



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
May 8, 2024**

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

3. PUBLIC COMMUNICATIONS

4. CONTINUATION

- 4.A. **2250 Deer Valley Drive South - Conditional Use Permit** - The Applicant Proposes a New Passenger Tramway (Ski Lift), Approximately 4.62 Miles of New Beginner Ski Runs, an 8,483-Square-Foot Terminal and Lift Storage Building, and a 375-square-foot Operator House in the Recreation and Open Space Zoning District and Sensitive Land Overlay. PL-23-05938 (60 mins.)
(A) Public Hearing; (B) Continue to May 22, 2024

5. REGULAR AGENDA

- 5.A. **1115 Aerie Drive - Conditional Use Permit** - On April 24, 2024, the Planning Commission Conducted a Public Hearing and Directed Staff to Draft a Final Action Letter Approving the Construction of a Private Recreation Facility in the Estate Zoning District. PL-21-05101 (10 mins.)
(A) Action
- 5.B. **1200 Little Kate Road – Conditional Use Permit** – The Applicant Proposes to Re-Locate and Expand the Existing Swimming Pools at the MARC to be Located at the Rear of the Property in the Residential Development Zoning District. PL-24-06090 (30 mins.)
(A) Public Hearing; (B) Action

6. WORK SESSION

- 6.A. **Trails Master Plan** – The Planning Commission Will Conduct a Work Session on the Updated Park City Trails Master Plan (TMP) to Facilitate Passive, Non-

Motorized Recreation and Establish a Comprehensive Framework for the Design, Planning, Development, Management, and Maintenance of the City's Trail System and Amenities and May Consider a Recommendation to Council. (60 mins.)

- 6.B. **Land Management Code Amendments** – The Planning Commission Will Discuss Potential Land Management Code (LMC) Amendments Regarding Radon Regulations for Section 15-1-10 Conditional Use Review Process, Chapter 15-6 Master Planned Developments, Chapter 15-6.1 Affordable Master Planned Developments, and Chapter 15-13 Regulations for Historic Districts and Historic Sites. (45 mins.)

7. ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

A majority of Planning Commissioners may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair. City business will not be conducted.

Planning Commission Staff Report



Subject: 2250 Deer Valley Drive South
Parcels PCA-S-98-R, PCA-S-85, PCA-S-85-D,
PCA-S-81-A
Application: PL-23-05938
Author: Virgil Lund, Planner I
Date: May 8, 2024
Type of Item: Conditional Use Permit

Recommendation

(I) Open a public hearing; (II) continue the item to May 22, 2024, to allow the Applicant to compile updated materials.

Description

Applicant: Hannah Tyler, Deer Valley Resort

Location: Parcels PCA-S-98-R, PCA-S-85, PCA-S-85-D, PCA-S-81-A

Zoning District: Recreation and Open Space
Sensitive Land Overlay

Adjacent Land Uses: Recreation, Resort Open Space

Reason for Review: The Planning Commission reviews and takes Final Action on ski lifts and ski runs in the Recreation and Open Space Zoning District.¹

Summary

On November 6, 2023, Deer Valley Resort submitted a Conditional Use Permit application to construct:

- 4.62 miles of new ski runs.
- A new six-passenger 0.56-mile-long ski lift on Park Peak between Bald Mountain Peak and Flagstaff Peak for beginner skier access to the higher elevations of Deer Valley Resort.
- An 8,483-square-foot terminal and lift storage building.
- A 375-square-foot operator house.

¹ LMC [§ 15-2.7-2](#)

Planning Commission Staff Report



Subject: 1115 Aerie Drive – Private Recreation Facility
Application: PL-21-05101
Authors: Spencer Cawley, Planner II
Date: May 8, 2024
Type of Item: Conditional Use Permit

Recommendation

(I) Review the proposed Final Action Letter prepared by the Applicant and amended by the Planning Commission on April 24, 2024, approving the Conditional Use Permit to construct a Private Recreation Facility, and (II) ratify the Final Action Letter.

Description

Applicant: Gary Sutton/1115 Aerie, LLC
Wade Budge, Applicant Representative

Location: 1115 Aerie Drive

Zoning District: Estate
Sensitive Land Overlay

Adjacent Land Uses: Single-Family Residential
Open Space

Reason for Review: The Planning Commission reviews and takes Final Action on Conditional Use Permits¹

CUP Conditional Use Permit
LMC Land Management Code
MPD Master Planned Development
SLO Sensitive Land Overlay

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Summary

1115 Aerie Drive is Lot 8 of the Overlook at Old Town Subdivision. The Subdivision is located on Aerie Drive within the two switchbacks of the Right-of-Way. The Applicant proposes reducing the size of an existing concrete pad from 4,765 square feet to 2,085 square feet, removing a portion that encroaches into the Side Setback and encroaches on adjacent property to construct a Private Recreation Facility (sports court), and removing and reconfiguring portions of the retaining walls in the northeast corner of the

¹ LMC [§ 15-1-8](#)

Lot to help with grading and on-site stormwater retention.

On December 20, 2021, the Applicant's representative submitted two land use applications to the Planning Department:

- An Administrative CUP for retaining walls greater than six feet in height from Final Grade
- A CUP for the sports court (Private Recreation Facility)

On March 15, 2022, the Applicant submitted a land use application to amend the Plat to adjust Lot Lines and to expand the platted Limits of Disturbance.

On June 6, 2022, the Applicant requested to move forward with the Administrative CUP for the six-foot-tall retaining walls and the CUP for a Private Recreation facility. Consequently, the Applicant deferred the Plat Amendment application until action was taken on the Administrative CUP and CUP applications.

On July 13, 2022, the Planning Commission reviewed the CUP application for a Private Recreation Facility and denied the application ([Staff Report](#); [Minutes](#)).

On August 1, 2022, the Applicant filed an appeal of the Planning Commission's denial of the CUP.

On August 11, 2022, the Planning Director, with the Applicant's approval, continued the Administrative CUP review of the proposed retaining walls to a date to be determined due to the appeal of the denial of the CUP for a Private Recreation Facility. Final action is still pending on the Administrative CUP for the retaining walls.

On October 18, 2022, a Perpetual Improvements Easement Agreement was recorded with Summit County. This agreement allows the Applicant access to the improvements that cross the property line onto neighboring Lot 9. The purpose of this easement is to allow the Applicant to use equipment, recreational equipment, and related surface improvements and for maintenance, repair, and replacement of these improvements.

The Applicant requested the appeal be placed on hold and asked the Utah Property Rights Ombudsman to issue an advisory opinion on the Planning Commission's denial of the CUP. On November 16, 2023, the Utah Property Rights Ombudsman issued an Advisory Opinion.

On March 4, 2024, the Appeal Panel granted an appeal in part and remanded the Planning Commission appeal in part of the Planning Commission's July 13, 2022, denial of the Conditional Use Permit ([Staff Report](#); [Meeting Audio](#)).

On April 24, 2024, the Planning Commission unanimously approved the Conditional Use Permit to construct a sports court at 1115 Aerie Drive, finding reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

The Planning Commission directed staff to prepare a draft Final Action Letter based on the Applicant's submitted draft, reviewed and revised by the Planning Commission on April 24, 2024. Exhibit A includes redlines tracked as required by the Planning Commission.

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Exhibits

Exhibit A: Draft Final Action Letter



Planning Department

May 8, 2024

Wade Budge
Snell & Wilmer

CC: Gary Sutton

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 1115 Aerie Drive

Zoning District: Estate
Sensitive Land Overlay

Application: Conditional Use Permit

Project Number: PL-21-05101

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: May 8, 2024

Project Summary: The Applicant proposes reducing the size of a concrete pad from 4,795 square feet to 2,085 square feet, removing a portion that encroaches into the Side Setback and encroaches on adjacent property to construct a Private Recreation Facility (sports court), and removing and reconfiguring portions of the retaining walls in the northeast corner of the Lot to help with grading and on-site stormwater retention.

The Planning Commission's recommended changes are redlined in this draft version of the Final Action Letter.

Action Taken

On April 24, 2024, the Planning Commission conducted a public hearing and approved the Private Recreation Facility (sports court) Conditional Use Permit according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Conditional Use
File No. PL-21-05101
[Sports Court –1115 Aerie]

Procedural History

A. On December 20, 2021, the applicant 1115 Aerie LLC (“Applicant”) submitted an application (“Application”) and paid the required fee for a conditional use permit in connection with a proposed sports court (the “Sports Court”) on Summit County, Utah Tax Parcel No. OOT-HSTONE-8 (the “Property”). The Application was submitted after a contractor commenced work without all necessary permits.

B. On July 13, 2022, the Park City Planning Commission (“Planning Commission”) held a public hearing and denied the Application.

C. On July 20, 2022, the Planning Commission issued its written denial of the Application. The Planning Commission reasoned that the Application (a) was not compatible with prior land use approvals, specifically a building pad note on the applicable subdivision plat prohibited the proposed sports court; (b) lacked information regarding the conditional use permit requirements for screening and landscaping, compatibility with surrounding structures, noise, lighting, sensitive lands, and steep slopes; and (c) was inconsistent with the general plan.

D. On July 29, 2022, the Applicant appealed that denial and on August 2, 2022, submitted an advisory opinion request ~~on~~ for the Application to the Utah Office of the Property Rights Ombudsman.

E. On November 16, 2023, the Ombudsman issued an advisory opinion on this matter and concluded that the Planning Commission erred in denying the Application. Specifically, the Ombudsman concluded that: (i) the Sports Court did not violate any plat note or building area restriction, (ii) the Planning Commission erred in denying the Application for insufficient evidence; and (iii) the Application should be allowed to supplement its Application with any insufficient information.

F. On March 4, 2024, the Park City Appeal Panel held a hearing on the Applicant’s appeal and concluded that: (i) the Sports Court did not violate any plat note or building area restriction; (ii) the Applicant should be allowed to supplement its Application with additional information; and (iii) the Planning Commission should reconsider the following issues in light of the conclusions from the Appeal Panel and the Applicant’s supplemental information:

- (1) Whether the Sports Court will cause any detrimental effects, and, if any, could those effects be reasonably mitigated; and
- (2) Whether the Sports Court complies with the City’s very steep slope, significant vegetation, and impervious surface requirements.

G. On March 22, 2024, the Applicant formally supplemented its Application with a steep slope analysis, drainage plan, and an analysis of how the proposed use satisfies Park City's conditional use permit requirements.

Findings of Fact

1. The Property is located within the Nielsen/Korthoff (Hearthstone) Small Scale Master Plan Development that was approved June 14, 1993, and within the Hearthstone Subdivision Plat that was recorded June 13, 1994.

2. The Property is primarily used as a single-family residence, which use will continue with the Sports Court being accessory thereto.

3. Pursuant to the Park City Land Management Code ("LMC") Sports Courts are a conditional use for the Property and thus require a conditional use permit ("Sports Court CUP"). The Sports Court CUP must be issued to the Applicant if the Planning Commission finds that the proposed Sports Court causes no detrimental effects on adjacent uses or if it does cause detrimental effects, those effects can be reasonably mitigated.

4. In connection with the Application, the Applicant submitted the following documents for the Planning Commission's consideration:

- a. Existing Conditions & Topography Map (Job No. 3-9-21) prepared by Alliance Engineering Inc.;
- b. Conceptual Grading & Drainage Plan (Job No. 8-3-23) prepared by Alliance Engineering Inc.;
- c. Landscaping Plan/sports court exhibit prepared by DBS + Associates, LLC.

5. The Planning Commission has ~~the~~ authority to act as the land use authority for the Sports Court CUP. See LMC § 15-1-10-~~D~~(D).

6. The Applicant submitted all the materials required by the LMC for the Sports Court CUP and presented in a public hearing regarding the proposals set forth in the Application.

7. With respect to the Sports Court CUP, the Planning Commission, after carefully considering the Applicant's submittals referenced above and the Applicant's presentation at the public hearing, has determined that any detrimental effects caused by proposed development can be reasonably mitigated and comply with the LMC's requirements.

Additional Findings

8. The Planning Commission, as the land use authority, finds that the proposed Sports Court CUP complies with the standards in LMC § 15-1-10-~~D(D)~~. Specifically:

a. The Application complies with all applicable requirements of the LMC as required by LMC § 15-1-10-~~D.1(D)(1)~~. Based on the materials provided with the Application the Sports Court complies with all applicable LMC provisions.

b. The Sports Court is compatible with surrounding structures in use, scale, mass, and circulation. See LMC § 15-1-10-~~D.2(D)(2)~~. Specifically, the Sports Court is compatible with surrounding uses as it is accessory to the primary single-family residential use on the Property. Use of the Sports Court will be limited to the Property's residents and guests and will not be open to the general public. This is consistent with the surrounding residential area. The Sports Court is and will be located entirely within the Property's setbacks and will be screened from view by the existing residence and carefully designed landscaping. The Sports Court will have no impact on the onsite pedestrian and vehicular circulation.

c. The Applicant has proposed several conditions to mitigate any differences in use or scale. See LMC § 15-1-10-~~D.3(D)(3)~~.

