearing consistent with the Park City Land Management Code.
7. The site design is consistent with the Park City Land Management Code and Sensitive Lands Ordinance. The site is also consistent with the non-standard cul-de-sacs contained in Mountain Top subdivision and Quarry Mountain MPD.
8. Upon annexation, the developed portion of the property will be rezoned to Estate (E) and the portion of the property to be donated to the City shall be zoned Recreation Open Space (ROS).

Conclusions of Law:

1. The Sandstone Cove Master Planned Development, sketch plat and Annexation are consistent with the health, safety, welfare, and provide a benefit to Park City through the dedication and preservation of Open Space, providing in lieu fees for affordable housing, providing an important trail linkage and improving the adequacy of water for fire flow in the area.
2. The Annexation proposed meets the standards set forth in the Annexation Policy Declaration and UCA (Section 10-2-417).

Conditions of Approval:

1. The MPD and sketch plat approval will not become effective unless and until the Annexation for Sandstone Cove is approved by the City Council. The expiration of the MPD shall be timed from the date of City Council approval of the Annexation request.

2. The City Council shall review and approve the Annexation Agreement which covers, at a minimum, those items in the attached outline.

3. The Planning Commission shall be required to review and approve the preliminary and final plats for Sandstone Cove. The plats shall substantially conform to the MPD and Sketch Plat approval. Specifically, the approval will include the following:

- Home sizes which are consistent with adjacent developments and which take into consideration the visual impact of the building pads.
- Exact trail locations which provide a soft surface trail connecting Mountain Ridge Subdivision to Meadows Drive in the Eagle Pointe Subdivision. This trail shall be constructed concurrent with subdivision improvements.
- Architectural Guidelines and C,C&R's which are consistent with the MPD approval which shall address fire prevention measures approved by the Chief Building Official, limits on building location, limits on irrigated area, and design guidelines consistent with City standards.

4. The sanitary sewer connection for the project shall connect to the Eagle Pointe Subdivision. The staff shall review and approve the alignment so that it complies with the Sensitive Lands Ordinance by creating the least amount of visual impact and disturbance. If this alignment is not able to be achieved due to property ownership or other issues, any new alignment will be reviewed and approved by the Planning Commission and will be a matter of public hearing. Development of the parcel is contingent upon satisfactory alignment that mitigates visual and neighborhood impact to the satisfaction of the staff and Planning Commission and that is acceptable to the Sewer District and City Engineer.

5. All Park City Municipal Corporation Standard Project Review Requirements shall apply.

6. The applicant shall be required to build a 250,000 gallon water tank, and all appurtenances, including but not limited to an above ground pump station, as required by and to specifications approved by the City Engineer.

E. Alternatives

1. Approve the Annexation Resolution and Ordinance amending the Zoning Map as drafted. This alternative would be consistent with the Planning Commission recommendation. The Planning Commission would still have the opportunity to refine the proposal prior to preliminary plat approval, especially as it relates to House Size, fencing, lighting, building heights and architectural guidelines. The Planning Commission has already begun this review, but no further discussion or action would be taken until and unless the City Council approves the Annexation.

2. Direct Staff to negotiate further conditions of approval. If the City Council is generally comfortable with the Annexation, but wants additional conditions placed on the Annexation or MPD, the Council could direct the staff or the Planning Commission to further refine the conditions of the Annexation or MPD. Staff would need direction from the Council as to specific concerns.
3. Direct staff to negotiate a different development concept. If the City Council feels that it is appropriate to annex the Sandstone Cove area at this time, but does not agree with the MPD approved by the Planning Commission, the Council could direct the staff or the Planning Commission to work on an alternative concept with the applicant. The staff would need direction as to what alternative concepts should be explored (Should there be fewer units?, Should parcels and structures be smaller and more clustered?).
4. Determine that development in this area should occur within the City Boundaries, but the proposed annexation petition is premature. Because of the status of the General Planning Revision, the Council may not want to approve an annexation at this time, while recognizing that this area may be appropriate for annexation to the City and development at a later time. Council should give staff and the petitioners direction regarding the appropriate time for development, i.e. after the General Plan is complete, after a specific phase of the Quarry Mountain Master Plan is complete, after dedicated water rights are converted to municipal use, or after the inventory of similar lots reaches a specified number.
5. Deny the Annexation Petition and determine that the site is appropriately designated in the County and should develop within the County. The current zoning in the County would allow 1 unit per 40 acres (or 2 units). Access may be able to serve two parcels off of Highway 224, although the grades are severe.