9. The Planning Commission, as the land use authority, finds that the Sports Court CUP complies with the standards in LMC § 15-1-10-~~E(E)~~. Specifically:

a. Size and location of the site:

The Property a single-family lot that was approved/created when the Hearthstone Subdivision was recorded on 6-13-1994. The proposed Sports Court is accessory to the single-family home existing on the Property. The size of the Property is more than adequate for the Sports Court as it will be located entirely within the Property's setbacks. The location of the Sports Court on the Property is appropriate because it is within the Property's designated building pad, as defined by LMC § 15-15.

b. Traffic considerations including capacity of the existing streets in the area:

The Sports Court will not increase traffic to the Property as it will be primarily used by the Property's residents and guests. No new traffic impacts are being created.

c. Utility capacity, including storm water run-off:

No new utilities are being proposed for the Sports Court because as a proposed condition of approval the Sports Court will not have any outdoor lighting. The Applicant's drainage plan is adequate to manage any stormwater runoff generated by the Sports Court's impervious surface.

d. Emergency vehicle access:

The Sports Court will not change or impact any emergency vehicle access. The current emergency access to the Property from Aerie Dr. will not be impacted by the Sports Court.

e. Location and amount of off-street parking:

Per the LMC, a private recreation facility generates a parking demand of 1 space per 4 persons. This is in addition to the 2 spaces required for a single-family dwelling. Thus, the Property requires 3 parking spaces. As shown on the submitted plans, the capacity of the existing garage is 3 vehicles, with additional parking space in the driveway, outside of the setbacks of 7 vehicles. The Property has sufficient parking.

f. Internal vehicular and pedestrian circulation system:

There is no change to the existing pedestrian or vehicular circulation patterns.

g. Fencing, screening, and landscaping to separate the use from adjoining uses:

The provided landscape plan shows that the Sports Court will be extensively screened from view from Aerie Drive and the neighbors to the north and east. The landscape plan shows that at least thirty-nine (39) trees will be planted, but it is anticipated that up to sixty (60) trees will be planted, most of which are evergreens, which will provide year-round screening. The Application also depicts a **ten-foot chain link** fence surrounding the Sports Court **on all sides** for additional screening and safety, security, and noise reduction purposes. The Sports Court is adequately fenced, screened, and landscaped to **separate separate** it from adjoining uses.

h. Building mass, bulk, and orientation, and the location of buildings on the site; including orientation to buildings on adjoining lots:

The Sports Court will be within the setback and within the Property's building pad, as defined in LMC § 15-15-1. Due to the grade of the site, the Sports Court will sit approximately ten feet (10') below the elevation of Aerie Drive. There will be a two foot (2') retaining wall on

the north side of the Sports Court, then an approximately 4:1 slope from the retaining wall to Aerie Drive.

i. Usable open space:

The portion of the lot containing the Sports Court will continue to be open space, as defined by the LMC¹. Thus, the Sports Court does not change the existing open space, and in fact, makes the existing open space more usable for recreational activities.

j. Signs and lighting:

No signs or lighting are being proposed with the Sports Court.

k. Physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing:

The proposed Sports Court will be used solely for the residents and guests at the Property. The landscaping associated with the Sports Court will screen the use from Aerie Dr. The landscaping wall on the north of the Sports Court is being reduced in size from what is currently constructed to reduce visibility from adjoining uses.

l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and off-site property:

Sports courts typically create noise that might affect people and off-site properties. The Sports Court, however, has been carefully designed by including a SportGam PB open cell court surface and AcoustiFence soundproofing surrounding the Sport Court to mitigate noise. Likewise, the Applicant has agreed to the conditions identified below to further mitigate potential noise concerns. The Sports Court, as conditioned, adequately mitigates any potential detrimental noise. The Sports Court will not cause any vibration, odors, steam, or other mechanical factors that may affect people and property off-site.

m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup areas:

No changes are proposed or anticipated with regards to service vehicles.

n. Expected Ownership and management of the project as primary residences, condominiums, time interval ownership, nightly rental, or

¹ LMC § 15-15-1: OPEN SPACE - Open Space, Landscaped. Landscaped Areas, which may include local government facilities, necessary public improvements, and playground equipment, recreation amenities, public landscaped and hard-scaped plazas, and public pedestrian amenities, but excluding Buildings or Structures.

commercial tenancies, how the form of ownership affects taxing entities:

The Sports Court will not change the ownership or management composition of the Property and will be used only by the Property's residents and guests. There is no change affecting taxing entities.

- o. Within and adjoining the site, environmentally sensitive lands, physical mine hazards, historic mine waste and Park City soils ordinance, steep slopes, and appropriateness of the proposed structure to the existing topography of the site:

The Applicant provided a detailed steep slope analysis that shows that the Sports Court is not ~~be~~ located within fifty feet (50') of very steep slopes. The Property is not within the soil ordinance boundary. Finally, the sensitive land overlay is not applicable to the Nielson portion of the Nielsen/Korthoff MPD, as approved on June 14, 1993. (The Property is in the Neilson portion of that MPD).

- p. Reviewed for consistency with the goals and objectives of the Park City General Plan; ~~however, such review for consistency shall not alone be binding.~~

The use is consistent with the Park City General Plan and is an allowed conditional use; ~~however, such review for consistency shall not alone be binding.~~ There are specific elements of the general plan that the Application supports:

1. Objective 1A - Direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity. (pg. 27)
2. Objective 1C - Primary residential neighborhoods should encourage opportunities to enhance livability with access to daily needs, including: a mini market, a neighborhood park, trails, community gardens, walkability, bus access, home business, minor office space, and other uses that are programmed to meet the needs of residents within the neighborhood and complement the existing context of the built environment. (pg. 27)
3. The more Park City residents are able to take advantage of the benefits provided by parks and recreational facilities, the healthier our community will be. (pg. 99)

10. The location of the Sports Court is more than seventy-five (75') from Very Steep Slopes as shown on Alliance Engineering Existing Conditions & Topography Exhibit dated 4/2/2024. See LMC § 15-2.21-3. ~~A-3(A)(3).~~

11. The Planning Commission finds that for the reasons above, the Sports Court will not have any unmitigated detrimental impact on surrounding uses.

12. As discussed below, the Applicant has agreed to self-impose certain conditions on the Property to minimize any potential detrimental effects that may result from the proposed Sports Court. The Planning Commission finds that these conditions adequately mitigate potential detrimental effects that may result from the Sports Court.

Conclusion

Based on the foregoing, and subject to the conditions listed below, the Sports Court CUP meets the standards and requirements of the LMC, including the criteria for approving a conditional use per LMC § 15-1-10(D) and Utah Code § 10-9A-507. The Planning Commission concludes it is appropriate to approve the Sports Court CUP subject to the below conditions, each of which will mitigate any reasonably anticipated detrimental effects associated with the uses described in the Application.

Conditions

The Sports Court CUP is conditioned upon the following:

- A. Portions of the Sports Court and retaining walls currently located inside the front and side setbacks must be removed. The disturbed areas must be revegetated in accordance with the submitted plans.
- B. Any disturbed area offsite from the Property must be revegetated in accordance with submitted **landscape** plans.
- C. The Applicant shall bury or relocate the retaining wall that is north of the Sports Court **and within the applicable setbacks and in the front a side setbacks**. The new wall is limited to two feet (2') in accordance with the plans as submitted. Prior to obtaining a building permit for the relocated retaining wall, the Applicant shall submit to the City's engineering department an excavation and grading plan showing no erosion, land subsidence, or avalanche is created by the relocation of the retaining wall.
- D. The Applicant shall submit a construction mitigation plan for approval by the City's Chief Building Official that mitigates construction traffic on Aerie Dr. The Applicant shall submit a management and safety plan for the proposed route. Time of operations, truck inspections, and the number of trips hauling shall be outlined and regulated through the Construction Mitigation Plan.
- E. The Applicant's stormwater mitigation plan shall **include mitigation for on-site retention and shall** be reviewed and approved by the Engineering Department prior to building permit submittal.

- F. The Applicant shall notify the ~~p~~Planning ~~d~~Department prior to making any changes to the plans approved as part of the Sports Court CUP.
- G. The Property is located outside of the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the Applicant does encounter mine waste or mine waste impacted soils, the Applicant must handle the material in accordance with State and Federal law.
- H. No overhead lighting is permitted for the Sports Court. All exterior lighting for walkways ~~and landscaping~~ shall be down-directed, fully shielded, with bulbs 3,000 degrees Kelvin or less to prevent glare onto adjacent property, and shall comply with the City's outdoor lighting code per LMC § 15-5-5(J). ~~Floodlights are prohibited on the Sports Court. Fully Shielded outdoor lights shall not exceed 12 feet above existing grade. Fully shielded ground-level fixtures are encouraged.~~ Final lighting details must be reviewed by the City's planning staff prior to installation ~~and final inspection~~.
- I. Use of the Sports Court will be prohibited from 10:00 PM to 7:00 AM and the use of pickleball is restricted from 8:00 PM to 8:00 AM.
- J. The surface of the Sports Court shall be comprised of SportGame PB Open Cell materials or similar noise-reducing materials.
- K. An "AcousticFence" or similar soundproofing fencing must be installed around the Sports Court.
- L. Sports court may be used for paddle games (including pickleball), but only when USA Pickleball's Quiet Category compliant paddles and soft balls are used.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

Sarah Hall
Planning Commission Chair

CC: Rebecca Ward, Planning Director

Planning Commission Staff Report



Subject: 1200 Little Kate Road
Application: PL-24-06039
Author: Virgil Lund, Planner I
Date: May 8, 2024
Type of Item: Conditional Use Permit

Recommendation

(I) Review the Conditional Use Permit to relocate and expand the outdoor swimming pools at the Park City Municipal Athletic and Recreation Center (MARC) located at 1200 Little Kate Road in the Residential Development Zoning District, (II) conduct a public hearing, and (III) consider approving the Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Park City Municipal Corporation

Location: 1200 Little Kate Road

Zoning District: Residential Development

Adjacent Land Uses: Multi-Family Residential

Reason for Review: The Planning Commission reviews Conditional Use Permits, holds a public hearing, and takes Final Action¹

LMC Land Management Code
MARC Municipal Athletic and Recreation Center
MPD Master Planned Development
RD Residential Development

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

¹ LMC [§ 15-1-8\(G\)](#)

Summary

The Land Management Code (LMC) identifies public swimming pools as Public Recreational Facilities, which are a Conditional Use in the Residential Development (RD) Zoning District.² The MARC has an existing CUP and MPD, as outlined in the background section of the report. The Planning Commission held a work session on February 28, 2024, and determined the proposed changes to relocate and expand the outdoor swimming pools at the MARC are minor modifications to the MARC Master Planned Development (MPD) ([Staff Report](#), [Minutes](#)). The Planning Director takes Final Action on minor modifications to MPDs through an Administrative Permit. Condition of Approval 3 requires the Applicant to obtain an Administrative Permit reviewed by the Planning Director prior to Building Permit submittal. Therefore, this staff report and Planning Commission review is limited to the new CUP for the proposed changes to the swimming pools.

The existing lap pool at the MARC is 3,200 square feet with six lanes and was built in 1990. The existing leisure/recreation pool is 2,600 square feet and was built in 2003. A conditions analysis study conducted in June 2022 identified deficiencies in the pools along with critical upgrades and improvements that would be needed in the short term to maintain the existing pools. Additionally, the pools are currently separated by landscaping and are grade-separated on different elevations. The Applicant states that this separation creates staffing and safety concerns for the pools.

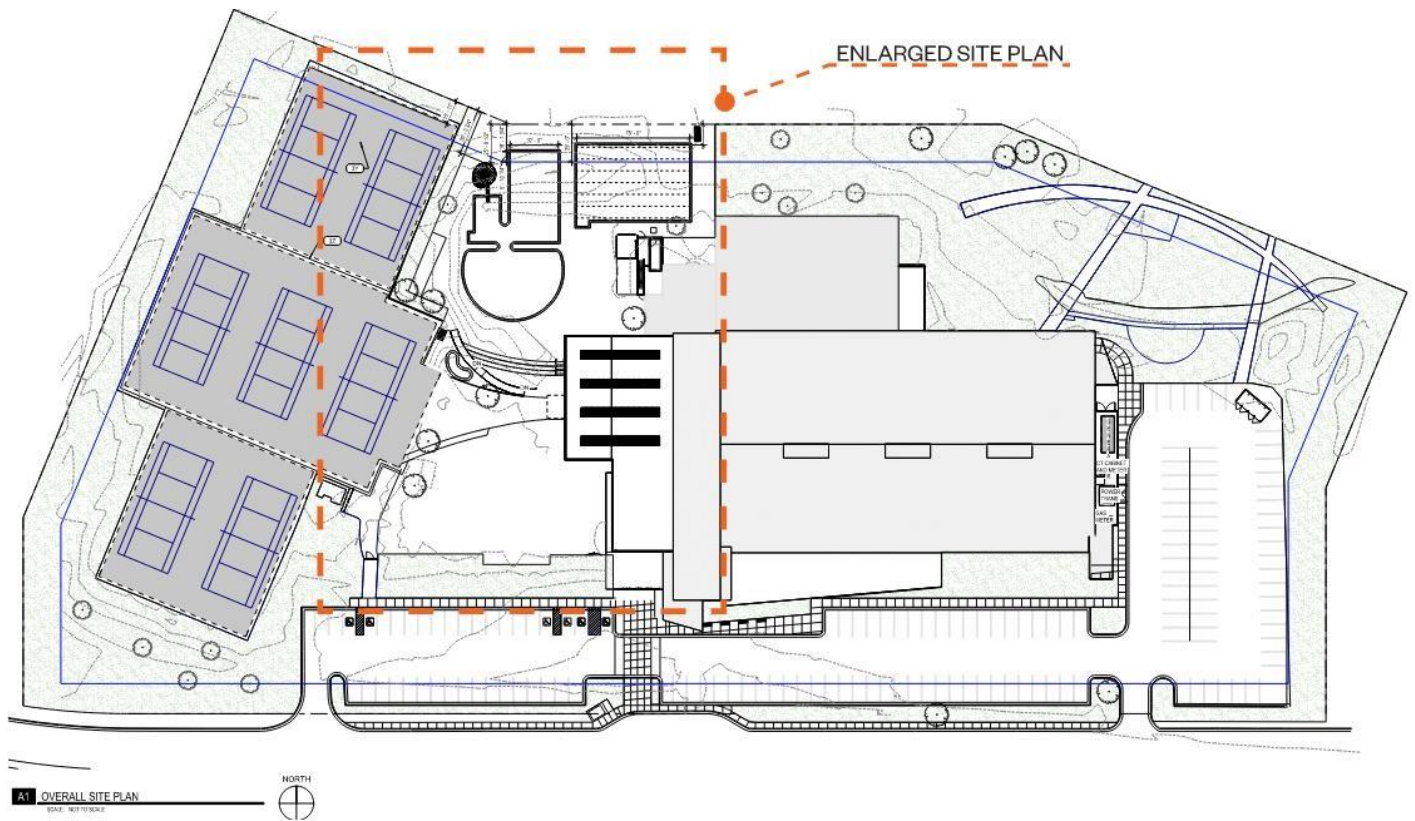
² LMC [§ 15-2.11-2\(B\)\(13\)](#)



The City Council has prioritized pool replacements for the current budget cycle to maintain current pool usage and avoid high maintenance costs with the existing pools. The Applicant proposes to replace the current pools with a new lap pool, a multi-use pool that will accommodate learn-to-swim programs, water aerobics, recreation, and additional lap swimming, a separate zone for toddlers, and a third zone to accommodate a catch pool for a slide. See Exhibit B, Applicant's Narrative.

The Applicant proposes the following:

- The existing lap pool is 3,200 square feet. The proposed lap pool will maintain the same size.
- The existing leisure pool is 2,600 square feet with a 125-square-foot hot tub. The proposed leisure pool will be increased by 2,400 square feet to 5,000 square feet.
- Constructing a 712-square-foot addition to the existing structure for the pool mechanical equipment.
- Constructing a 210-square-foot addition to the existing structure for the lifeguard area.
- Constructing a 318-square-foot party pavilion (Exhibit E).



Background

The Planning Commission approved a CUP for the Park City Racquet Club on November 17, 1976, which included an expansion of the existing Racquet Club for additional tennis courts, racquet ball courts, and a squash court (Exhibit C).

On January 20, 2010, the Planning Commission approved the MARC Conditional Use Permit (CUP) and MPD (Master Planned Development) for a 73,000-square-foot Public Recreation Facility, including seven outdoor tennis courts, four outdoor pickleball courts (added in 2013), an outdoor six-lane 25-yard lap pool constructed in 1990, and a recreation pool built in 2003 (Exhibit D).

On August 06, 2012, the Planning Department approved an Administrative Conditional Use Permit (ACUP) to reconstruct the outdoor tennis courts and to construct four additional pickleball courts (Exhibit F). The City issued Building Permit (BD-12-17439) for the reconstruction of the tennis courts and the addition of the pickleball courts on August 6, 2013.

Analysis

The Land Management Code (LMC) identifies public swimming pools as Public Recreational Facilities, which are a Conditional Use in the Residential Development (RD) Zoning District.³

³ LMC [§ 15-2.11-2\(B\)\(13\)](#)

LMC [§ 15-15-1](#) defines Public Recreation Facilities as:

Recreation facilities operated by a public agency and open to the general public with or without a fee.

(I) The proposal, as conditioned, complies with the MARC Master Planned Development.

LMC [§ 15-6-5\(C\)](#) states “[t]he minimum Setback around the exterior boundary of a Master Planned Development shall be twenty-five feet (25') for Parcels greater than two (2) acres. The MARC MPD is over seven acres. The Planning Commission may decrease the required perimeter Setback from twenty-five feet (25') for MPDs greater than two (2) acres to the zone-required Setback if it is necessary to provide desired architectural interest and variation.

On February 28, 2024, the Applicant requested the Planning Commission review the proposal under the Zoning District Setbacks which require a 15-foot rear Setback ([Minutes](#)). Staff reiterates that the Planning Commission has authority to reduce the perimeter Setback within an MPD for architectural interest and variation. During the February 28, 2024 meeting, the Commission discussed the Setbacks for the proposed pools. While not taking a formal vote, four Commissioners considered the possibility of applying the Zoning District rear Setback. Does the Planning Commission find the reduced MPD perimeter Setback to the 15-foot Zoning District provides architectural interest and variation?

Because relocation of the pools functionally only creates site capacity for additional outdoor courts, and no changes to the existing project architecture or new variations to structures are proposed, based on the plans staff currently has under review, staff finds the proposal does not appear to meet the criteria for the MPD perimeter Setback reduction. As a result, staff recommends a Condition of Approval that the Applicant either comply with the required 25-foot perimeter Setback, or apply for a Variance and obtain approval from the Board of Adjustment for the requested reduction to the perimeter Setback, prior to submitting a building permit, but the Planning Commission may remove this Condition of Approval and find the pools provide architectural interest and variation.

(II) The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects

of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC [§ 15-1-10](#).

CUP Review Criteria	Analysis of Proposal
1. Size and Location of Site	Complies: The proposed pools are in an appropriate location at the rear of the property and are similar in size and dimensions to other public pools.
2. Traffic Capacity	Complies: The adopted Transportation Impact Study Guidelines require submittal of a Traffic Impact Study when a project triggers 25 or more net new vehicle trips during the weekday AM or PM peak hour or other analysis hour at the discretion of Park City staff. The proposed pools do not trigger an increase in traffic pursuant to the adopted Transportation Impact Study Guidelines .
3. Utility Capacity	Complies: On February 20, 2024, the Development Review Committee reviewed the proposal and confirmed the proposal conforms with their requirements.
4. Emergency Vehicle Access	Complies: The proposal will not change emergency access to the property. On February 20, 2024, the Park City Fire District reviewed the proposal and confirmed the proposal conforms with their requirements.
5. Off-Street Parking	Complies: Per LMC § 15-3-6 a Public Recreation Facility requires five Parking Spaces per 1,000 square feet of floor Area. The total number of code-required Parking Spaces for the MARC is 330. The proposed structural addition requires an additional six Parking Spaces. The original Raquet Club prior to the construction of the MARC had 155 Parking Spaces. The 2010 MPD approved a reduction to 148 Parking Spaces. The Applicant submitted an updated parking

	analysis that shows a parking demand of 142.6 Parking Spaces in the
--	---

	Winter/Fall and 144 Parking Spaces in Spring/Summer (Exhibit G). Staff recommends a Condition of Approval to require the Applicant to provide an updated parking analysis annually to the Planning Department after the summer season to analyze parking impacts of the proposed pool and structural expansions. The Planning Commission retains authority to add Conditions of Approval if future parking mitigation is required. There is no adjacent on-street parking allowed so there are no adverse impacts at peak use and patrons must use alternative transportation to the MARC. Public transit bus stops are adjacent to the MARC parking.
6. Internal Vehicular and Pedestrian Circulation System	Complies: The location of the proposed pools adjacent to each other and away from the tennis circulation will improve pedestrian access, staffing, safety, and security issues.
7. Fencing, Screening, and Landscaping	Complies: The existing five-foot-tall chain link fence surrounding the perimeter of the property will not be changed. The Applicant proposes to remove five trees and replace them on site. Condition of Approval 4 requires the Applicant to screen the proposed pools with Significant Vegetation and include a landscape plan with Building Permit submittal.

8. Structure Mass, Bulk, and Orientation	Complies: The proposed pools are similar in size and dimensions to standard public pools.
9. Useable Open Space	Complies: Finding of Fact #2 from the Development Agreement for the MARC MPD states: “The proposed facility Open Space is 44.7% and includes exterior tennis and pools as well as future phases.” The proposal to increase the size of the recreation pool by 2,400 square feet does not decrease the MPD required Open Space, since the pools were included in the original analysis of Landscaped Open Space. LMC § 15-15-1 defines Open Space: Open Space, Landscaped: “Landscaped Areas,
	which may include local government facilities, necessary public improvements, and playground equipment, recreation amenities, public landscaped and hard-scaped plazas, and public pedestrian amenities, but excluding Buildings or Structures.” The proposed structural additions will decrease the Open Space by 1,240 square feet, a minor reduction for a 7.5-acre Lot (0.4% reduction).
10. Signs and Lighting	No Signs or additional lighting are proposed or approved with this application.
11. Physical Design and Compatibility with Surrounding Structures	Complies: Unless the Planning Commission agrees to an additional COA as recommended by staff regarding the 25’ setback, the nearest Structure is approximately 30 feet from the proposed pools and is screened with existing vegetation and landscaping. Condition of Approval 4 requires the Applicant to screen the proposed pools with the replaced Significant Vegetation and include a landscape plan with Building Permit submittal.

12. Noise, Vibration, Odors, Steam, or Other Mechanical Structures	Condition of Approval 5 requires adherence to Municipal Code of Park City Chapter 6-3 Noise. The proposed hours of operation: Lap Pool: Mid-April to October: 6AM – 7PM. Rec Pool: Memorial Day to Labor Day: 9AM – 7PM.
13. Control of Delivery and Service Vehicles; Loading and Unloading; Screening of Trash and Recycling Pickup Areas	Complies: No changes to the delivery, loading and unloading zones, or trash and recycling areas are proposed.
14. Expected Ownership	The MARC is owned by Park City Municipal Corporation.
15. Environmentally Sensitive Lands, Physical Hazards, Historic Mining Waste, Park City Soils Ordinance, or Steep Slopes	Complies: The proposed pools are not located on a steep slope and are outside of the Park City Soils Ordinance.
16. General Plan Consistency	Complies: The proposed pools comply with Goal 9 and Objective 9A of the General Plan: Goal 9: “Park City will continue to provide
	unparalleled parks and recreation opportunities for residents and visitors.” Objective 9A: “Maintain local recreation opportunities with high quality of service, exceptional facilities, and variety of options.”

(III) The Development Review Committee reviewed the proposal on February 20, 2024, and does not require any Conditions of Approval.⁴

Department Review

The Planning Department, Executive Department, and City Attorney’s Office reviewed this report.

⁴ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney’s Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 24, 2024. Staff mailed courtesy notice to property owners within 300 feet on April 24, 2024. The *Park Record* published courtesy notice on April 24, 2024.⁵

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Commission may approve the Conditional Use Permit;
- The Planning Commission may deny the Condition Use Permit and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to date uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant's Narrative

Exhibit C: 1976 CUP Final Action Letter

Exhibit D: 2010 MPD Approved Site Plan

Exhibit E: Proposed Plans

Exhibit F: PL-12-01565 Final Action Letter

Exhibit G: 2024 Parking Study

⁵ LMC [§ 15-1-21](#)



Planning Department

May 8, 2024

Park City Municipal Corporation
1200 Little Kate Road

CC: Ken Fischer, Matt Twombly

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	1200 Little Kate Road
Zoning District:	Residential Development
Application:	Conditional Use Permit
Project Number:	PL-24-06039
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 8, 2024
Project Summary:	The Applicant proposes to relocate and expand the existing outdoor pools at the MARC, and construct a 1,240-square-foot addition.

Action Taken

On May 8, 2024, the Planning Commission conducted a public hearing and approved the expansion and relocation of the outdoor swimming pools, and a 1,240-square-foot addition at the MARC according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The Park City Municipal Athletic and Recreation Center (MARC) is located at 1200 Little Kate Road in the Residential Development Zoning District.
2. The Applicant proposes to relocate the existing lap pool, leisure pool, and construct a 1,240-square-foot addition.