F. Recommendation:

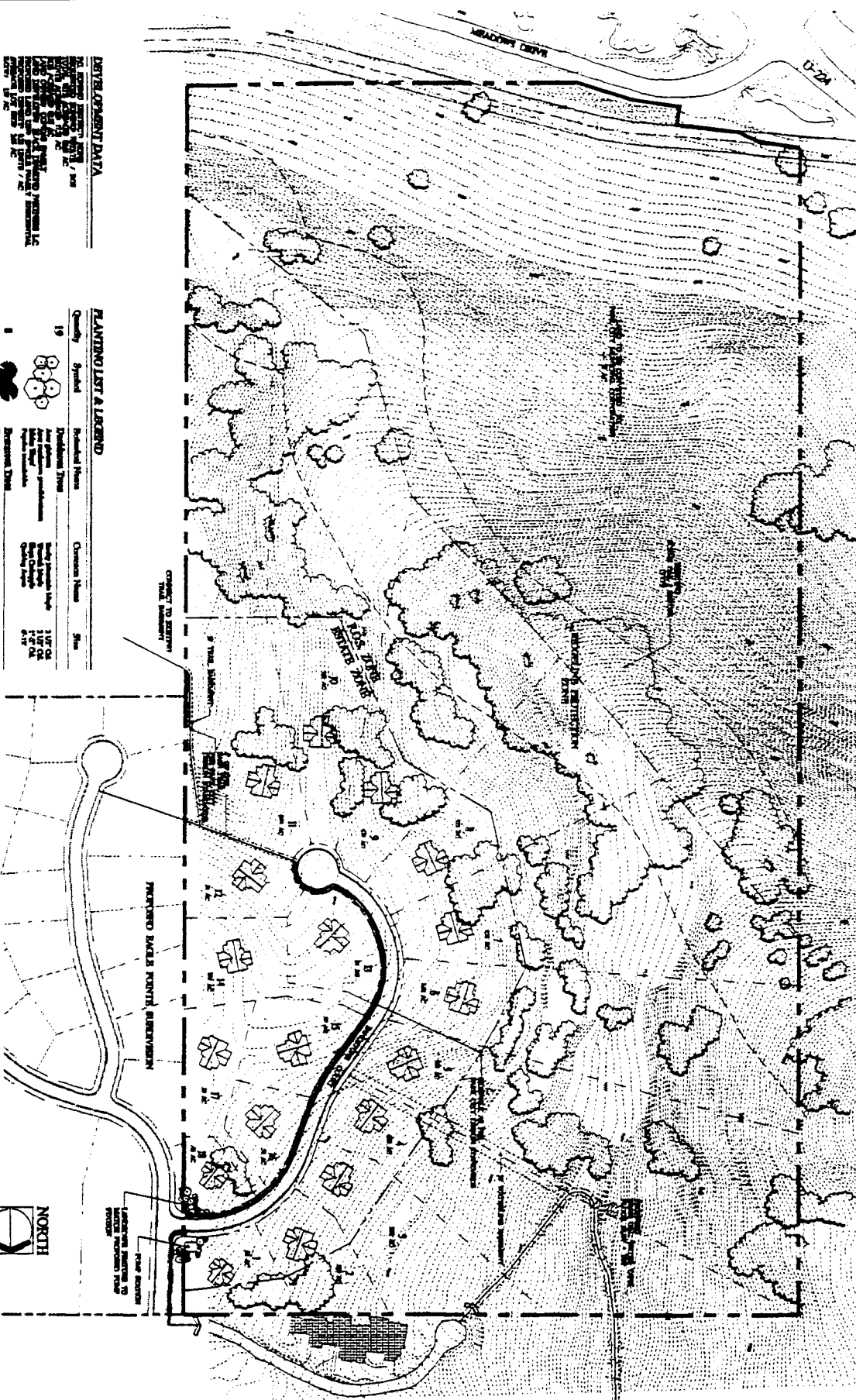
Conduct a work session. Give direction to staff either to finalize the draft resolution, ordinance and Agreement to annex, to renegotiate the terms of the annexation or to prepare a resolution with findings and conclusions to deny the annexation petition.

EXISTING PLANTING DATA

TO: SANDSTONE COVE M.P.D.
 FROM: THE JACK JOHNSON COMPANY
 DATE: 1/15/88
 PROJECT: SANDSTONE COVE M.P.D.
 SHEET: 1 OF 2

PLANTING LIST & LEGEND

Quantity	Symbol	Plant Name	Common Name	Size
19		19' Cal. Oak	19' Cal. Oak	19' Cal. Oak
		12' Cal. Oak	12' Cal. Oak	12' Cal. Oak
		8' Cal. Oak	8' Cal. Oak	8' Cal. Oak
		6' Cal. Oak	6' Cal. Oak	6' Cal. Oak
		4' Cal. Oak	4' Cal. Oak	4' Cal. Oak
		2' Cal. Oak	2' Cal. Oak	2' Cal. Oak
		1' Cal. Oak	1' Cal. Oak	1' Cal. Oak
		18' Cal. Oak	18' Cal. Oak	18' Cal. Oak
		14' Cal. Oak	14' Cal. Oak	14' Cal. Oak
		10' Cal. Oak	10' Cal. Oak	10' Cal. Oak
		8' Cal. Oak	8' Cal. Oak	8' Cal. Oak
		6' Cal. Oak	6' Cal. Oak	6' Cal. Oak
		4' Cal. Oak	4' Cal. Oak	4' Cal. Oak
		2' Cal. Oak	2' Cal. Oak	2' Cal. Oak
		1' Cal. Oak	1' Cal. Oak	1' Cal. Oak



SANDSTONE COVE M.P.D.
 PRELIMINARY SITE / LANDSCAPE PLAN

BLACK DIAMOND PARTNERS L.C.

SSCMPLAN.DWG

081014

REVISIONS

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THE JACK JOHNSON COMPANY

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