Planning Department

3. The Planning Commission approved a CUP for the Park City Racquet Club on November 17, 1976, which included an expansion of the existing Racquet Club for additional tennis courts, racquet ball courts, and a squash court.
4. On January 20, 2010, the Planning Commission approved the MARC Conditional Use Permit (CUP) and MPD (Master Planned Development) for a 73,000-square-foot Public Recreation Facility, including seven outdoor tennis courts, four outdoor pickleball courts (added in 2013), an outdoor six-lane 25-yard lap pool constructed in 1990, and a recreation pool built in 2003.
5. On August 06, 2012, the Planning Department approved an Administrative Conditional Use Permit (ACUP) to reconstruct the outdoor tennis courts and to construct four additional pickleball courts. The City issued Building Permit (BD-12-17439) for the reconstruction of the tennis courts and the addition of the pickleball courts on August 6, 2013.
6. Swimming pools (Public Recreation Facilities) are a Conditional Use in the Residential Development Zoning District.
7. The proposal, as conditioned, complies with the MARC MPD.
 - a. The MPD approval for the MARC included two pools: a lap pool and a leisure pool. The proposed relocation and expansion of the pools is a minor modification to the MPD.
8. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E)
 - a. Size and Location of Site
 - i. The proposed pools are in an appropriate location at the rear of the property and are similar in size and dimensions to other public pools.
 - b. Traffic Capacity
 - i. The adopted Transportation Impact Study Guidelines require submittal of a Traffic Impact Study when a project triggers 25 or more net new vehicle trips during the weekday AM or PM peak hour or other analysis hour at the discretion of Park City staff. The proposed pools or structural addition do not trigger an increase in traffic pursuant to the adopted Transportation Impact Study Guidelines.
 - c. Utility Capacity



Planning Department

- i. On February 20, 2024, the Development Review Committee reviewed the proposal and confirmed the proposal conforms with their requirements.
- d. Emergency Vehicle Access
 - i. The proposal will not change emergency access to the property. On February 20, 2024, the Park City Fire District reviewed the proposal and confirmed the proposal conforms with their requirements.
- e. Off-Street Parking
 - i. Per LMC § 15-3-6 a Public Recreation Facility requires five Parking Spaces per 1,000 square feet of floor Area. The total number of code-required Parking Spaces for the MARC is 330. The proposed structural addition requires an additional six Parking Spaces.
 - ii. The original Raquet Club prior to the construction of the MARC had 155 Parking Spaces. The 2010 MPD approved a reduction to 148 Parking Spaces. The Applicant submitted an updated parking analysis that shows a parking demand of 142.6 Parking Spaces in the Winter/Fall and 144 Parking Spaces in Spring/Summer.
 - iii. Staff recommends a Condition of Approval to require the Applicant to provide an annual updated parking analysis to the Planning Department after the summer season to analyze parking impacts of the proposed pool and structural expansions. The Planning Commission retains authority to add Conditions of Approval if future traffic and parking mitigation is required. There is no adjacent on-street parking allowed so there are no adverse impacts at peak use and patrons must use alternative transportation to the MARC. Public transit stops are adjacent to the MARC parking.
- f. Internal Vehicular and Pedestrian Circulation System
 - i. The location of the proposed pools adjacent to each other and away from the tennis circulation will improve pedestrian access, staffing, safety, and security issues.
- g. Fencing, Screening, and Landscaping
 - i. The existing five-foot-tall chain link fence surrounding the perimeter of the property will not be changed. The Applicant proposes to remove five trees and replace them on site. Condition of Approval 4 requires the Applicant to screen the proposed pools with the



Planning Department

replaced Significant Vegetation and include a landscape plan with Building Permit submittal.

- h. Structure Mass, Bulk, and Orientation
 - i. The proposed pools are similar in size and dimensions to standard public pools.
- i. Useable Open Space
 - i. Finding of Fact #2 from the Development Agreement for the MARC MPD states: "The proposed facility Open Space is 44.7% and includes exterior tennis and pools as well as future phases."
 - ii. The proposal to increase the size of the recreation pool by 2,400 square feet does not decrease the MPD required Open Space, since the pools were included in the original analysis of Landscaped Open Space. LMC § 15-15-1 defines Open Space:
 - 1. Open Space, Landscaped: "Landscaped Areas, which may include local government facilities, necessary public improvements, and playground equipment, recreation amenities, public landscaped and hard-scaped plazas, and public pedestrian amenities, but excluding Buildings or Structures."
 - iii. The proposed structural additions will decrease the amount of Open Space by 1,240 square feet, a 0.4% decrease overall on a 7.5-acre site.
- j. Signs and Lighting
 - i. No Signs or additional lighting are proposed or approved with this application.
- k. Physical Design and Compatibility with Surrounding Structures
 - i. Condition of Approval 4 requires the Applicant to screen the proposed pools with the replaced Significant Vegetation and include a landscape plan with Building Permit submittal.
- l. Noise, Vibration, Odors, Steam, or Other Mechanical Structures
 - i. Condition of Approval 5 requires adherence to Municipal Code of Park City Chapter 6-3 Noise. The proposed hours of operation:
 - ii. Lap Pool: Mid-April to October: 6AM – 7PM.
 - iii. Rec Pool: Memorial Day to Labor Day: 9AM – 7PM.
- m. Control of Delivery and Service Vehicles; Loading and Unloading; Screening of Trash and Recycling Pickup Areas



Planning Department

- i. No changes to the delivery, loading and unloading zones, or trash and recycling areas are proposed.
- n. Expected Ownership
 - i. The MARC is owned by Park City Municipal Corporation.
- o. Environmentally Sensitive Lands, Physical Hazards, Historic Mining Waste, Park City Soils Ordinance, or Steep Slopes
 - i. The proposed pools are not located on a steep slope and are outside of the Park City Soils Ordinance.
- p. General Plan
 - i. The proposed pools comply with Goal 9 and Objective 9A of the General Plan:
 - 1. Goal 9: "Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors."
 - 2. Objective 9A: "Maintain local recreation opportunities with high quality of service, exceptional facilities, and variety of options."

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.13 *Residential Development Zoning District*, Chapter 15-6 *Master Planned Developments*, and Section 15-1-10, *Conditional Use Review Process*.
2. The Use will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. The Applicant must obtain an Administrative Permit approval for the MARC MPD minor modification by the Planning Director prior to Building Permit submittal.
2. The Applicant shall screen the proposed pools with the replaced Significant Vegetation and include a landscape plan with Building Permit submittal.
3. The Applicant must adhere to Municipal Code of Park City Chapter 6-3 *Noise*.
4. The Applicant must provide an annual updated parking analysis to the Planning Department after the summer season to analyze parking impacts of the proposed pool and structural expansions. The Planning Commission retains authority to add Conditions of Approval if future traffic and parking mitigation is required.



Planning Department

5. The Applicant shall revise the plans to comply with the 25-foot MARC MPD perimeter Setback, or shall obtain a Variance from the requirements of the MPD perimeter Setback from the Board of Adjustment prior to submitting a Building Permit.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org.

Sincerely,

Sarah Hall
Planning Commission Chair

CC: Virgil Lund

Exhibit A

Park City Municipal Corporation (PCMC) owns and operates the MARC which was remodeled in 2011. The PC MARC is a 73,000-square-foot indoor facility with seven outdoor tennis courts, four outdoor pickleball courts, an outdoor lap pool, a recreation pool, and a small public neighborhood park. The current lap pool is a six-lane 25-yard pool that was built in 1990 and the existing recreation pool was built in 2003. The PC Municipal Council has prioritized the pool replacements among their top priorities for the current budget cycle to maintain current pool usage and avoid high maintenance costs with the existing pools.

Since the 1970s, Park City Recreation has been diligent in providing quality programs and public amenities, along with teaching life skills to our community. Our mission statement is, *'Enriching the lives in our community through exceptional people, programs, and facilities.'* Whether at the PC MARC, on the fields, in the pools, or around town; we strive to fulfill our mission statement through health and wellness, racquet sports, aquatics and fitness, community programs, and youth and adult sports.

The pools at the PC MARC host a variety of programs that teach confidence and safety in the water. Annually, over 600 youth and adults learn the valuable lifesaving skill of swimming through our 150 programs offered. Beyond the community members that fill our deck space, our pools also create an opportunity for several local summer camps with over 1,000 participants a year. Our pools are beyond their life expectancy and as the only public outdoor pools in Park City, it is imperative to replace these with modern design and efficiencies for the community benefit. Our community loves their pools, and they are passionate about the sentiment that it should remain the centerpiece of social connection, learning, and community engagement.

The existing pools are located several yards away from each other on different elevations in grade separated by mature landscaping and are bisected by circulation to and from the tennis courts to the west. This separation creates staffing and safety concerns for the pools. If these pools were to be co-located adjacent to each other and away from the tennis circulation it would greatly improve staffing and security issues.

PC MARC staff in conjunction with VCBO Architecture have developed a replacement plan for the two pools. The plan places the two bodies of water to the north end of the available property. The layout provides for a 6-lane 25-yard lap pool and a multi-zone recreation pool with a multi-use area that will accommodate learn-to-swim programs, water aerobics, recreation, and additional lap swimming. A second zone will focus on toddlers with water depths between 0" to 18", and a third zone to accommodate a catch pool for a pool slide. This configuration improves lifeguard visibility of all bodies of water and accommodates efficiencies in pool piping and equipment.

The existing pools are approximately 6,134 square feet in size. The replacement of the 6-lane 25-yard lap pool will be the same size as currently exists. The new recreational

pool will add approximately 2,479 square feet for a total of 8,613 square feet for both pools. In addition to the relocation of the pools and the expansion of the recreation pool, there will be an addition of 712 square feet of mechanical space for the pool equipment, 210 square feet of (seasonal) lifeguard room (to replace the existing 10'x16' shed), and 318 square feet for a seasonal shade pavilion (Exhibit C – “Enlarged Addition”). The additional square footage will not require additional seasonal lifeguard employees, where co-locating the two pools together is more efficient for staffing. The lifeguard room will create a better workspace than the existing shed. Based on the Parking Analysis in Exhibit E, the expansion of the Recreation Pool and the seasonal lifeguard room will not require additional parking from the approved 2010 MPD.

The pools operate seasonally and only during the day:

Lap Pool: Mid-April to October +. 6 am – 7 pm.

Rec Pool: Memorial Day to Labor Day. 9 am – 12 pm (programed/lessons),
12 pm – 7 pm.

On February 28, 2024, the Planning Commission reviewed the application for the Determination of a Minor or Substantive Modification to a Master Plan Development for relocating the lap pool and recreation pool to the North of the PC MARC property. The proposed relocation placed the lap pool at 13'-9" and the recreation pool at 18'-1 ¾" from the North property line.

The revised plans have the lap pool set back 16', and the closest element of the recreation pool set back 18' – 1 3/4" from the north property line (refer to “Enlarged Pool Area” of the Plan in Exhibit C). The neighboring Racquet Club Condominium Unit closest to the North property is approximately 15' feet from the property line. These units are oriented away from the MARC property toward the RC open space with mature spruce trees. See Exhibit D.

The Park City General Plan – Sense of Community-VI: Goal 9 Parks & Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.

Objectives

- 9A** Maintain local recreation opportunities with high quality of service, exceptional facilities, and variety of options.
- 9B** Locate recreation options within close vicinity to existing neighborhoods and transit for accessibility and to decrease vehicle miles traveled. Grouping facilities within recreational campuses is desired to decrease trips.
- 9C** Optimize interconnectivity by utilizing bus/ transportation services to recreation facilities.



The PC MARC is central to the Park Meadows neighborhood. This central location within a residential neighborhood has become a community gathering spot. The design compliments the existing neighborhood.

Due to the imminent need to replace the existing pools, the public benefit, and the minimal impact on the neighborhood, the Recreation Team is requesting the Planning Commission review the revised pool configuration and layout and consider approving the CUP to the MPD to reduce the setbacks (Rear) from 25' to the underlying (RD) zone setback of 15'.

Exhibit B – Property Owners within 100'

Park City Municipal Corporation

PARK CITY, UTAH

TO: Jack Johnson
ADDRESS: Park City, UT 84060
SUBJECT: Application for a Conditional Use Permit
FROM: Park City Planning Commission

At the regularly scheduled Planning Commission Meeting of
November 17, 1976 your application for a conditional use
permit for Park City Racquet Club etc. at
Name of Business
was

Approved XXXX Subject to the following:

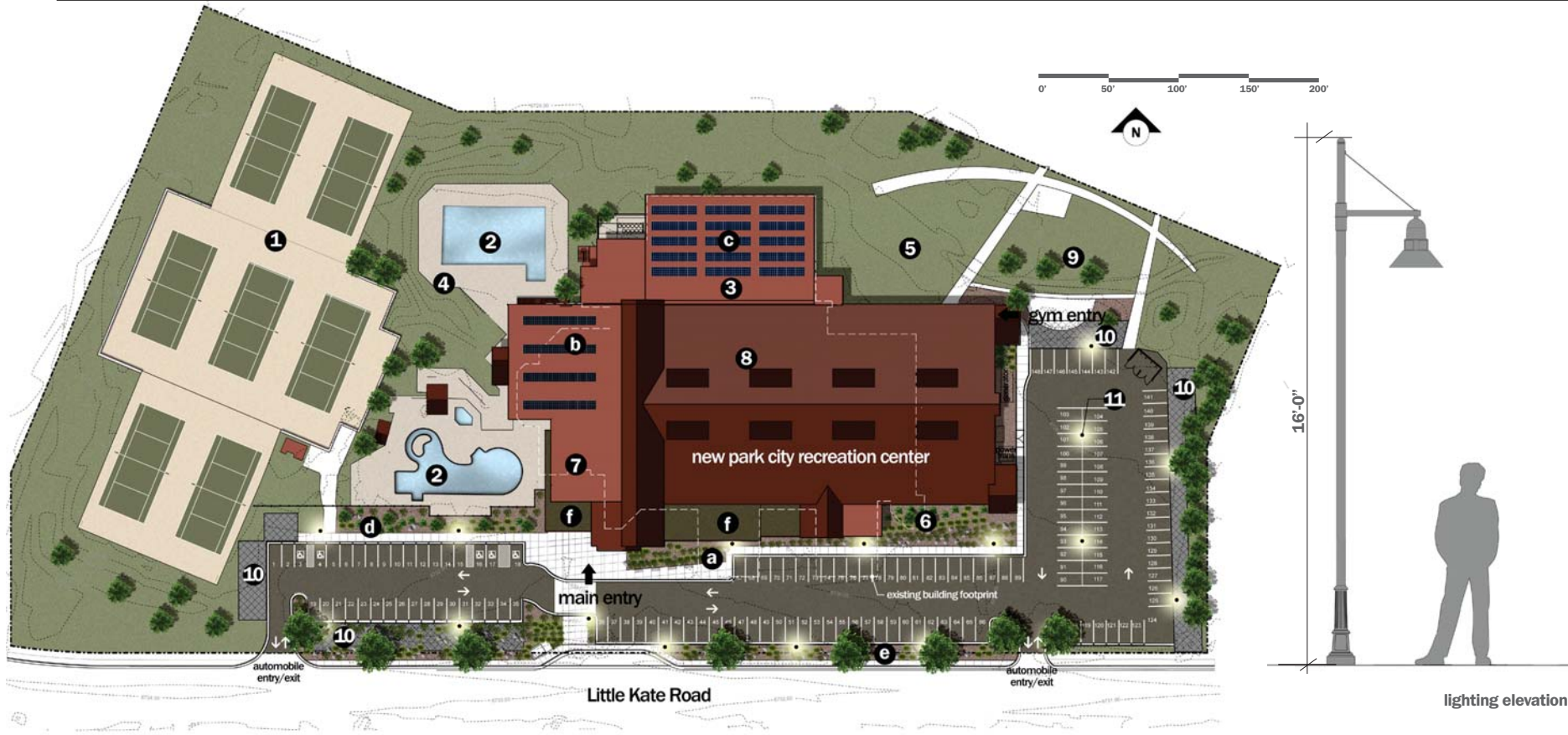
that the development follow the time limit discussed which was
1st phase of approximately 58 units developed in 1977 & 1978;
2nd phase of 61 units developed in 1978 and 1979; and 3rd phase
of 61 units developed in 1980 and 1981 and upon condition that
two parking spaces per unit be provided; that the landscaping
which was presented is typical of the entire project; and that
a complete landscape plan be submitted to the Planning office;
that the two major streets of the development be connected; that
the only impact analysis required for the development be a study
of the culinary water system of the City to determine if the City can't
Disapproved for the following reasons:

has the ability to service the project; that phases 2 and 3 be subject
to architectural approval.

Burnis Watts (LM)
Chairman of the Planning Commission

Also approved was a temporary sales office which is to be screened
by visual barrier fencing on three sides. This approval is
subject to annual review by the Planning Commission and that the
graphics of the mobile home unit are returned to the Planning
Office.

P A R K C I T Y R E C R E A T I O N C E N T E R • PARK CITY, UTAH • 20 JAN 2010

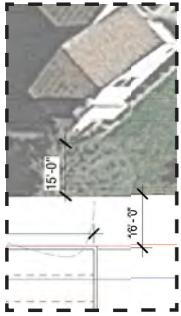


- | | | | | | |
|---|--------------------------------|----|---|---|--------------------------------------|
| 1 | existing tennis courts | 7 | 2-story fitness, recreation & lockers | a | bike racks |
| 2 | existing pool | 8 | tennis building (4 courts w/ running track) | b | solar hot water panels |
| 3 | existing gymnasium | 9 | existing park | c | solar panels |
| 4 | future natatorium | 10 | snow storage | d | water-wise landscaping |
| 5 | future multi-purpose gymnasium | 11 | site lighting (see elevation) | e | native grass and boulder landscaping |
| 6 | future restaurant | | | f | green roof |

VCBO[®]

Exhibit C

PC MARC FITNESS + POOL RENOVATION

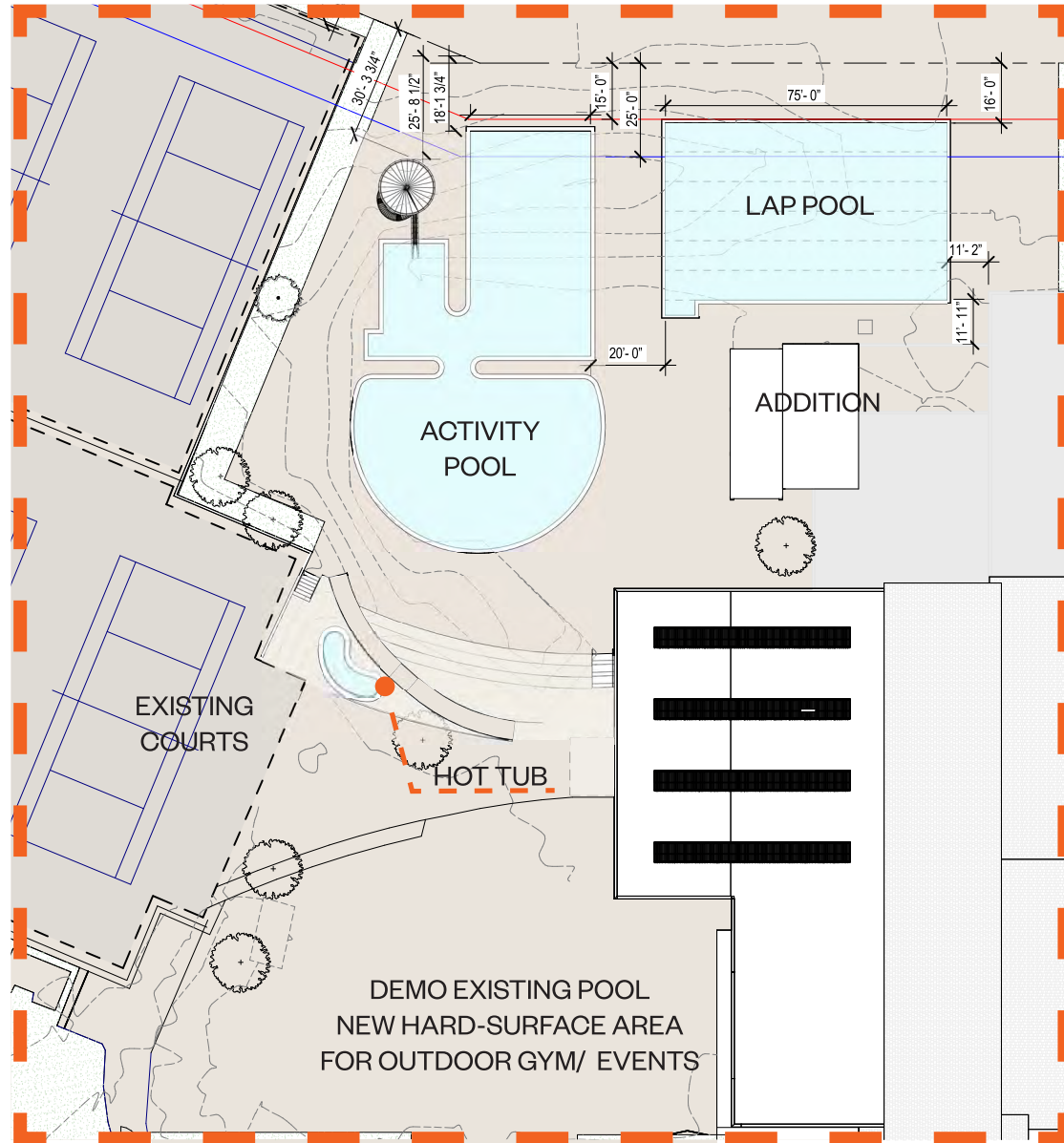


OVERALL SITE PLAN

PC MARC FITNESS & POOLS RENOVATION — PARK CITY, UT

VCBO

MARCH 18, 2024

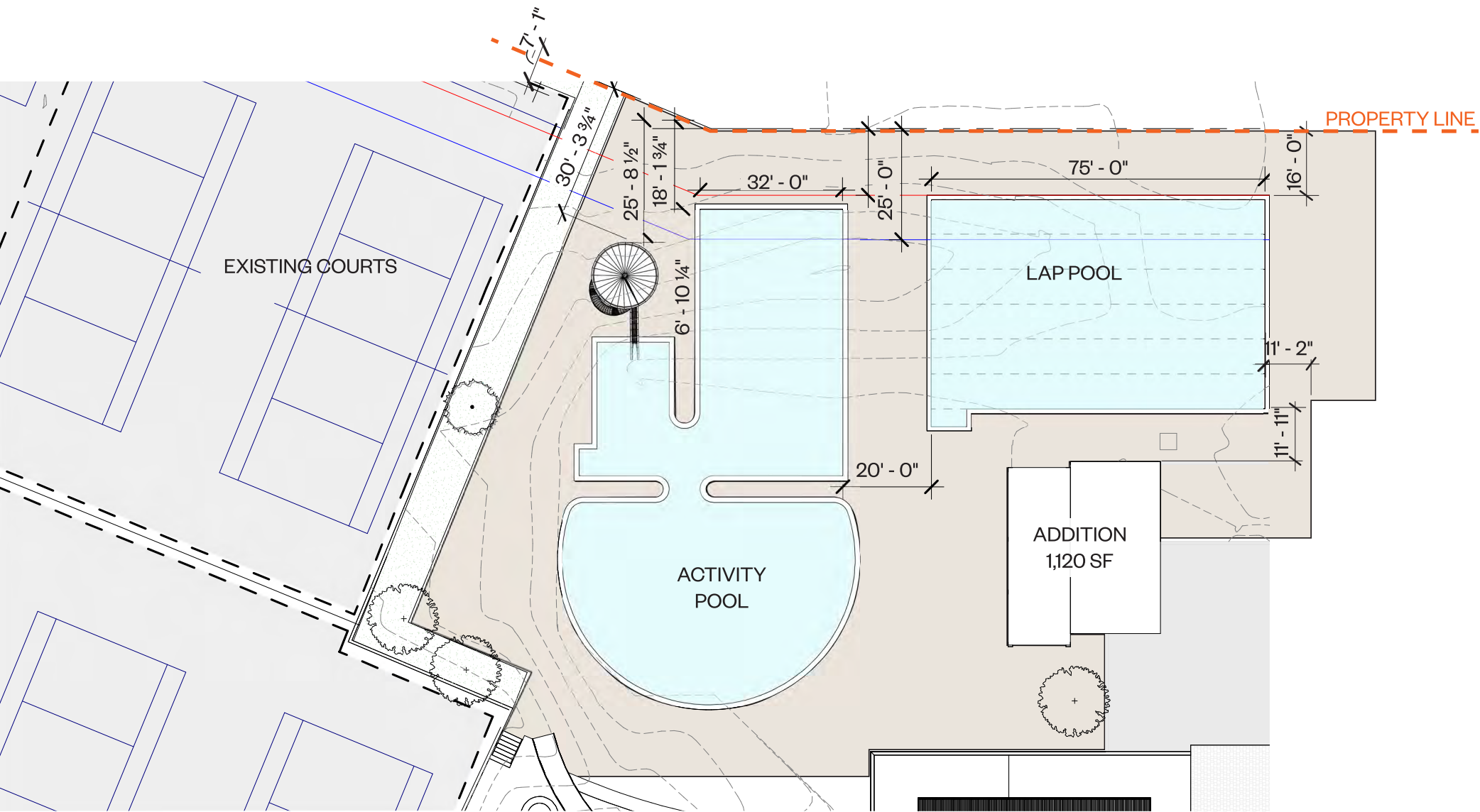


ENLARGED SITE PLAN

PC MARC FITNESS & POOLS RENOVATION — PARK CITY, UT

VCBO

MARCH 18, 2024

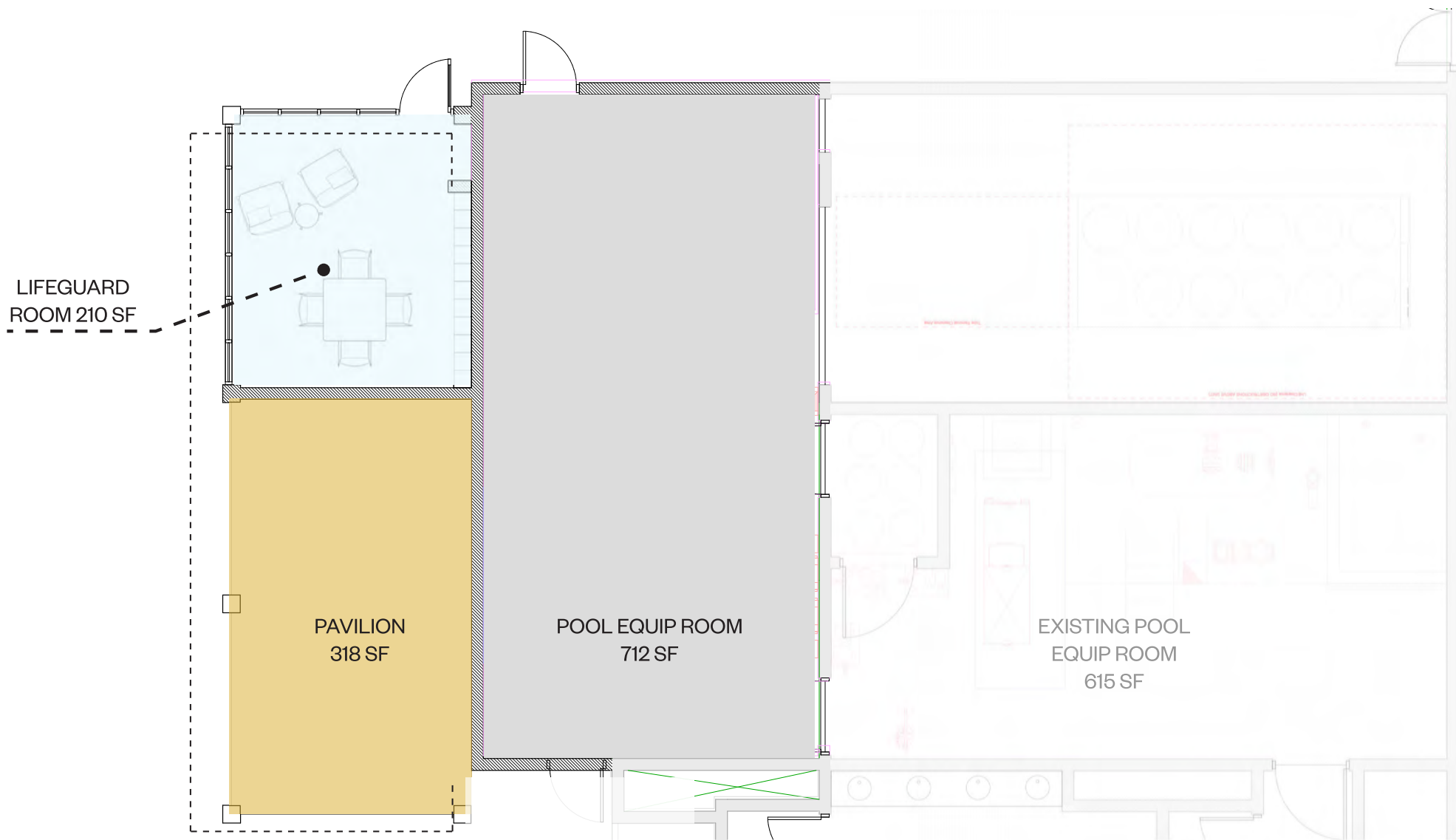


ENLARGED POOL AREA

PC MARC FITNESS & POOLS RENOVATION — PARK CITY, UT

VCBO

MARCH 18, 2024



ENLARGED ADDITION

PC MARC FITNESS & POOLS RENOVATION — PARK CITY, UT

VCBO

FEBRUARY 14, 2024





August 06, 2012

Mathew Twombly
Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-12-01565
<u>Subject</u>	Park City MARC Outdoor Tennis Reconstruction
<u>Description</u>	Administrative Conditional Use Permit (CUP)
<u>Action Taken</u>	Approved
<u>Date of Action</u>	August 06, 2012

On August 06, 2012 the Park City Planning Department Staff made an official determination of approval of your application based on the following:

Project Description

Park City MARC proposes to reconstruct the outdoor tennis courts located at 1200 Little Kate Road. As part of the Master Planned Development (MPD) approval for the MARC the tennis courts were included in the open space calculation for the site. The plan for the reconstruction is to raise the courts at the tennis bubble 3' and provide additional space outside the bubble for snow removal which moves the courts approximately 9' to the north and south and approximately 9' to the east. The reconstruction also adds 4 narrow kid courts.

Findings of Fact

1. The Park City MARC proposes to reconstruct the outdoor tennis courts located at 1200 Little Kate Road.
2. The project is located in the Residential Development District (RD) District.
3. The proposed reconstruction is approximately 57,000 square feet and includes 11 outdoor tennis courts.

4. There are no environmental impacts anticipated.

Conclusions of Law

1. The CUP is consistent with the Park City Land Management Code, Chapter 15-1-10 and Chapter 15-2.13.
2. The CUP is consistent with the Park City General Plan.
3. The proposed modified use will be compatible with the surrounding structures in use, scale, mass and circulation.
4. The effects of any differences in use of scale have been mitigated through careful planning.

Conditions of Approval

1. All standard conditions of approval apply to this Conditional Use Permit.
2. A building permit must be obtained from the Park City Building Department prior to the reconstruction.

If you have questions regarding your project or the action taken please contact me at 435-615-5065 or stokes@parkcity.org.

Respectfully,

A handwritten signature in black ink that reads "Shauna Stokes". The script is cursive and fluid.

Shauna Stokes
Planner Technician

Exhibit E

MARC POOLS - PARKING ANALYSIS 2024

Winter / Fall		
Item	Anaysis	Demand
Tennis	7 courts Clinics: 8/court for 4 courts = 32 Regular Play: 4/court for 3 courts = 12 44 users@1 space/1.5 players	29.3
Basketball	2 courts @20/court = 40 (load and unload) x2 = 80 @1 space /1.5 players	53.3
Group Fitness	3 studios (never at same time) Spinning: 15 max, Large Studio: 30 max Soft arts: 20 max 65 @1 space/3 persons	21.7
Weight / Cardio / Track	Cardio/weights: 64 pieces x .5 max Utilization = 32 Track: 7 laps/mile Estimate 20 max 52 users @ 1 stall/3 users	17.3
Employee	15 employees use 11 stalls	11.0
Subtotal		132.6
Restaurant	Employees: 3 Patrons in addition to rec users: 20 @ 1 stall/3 users	10.0
Total		142.6

Spring / Summer		
Item	Anaysis	Demand
Aquatics	Max demand: swim lessons 42 users / lesson 42 users @1.25 stalls/ user	52.5
Tennis	11 courts Clinics: 8/court for 11 courts = 88 1 space / 3 players	29.3
Pickleball	4 courts: 4 players/court x 2 turnover = 32 1 space / 3 players = 11	11.0
Gymnasium Basketball	No youth sports. Max use drop in basketball 15 players @ 1 space / 2 players	7.5
Group Fitness	3 studios (never at same time) 24 users at 1 space @ 1 space / 3 users	8.0
Weight / Cardio / Track	Cardio/weights: 64 pieces x .5 max Utilization = 32 32 users @ 1 stall/3 users	10.7
Employee	20 employees use 15 stalls	15.0
Subtotal		134.0
Restaurant	Employees: 3 Patrons in addition to rec users: 20 @ 1 stall/3 users	10.0
Total		144.0

Note: In the summer many users ride their bikes. There are often 25 or more bikes in bicycle racks at the facility. There is also a transit stop on Little Kate that is used to support the facility.

Planning Commission Staff Report



Subject: Park City Municipal Corporation Trails
Master Plan DRAFT
Author: Heinrich Deters
Date: May 8, 2024
Type of Item: Work Session

Recommendation

Review and consider input related to the proposed Trails Master Plan recommended to repeal and replace the existing document and consider forwarding a recommendation for City Council adoption in an upcoming public meeting.

Description

Applicant: Heinrich Deters, Trails & Open Space Manager

Location: Citywide

Reason for Review: Land Management Code [Section 15-2.21-2\(D\)](#) requires Planning Commission review of the Trails Master Plan for compliance with the Sensitive Land Overlay. Trails that comply with the adopted Trails Master Plan reviewed by the Planning Commission and adopted by the City Council require only an Administrative Permit at the time of trail construction rather than a comprehensive Sensitive Land Overlay evaluation for each individual trail.

TMP	Trails Master Plan
IMBA	International Mountain Bike Association
SLC	Summit Land Conservancy
UOL	Utah Open Lands
MTF	Mountain Trails Foundation
NACTO	National Association of City Transportation Officers
FSTAG	Forest Service Trail Accessibility Guidelines

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

The Trails Master Plan (TMP) serves as a supporting document for the Park City General Plan and is referenced within the [Land Management Code Section 15-2.21-2\(D\)](#). It provides guidance and parameters for which recreational trails are provided through the development process or implemented on city-owned property, in addition to compliance with [Sensitive Lands Overlay Review Process](#). This document provides technical guidance in the efforts to create and maintain a sustainable recreational trail

network within our community. The Trails & Open Space Staff is seeking additional input from the Commission, as well as public input with the intent to present the document to the City Council requesting a repeal of the existing TMP and replacement with an updated version as provided in Exhibit A.

Background

The original Park City Trails Master Plan (TMP) and accompanying map were first adopted by the City in 1981. Subsequent updates occurred in [April 1992](#) , [March 2003](#), and [2008](#), which specifically focused on walkability improvements under consideration at the time. This foundational document, informed by input from community groups and advisory committees like the Parks Recreation and Beautification Board and the Friends of Trails, established the framework for Park City's expansive trail system. Initially, the TMP focus was on managing the community's rapid development and encompassed various trail-related aspects, from multi-use pathways, sidewalks, and on-road bike facilities like bike lanes to ancillary features such as the old town stair network, street furniture, fences, and lighting, in addition to, a fledgling backcountry recreational trail network, some of which included rogue trails on private property. Since the last update in 2008, numerous factors and opportunities have led the Trails & Open Space Department to craft the proposed replacement TMP now under consideration.

Analysis

The proposed document marks a significant shift from previous versions, emphasizing the enhancement of the recreational trail network while providing minimal attention to facilities within an urban trail network. This change is prompted by the thorough coverage of these urban facilities in existing documents like the Pedestrian and Bike Plan and the Streets Master Plan. Further, the proposed plan introduces several considerations and updates for a modern recreational trail network:

- **Definitions, Standards, and Amenities:** Contemporary and nationally accepted standards for trail design, surfaces, widths, and amenities are established to ensure harmonious public use. Additionally, an updated trail and trailhead inventory and a list of amenities is included. Finally, parameters and recommendations for easements, development phasing, and ancillary preferences are documented to help guide development reviews.
- **Rules & Regulations:** Official adoption of rules and regulations ensures safety, enjoyment, and preservation of open spaces and trails, with clear expectations for enforcement.
- **Trail Policies:** Policies are formulated to address opportunities or mitigate potential adverse effects, with provisions for future policy considerations to enhance trail and open space management. These include special events, donations and commercial use.
- **Goals and Objectives:** Stakeholder collaboration has resulted in the formulation

of goals and objectives for the master plan, providing a framework for subsequent projects and policies in which future trail improvements should be considered.

In terms of process, the proposed TMP underscores a commitment to regular review, public engagement, and adherence to regulatory frameworks:

- Annual Review: A structured review process by the Planning Commission and City Council ensures alignment with Park City Land Management Code standards and document objectives.
- Transparency and Public Outreach: The plan offers clarity through definitions, design standards, and a map of current and proposed trail projects or major improvements.
- Flexibility and Responsiveness: Designed for adaptability, the plan allows for regular updates and adjustments to address evolving trends, technological advancements, and environmental considerations.

Addressing the physical network and current trail user conditions, the document provides updated guidelines and parameters:

- Management and Growth: Specialized trail management and goals should mitigate the significant growth in the Wasatch Back and the evolution Park City trail system, facilitating new and diverse uses, in addition to cutting-edge management.
- Social Media and Technology: While social media platforms offer useful resources for users, they can also present challenges such as overuse and misinformation. Dedicated monitoring and collaboration with these platforms is an emerging endeavor for recreational managers.
- Open Space Acquisitions and Planning: Park City's robust open space acquisition program has provided a fantastic opportunity to plan for and implement recreational trails within and outside of PCMC jurisdiction. These acquisitions include collaboration with local land trusts and compliance with applicable conservation easements.

Exhibits

Exhibit A: DRAFT 2024 Trails Master Plan
Attachment 1 – Trails Map



PARK CITY TRAILS MASTER PLAN

2024



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INTRODUCTION AND PURPOSE

The Park City Trails Master Plan (TMP) serves as a supplementary guide to the Park City General Plan, the Land Management Code, the Active Transportation Plan, and the Recreation Master Plan. Its purpose is to facilitate passive, non-motorized recreation and establish a framework for the design, planning, development, management, and maintenance of the trail system and associated amenities. The responsibility of implementing this plan lies with the Trails & Open Space Department, in accordance with the directives and approvals of the City Council. While the TMP does not aim to resolve all the challenges related to the trail system, it provides general guidance for both short-term and long-term planning on an annual basis.

Trails & Open Space Department Mission

The Trails & Open Space Department manages and maintains Park City's public trails and passive open spaces for the benefit of residents and visitors, consistent with City Council direction.

At the Trails & Open Space Department, our mission is to oversee and preserve Park City's public trails and serene open spaces for the well-being and enjoyment of both residents and visitors. With unwavering commitment, we diligently manage and maintain these natural resources under the guidance provided by the Park City Council. By fostering a harmonious connection between people and nature, we strive to enhance the quality of life within our community while promoting sustainable recreation and environmental stewardship in perpetuity. You can find more information on the Trails & Open Space Department parkcity.org/departments/trails-open-space.

Trails & Open Space Department History

Nestled in the scenic Wasatch Back, Park City, Utah, sits on ancestral land that has been inhabited for thousands of years by various Native American tribes, including the Ute, Shoshone, and Paiute. The Ute Tribe, in particular, has a significant historical connection to the region. They are one of the oldest residents of Utah and have lived in the area for centuries, utilizing its resources for sustenance, trade, and cultural practices.

Before European settlement, the Ute people roamed across vast territories, including present-day Utah, Colorado, New Mexico, and Wyoming. They were semi-nomadic, following seasonal patterns of hunting, gathering, and fishing. The land that is now Park City would have been part of their traditional territory.

The Ute Tribe's presence and influence persisted even as European settlers arrived in the 19th century, drawn by the discovery of valuable mineral deposits, particularly silver and lead. The influx of settlers led to conflicts with Native American tribes over land rights, resources, and cultural differences, which ultimately resulted in a dramatic shift in land use practices as mineral extraction dominated the landscape.

Today, Park City, UT, stands as a multi-season resort community, offering a diverse landscape encompassing mountainous terrain, peaks soaring over 10,000 feet, high desert expanses, and alpine environments. A unique feature distinguishing Park City from other mountain resort communities is its limited federal land holdings. The consolidation of private land traces its origin to mining claims dating back to the turn of the 19th century, which in turn was consolidated by major mining entities like United Park City Mines.

As mining activity waned, the private properties evolved into the ski resorts that now occupy nearly half of the City's acreage. Primarily designed for winter recreation, these resorts also play a pivotal role in shaping the City's summer recreational offerings.

The City Council adopted the first Trails Master Plan in 1983. The document underwent its last revision in 2008. The evolution of the trail system aligns closely with the creation of additional trail options on publicly owned open spaces or within resort areas. Despite serving as a tool to ensure developments provide adequate public benefit, the availability of developable parcels within the community remains limited.

In 1992, the Mountain Trails Foundation emerged as a non-profit trail advocacy program, singularly dedicated to creating and maintaining trails and trail access. Today, Park City boasts an impressive network of approximately 200 miles of trails and pathways, within City-limits, offering diverse experiences (refer to the exhibit for a breakdown of miles and types).

Beyond the confines of the resorts, large-scale developments such as Lower Deer Valley, Solamere, April Mountain, and Aspen Springs were mandated to allocate open space parcels during their planning and development phases. The community's commitment to preserving open spaces further materialized with the 1991 acquisition of the McPolin Barn and subsequent endeavors funded by general obligation bond initiatives. Since 1998, Park City residents have embraced five open space bond initiatives, collectively amounting to \$113 million. These funds, sourced from general obligation bonds, sales tax bonds, and the City's strategic planning, have enabled the preservation of approximately 10,000 acres through fee title, conservation easement, and development processes.

Developing and maintaining open spaces involves more than just caring for trails. It includes activities such as weed mitigation, wildfire prevention, and preserving natural resources. Additionally, adopted policies and programs, require management, monitoring and when applicable, enforcement as provided by the Trails & open Space Ranger Program. This comprehensive approach is achieved through collaboration with various City departments and key partners.



PARK CITY MUNICIPAL CORPORATION

The Trails & Open Space Department in Park City is essential for maintaining and improving the City's natural areas and recreational spaces. With a small but dedicated team, they work closely with key partners to ensure the well-being of trails and open spaces. The department currently operates from the third floor of City Hall, but there's a pressing need for a permanent space that provides better public access and more robust public outreach opportunities and a workspace to efficiently manage activities and supplies. As caretakers of Park City's trails and open areas, the department plays a vital role in promoting outdoor activities and environmental conservation. Additionally, several other City departments collaborate to ensure the success of trail planning and implementation:

- **Planning:** Processes land use applications for compliance with the General Plan and Land Management Code, in addition to confirming trail projects align with the community vision.
- **Transportation Planning/Engineering:** Focuses on improving walkability through the development of paved multi-use pathways and sidewalks as part of the active transportation network, while also providing connectivity to trailheads and open spaces.
- **Parks and Streets:** Provides asset management and maintenance to area trailheads and multi-use pathways.
- **Special Events:** Coordinates events on the trails, enhancing community engagement.
- **Communications:** Disseminate trail and open space information and engage the public in the project planning and implementation process.
- **Public Safety & Emergency Management:** Ensures trail user safety and develops emergency response protocols. Trail Rangers operate on Summit County dispatch system for assistance in trail/trailhead related issues/emergencies.
- **Parking Services:** Facilitates Trails & Open Space parking enforcement functions through administrative services and software support. Enhances overall parking management in Park City by providing additional physical presence at various times of the year and utilizes their ticketing and database system for effective enforcement.

These departments work collaboratively to comprehensively develop and maintain the trail network, contributing to the overall well-being of residents and visitors in Park City.

KEY PARTNERS

Similar collaboration is required with key community partners. From fundraising, marketing, outreach, and special projects, these four partners are vital to the success of the open spaces and trails:

- **Mountain Trails Foundation (MTF):** Founded in 1992, the Mountain Trails Foundation builds, maintains and advocates for public trails within the greater Park City Community. For more than two decades, PCMC has contracted with MTF to provide seasonal trail maintenance and construction. | mountaintrails.org
- **Summit Land Conservancy (SLC):** Holds 15 easements and provides monitoring services either in partnership with Park City Municipal or independently. These include Deer Valley - Empire Lady Morgan, Deer Valley - Empire Ski Area, Prospect Ridge, Silver King, Gambel Oak, Iron Mountain, Library Field, McPolin Farmlands, Old Ranch Hills - City, Rail Trail, Richards' Ranch, Risner Ridge, Round Valley - Bilogio, Round Valley - Cranbrook, Round Valley - Gillmor, Round Valley - Grover, Round Valley - McMillen, UP&L Main Street, Virginia Mining Claims. | wesaveland.org

- Utah Open Lands (UOL):** Holds 6 easements and provides monitoring services on parcels totaling 1,975 acres. The parcels include Willow Ranch Preserve, Kerry and William Melbourne Armstrong Barn and Pastures Heritage Preserve, Bonanza Flat Conservation Area, Armstrong Family Thaynes Canyon Preserve, Armstrong Snow Ranch Pastures, and the North Round Valley Preserve. | utahopenlands.org
- Snyderville Basin Special Recreation District (SBSRD):** Established in 1986, Basin Recreation owns and manages nearly 2,300 acres of open space and has built and/or maintains 170 miles of trails adjacent to Park City limits in western Summit County. | basinrecreation.org
- Park City Mountain and Deer Valley Resort:** Numerous public trails traverse the resort boundaries and are integral to the connectivity of the entire system. These trails have been dedicated to public use through the planning process. Additionally, the resorts sell passes to provide summer lift access to the system. In recent years, Deer Valley Resort funded and constructed numerous ‘flow’ trails, without public dedication.

BY THE NUMBERS

Park City's expansive trail system encompasses approximately two hundred miles of diverse recreational opportunities, primarily situated within open spaces and resort areas, easily accessible from town and neighborhoods. The trail types are cataloged below with brief descriptions, providing a snapshot of the variety within the system.



Category	Quantity*
Property	
City-Owned Open Space (acres)	4898
Dedicated Development Open Space (acres)	5291
Conservation Easements	25
Infrastructure	
Trailheads/Kiosks	19
Vault Toilets	6
Trash Receptacles	62
Mutt Mitt Station	46
Signs	Many

Trails (Summer/Miles)	
Recreational Backcountry Trails: These trails form the backbone of Park City's trail network	172
Multi-Use Hard Surface (8' wide or greater)	15
Multi-Use Natural Surface (5' wide or greater)	9
Directional Uphill (bikes): Trails where downhill bicycles traffic is prohibited. Examples: Armstrong and Mother Urban	11
Directional Downhill (bikes): Primarily constructed for downhill biking. Examples include Seldom Seen and Change Reaction	25
Hiking Only: Trails exclusively for hiking. Examples include Quarry Mountain and Dawns Trails	23
E-bike Permitted: Specifically designed for e-bike usage, regardless of age or mobility exceptions	5
Trails (Winter/Miles)	
Groomed XC Skiing/Multi-Use**	44
Groomed Singletrack Fat Biking/Multi-Use	26

*Approximate
 **Includes White Pine Touring Fee Area

TRAILS MASTER PLAN ANNUAL REVIEW AND PLANNING PURPOSE

The Trails & Open Space Department will present the Trails Master Plan to the Planning Commission for review and City Council for adoption once annually. This annual update will focus on proposed trail projects to be implemented over the next few years. It is the intent to review the Trails Master Plan once every three years per the [Sensitive Lands Overlay Review Process](#), as required within the [Land Management Code \(LMC\)](#).

KEY COMPONENTS

Annual Review: The Trails Master Plan is designed to undergo an annual review by the Planning Commission and City Council. This structured review process ensures that new capital projects, and trail policies, are reviewed holistically to the standards outlined in the Park City Land Management Code. This commitment ensures that trail development, maintenance, and policies are in harmony with the City's budgeting and regulatory framework, promoting responsible land management practices.

- **Trails Master Plan:** Land Management Code Section 15-2.21-2(D). "Trails proposed to be constructed in compliance with a Trails Master Plan that has been fully reviewed for compliance with this Chapter by the Planning Commission and adopted by the City Council require an Administrative Permit at the time of trail construction with wetland and Significant Vegetation evaluation only. The Trails Master Plan shall be reviewed for Significant Land Overlay compliance at least once every three years."
- Specifically, to preserve and protect environmentally sensitive lands consistent with the LMC, trails shall consider mitigation of applicable criteria, including ridgelines, steep slopes, stream corridors, wetlands and wildlife habitats.
- If necessary, mitigation efforts will be consistent with best practices and recognized by the nationally recognized and adopted IMBA guidelines.
 - Mitigation efforts, if necessary, may include but are not limited to:
 - Hand built construction methods to mitigate impacts to view corridors or construction on steep slopes.
 - Sustainable stream crossings, boardwalks, or bridges to protect sensitive waterways or wetlands.
 - Replacement of Significant Vegetation to prioritized locations or dedicated forest health enhancements in the project area.
 - Seasonal trail closures to mitigate impacts to identified and documented wildlife.

Transparency and Public Outreach: The Trails Master Plan provides definitions, design standards and a map of current and proposed trail projects or major improvements. The annual meeting highlights aspects of the plan and appropriate public notice and transparency. It also allows for educational opportunities and outreach per etiquette and responsible trail behavior.

Flexibility and Responsiveness: Recognizing the dynamic nature of outdoor recreation and community needs, the Trails Master Plan is designed for adaptability. It allows for regular updates and adjustments to respond to emerging trends, technological advancements, and changing environmental considerations. A commitment to continuous improvement, maintenance and preservation is at the core of the Trails Master Plan. Regular assessments and feedback mechanisms are integrated to identify opportunities for enhancement, ensuring the plan remains a living document that evolves alongside the community it serves. By establishing this Trails Master Plan with a commitment to regular review, public engagement, and adherence to regulatory frameworks, we aim to create a resilient and vibrant trail system that enriches the quality of life for all residents and visitors of Park City.

TRAILS AND FACILITY DEFINITIONS AND STANDARDS

Trails and related facilities and infrastructure are designed and managed for specific purposes to allow for a more harmonic use by the public. Surface standards, widths, amenities and programming all play a part in the overall management of the system. Below are definitions, standards and guidelines utilized throughout the plan and in policies and regulations. They are provided for consistency in evaluation, policies, ordinances, and discussion points.

Multi-Use Pathways: Multi-Use Pathways are versatile recreational routes that accommodate various non-motorized activities. These pathways not only serve as essential components of the active transportation network but also offer opportunities for different recreational pursuits. Traditionally constructed with a minimum width of 8 feet, these trails may be constructed with either Hard or Natural surfaces.

Hard Surface: Serving as the spine of Park City and its surroundings, these hard-surfaced trails, typically constructed with asphalt or concrete materials, are ideal for commuters, walkers, skateboarders, roller skiers, and in certain areas are groomed in winter for skiing. Connecting schools, businesses, open spaces, and neighborhoods. Examples include McLeod Creek and Rail Trail. [The National Association of City Transportation Officials \(NACTO\)](#) provides nationally recognized guidelines for the design and management of these facilities.

Natural Surface: Positioned within open spaces, these wide pathways, typically constructed with road base material, offer a more rustic option for users. Groomed for skiing in winter, they allow side-by-side passage and seamlessly integrate with the natural environment.

Recreational/Backcountry Trails: Recreational Trails, sometimes referred to as "Backcountry" or "Singletrack," trails enable access to and within dedicated open spaces and recreational areas. Typically, natural surface, two to four feet in width these trails can be managed in different ways, including multi-directional or directional routing, or for specific/segregated usage patterns, depending on whether they provide management benefits or cater to specific user needs. [The International Mountain Bike Association \(IMBA\)](#) Trail Solutions Program provides nationally recognized standards and guidelines for the development of these facilities.

Neighborhood Trails: Neighborhood trails are integral parts of planned developments, typically identified within the subdivision process, where developers dedicate trail amenities for public use. These trails are designed to serve residents within the immediate vicinity, enhancing connectivity and promoting outdoor recreation.

Wayfinding: Wayfinding refers to signage and navigational aids within the trail system that assist users in finding their way. Wayfinding can take various forms, including carsonite signage, signposts with placards, kiosks, stencils/markings, and online maps or media. These aids help users navigate and understand the trail network effectively.

Amenities: Amenities associated with the trail system enhance user experiences and convenience. Common trail amenities include trash receptacles, mutt mitt stations (for pet waste disposal), trailhead cameras, maps, fix-it stations (for bicycle maintenance), benches, and public art installations. These amenities contribute to the overall enjoyment and functionality of the trail system

Rail Trail: The Historic Union Pacific Railroad underwent a significant transformation through the national Rails to Trails movement, culminating in its dedication as a Utah State Park in 1992. This 26-mile trail, tracing the path of an old rail bed from Echo, UT, to Park City, and has become a cherished route for outdoor enthusiasts. In 2023, the Park City Municipal Corporation (PCMC) took a proactive step by entering into an Interlocal Agency Agreement to oversee a 2.75-mile section of the trail, extending from Bonanza Drive to SR-248. This strategic move solidifies PCMC's commitment to the preservation and enhancement of this historical and recreational asset. Guiding the future development and operations of this trail segment is the Rail Trail Master Plan. This comprehensive plan outlines proposed improvements and operational guidelines for the corridor, ensuring that the trail continues to serve the community and visitors alike. For further details on the Rail Trail Master Plan, you can refer to the [Rail Trail Master Plan](#).

Winter Trails: Winter Trails are designated and maintained for various winter activities, including Nordic or cross-country skiing, fat biking, snowshoeing and walking. These trails undergo specific grooming and maintenance practices to ensure safe and enjoyable experiences during the winter season. Many of these activities require wide trails to accommodate the use. Historically, area pathways and double tracks, typically located within community open spaces have been utilized for this facility; however, continued development of this resource should consider the following considerations for future development.

Annual Maintenance: To prepare trails for winter use crews mow tall grasses and clear brush up to sixteen (16) feet wide, to enable grooming services with minimal snowfall. Furthermore, markers are strategically positioned along the trails to aid in maintenance identification, especially during times of poor visibility. These steps guarantee that Winter Trails are adequately prepared and user-friendly, promoting safety and enhancing the overall trail experience.

Amenities: Recommended amenities that the community should consider for Winter Trails include warming huts, storage facilities for groomers and equipment, signage, and designated maintenance areas. Ensuring sufficient parking or transit services is crucial, given the likelihood of users driving to the facility. Additionally, considering snowmaking can help maintain consistent trail conditions during periods of low snowfall. Furthermore, addressing a glaring omission in the winter trail system, and aligning it more consistently with Park City's designation as an Olympic venue, the community should contemplate the development of a biathlon facility to foster youth programming and nurture future Olympians.

Design Guidelines: The Trails & Open Space Department has researched and developed the following design guidelines for the development of cross-country skiing:

- Trails should ideally be 14-20 feet wide, depending on terrain and management purposes.
- Beginner trails typically have grades less than 10%, while intermediate to advanced trails may have grades up to 30%. In rare instances, trails may reach up to 40% for short distances.
- Clearing height should accommodate grooming practices.
- Environmental considerations include minimizing side cuts, managing water flow, blending materials with natural surroundings, and investigating rehabilitation/reforestation.
- Forest coverage should be maintained, and snow fencing utilized to preserve snow conditions in low snow areas, while rocky or wetland areas should be avoided.
- Trails should favor north-facing slopes for better snow retention.
- Trail surfaces should follow natural contours, with drainage managed using grade reversals, rolling grade dips, and out sloping techniques.

Park City Municipal Golf Course: One standout winter feature is the City's municipal golf course, which hosts a Nordic concessionaire agreement. This agreement facilitates the operation of a full Nordic center, complete with lessons, rentals, and guided tours. Although these services and trails require a fee, they are immensely popular, catering to youth programming, collegiate athletes, and even Olympic contenders seeking optimal training conditions.



Trailheads/Parking: While Park City has often embraced the concept of 'your garage is your trailhead', providing parking and access to the trail system is necessary for an efficient and world-class facility. Strategic planning and integration of trail access and parking should prioritize dedicated trailheads over on-street parking whenever possible, recognizing that existing permitted or platted trails within established neighborhoods may limit such changes. These prioritized trailheads should be designated as standalone parking areas, featuring amenities such as kiosks, public art, maps, trash receptacles, restrooms, and other conveniences and consider transit service options.

Additionally, having separate, dedicated entrances where cars can back out without entering the road, when feasible, is preferable. Finally, in a continued effort to mitigate parking congestion at popular trail destinations, like Bloods Lake, 'Trailhead Cameras' have been placed, so users can visualize parking conditions before leaving home and plan accordingly. A link to the current site is posted on the Trails & Open Space webpage: parkcitytrails.org/parking-cams.



Existing Facilities and Classifications: The Trails & Open Space Department has established a classification rating based on the presence of restroom facilities, as well as an illustration of existing facilities.

Trailhead Name	Class Level	Parking Spots	Bathrooms	Trail Information	Winter Maintenance	Winter Maintained Trail Access	Mutt Mitt Station	On Transit Route	Maintenance Party
Quinn's Round Valley	1	39	✓	✓	✓	✓	✓		PCMC
North Round Valley	1	12 + Oversize Vehicles	✓	✓	✓	✓	✓	✓	BSRD
Old Ranch Road	2	9		✓	✓		✓		BSRD
Cove	2	8		✓	✓		✓		PCMC
Sunny Slopes	2	12		✓	✓	✓	✓		PCMC
The Farm	2	22	✓ (at Barn)	✓	✓	✓	✓	✓	PCMC
Meadows	2	18				✓		✓	PCMC
McLeod Creek	2	10		✓	✓	✓	✓	✓	PCMC
Rail Trail	2	19		✓	✓	✓		✓	PCMC
PC Hill	2	20		✓	✓		✓		PCMC
Daly	2	17		✓	✓		✓		PCMC
Ontario Mine	2	8		✓	✓		✓	✓	PCMC
Mid Mountain	2	25			✓				PCMC
Aeire	3	2			✓				PCMC
Empire Pass View Area	1	15	✓	✓			✓		PCMC
Bonanza Flat Trailhead	1	39+ Oversize vehicles	✓				✓		PCMC
Bloods Lake Trailhead	1	60	✓				✓		PCMC
Guardsman Pass View Area	1	6 - Short term/Drop off	✓						PCMC

Easement: A perpetual public (exclusive or non-exclusive) dedication of public access, across a property for the purpose of establishing public trails. Ideally, these easements should be secured during the development phase and officially recorded on relevant plats. However, the practical implementation of easements must consider the landscape and ecological factors beyond the development phase. With this in mind, it may be necessary to annotate plats subsequent to their initial creation to accurately document easements within a dedicated corridor to ensure the credibility of the desired public improvement.

In cases where easements are not obtained during initial development, individual projects may necessitate budget allocation and funding to procure additional easements from property owners. These acquisitions are crucial for expanding the trail network and ensuring its integrity.

The following minimum easement widths are recommended based on the type of trail:

- Backcountry/Singletrack Trails: a minimum width of 10 feet.
- Multi-Use Pathways: a minimum width of 20 feet.

PARK CITY TRAILS & OPEN SPACE GENERAL RESTRICTIONS

To ensure the safety, enjoyment, and preservation of our open spaces and trails, the following rules and regulations are hereby established:

- **Trailhead Hours:** Trailhead access is permitted from one hour prior to sunrise until one hour after sunset. Users are advised to plan their activities accordingly and respect these time limits.
- **Motorized Vehicles:** The use of unauthorized motorized vehicles on trails and open spaces is strictly prohibited. However, the following exemptions are recognized:
 - Emergency vehicles
 - Vehicles authorized through a special event process
 - Authorized construction or maintenance vehicles
- **Closed Areas:** Access to closed open space lands is strictly prohibited. Users must adhere to all signage indicating closed, seasonal, maintenance, or other specific restrictions. Note that seasonal, temporary, or emergency closures may be in effect at any given time.
- **Camping Restrictions:** Unauthorized camping is strictly prohibited at all trailheads and on any open space properties.
- **Fires:** Open burning is prohibited within the open spaces and trail areas unless it is part of an authorized wildfire mitigation project.
- **Resource Protection:**
 - Vandalism or damage to any Open Space and Trails property is strictly prohibited.
 - It is unlawful to alter, move, remove, damage, or destroy any structures, signs, vegetation, or objects of value within the open spaces and trails.
 - Users must dispose of trash, litter, or waste only in designated containers.
 - Dog owners must adhere to posted regulations, including picking up after their pets to maintain cleanliness and prevent environmental contamination.
 - Any construction, excavation, or erection of structures is strictly prohibited without explicit authorization.
 - Travel off designated trails, whether by hiking, bicycle or any other means, is prohibited to protect the integrity of the natural habitat.
 - Special Events or large gatherings may be required to attain additional permits prior to taking place.
 - Additional use restrictions may be posted on properties for management purposes. These may include but are not limited to e-bikes, dogs, commercial use, or other activities determined by the City Council or through an adopted conservation easement or other.
- **Wildlife Protection:** The hunting, trapping, harming, or disturbing of wildlife within the open spaces and trails is strictly prohibited unless otherwise specifically authorized by the Park City Municipal Corporation.



These rules and regulations are posted at all major trailheads within the system. All users are expected to familiarize themselves with these rules and regulations and to act responsibly to ensure the preservation and enjoyment of Park City's trails and open spaces for current and future generations. Violations may result in penalties as prescribed by law.

POLICIES AND ORDINANCES

The City Council has implemented distinct ordinances and administrative policies addressing various trail and open space activities and projects. These policies aim to address and mitigate potential adverse effects. Additionally, the Master Plan identifies additional policies, the Council may consider for the future to further enhance the management of trails and open spaces, demonstrating a commitment to continually adapting and improving strategies in response to evolving needs and challenges.

Existing Policies

- The Special Events-Trail Policy: The Policy defines a special event and establishes parameters and fees for hosting events on the trails, ensuring minimal disruption and maintaining their integrity.
- Donation Policy: Outlines procedures for accepting and utilizing private donations on open spaces and the trail system. The large majority of these donations are for benches in the open spaces and are memorial in nature
 - This policy is slated for review and edits in 2024.
- Designated Off-Leash Area: Ordinance 7-3-2 Dogs Running at Large outlines parameters under which owners in the care or custody of dogs in public are required to leash their animals. The Ordinance recognizes designated 'off-leash' areas, such as the Round Valley Open Space, as places where voice and sight control measures are allowed.
- Electric Assisted Bicycles (E-Bikes): Ordinance 10-1-4.5 Non-Motorized Trail Use regulates the use of e-bikes on pathways and e-mountain bikes on natural surface trails within Park City Limits.

Policies for Future Consideration

- Commercial Use: The City may contemplate implementing a commercial use policy in response to the escalating popularity and utilization of its system, particularly in tourism, the economy, and recreational outdoor tours, it is imperative to establish a policy that ensures any commercial use adheres to best practices, is adequately insured, complies with regulations, and, if deemed appropriate, contributes fees to mitigate the impacts associated with commercial use.
 - If directed, the Trails & Open Space Department will return with a draft policy in 2024.

GOALS AND OBJECTIVES

A stakeholder group consisting of elected officials, appointed planning commissioners, the Mountain Trails Foundation, representatives from Deer Valley and Park City Mountain, Basin Recreation, and PCMC planners met several times over the summer of 2023 to develop goals and objectives for the master plan. Both have been formulated into a plan, in which subsequent projects and policies may support or advance. That said, these are not directives and may not address policies and procedures currently in place, such as continued preservation and acquisition of public access easements or communication goals and strategies. They represent a snapshot in time for the system in which projects and actions should advance.

Goal 1: Enhance Trail Design and Diversity

Objective 1.1: Adhere to Trail Design Standards

- Follow guidelines set by IMBA (International Mountain Bicycling Association) and BLM (Bureau of Land Management) for trail design to ensure quality and safety.

Objective 1.2: Consider Environmental Impacts and Sensitive Land Overlay (SLO) Requirements

- Evaluate and address potential impacts during trail design and construction, complying with applicable Sensitive Lands Overlay (SLO) requirements.

Objective 1.3: Foster Diversity of Trail Types

- Develop a range of trail types to cater to different needs:
- Seasonal trails to accommodate varying weather conditions and protect sensitive areas.
- Directional/purpose-built trails to provide specific recreational experiences.
- Adaptive design trails to facilitate growing accessibility for all users.
- Multi-use trails to accommodate various non-motorized activities.

Goal 2: Maintain and Manage Trails Effectively

- *Objective 2.1: Implement Comprehensive Maintenance Practices*
- Establish a regular maintenance schedule and allocate resources for year-to-year upkeep and maintenance.
- Conduct trail tread reviews to identify areas in need of repair or improvement.
- Develop a mapping system and maintenance history to optimize maintenance operations.

Objective 2.2: Utilize Trail Rangers

- Deploy Trail Rangers to monitor trails, provide user assistance and education, and ensure compliance with trail rules and regulations.

Objective 2.3: Manage Trailheads

- Include trailheads in asset management systems to ensure proper maintenance and upkeep.
- Allocate budget resources for trailhead amenities, such as signage, facilities, webcams and parking.

Objective 2.4: Enhance Wayfinding Systems

- Incorporate wayfinding signage into asset management and allocate appropriate budget resources for installation and maintenance.

Goal 3: Enhance Trail Experience and Accessibility

Objective 3.1: Utilize Data Analytics for Trail Monitoring

- Collect and analyze trail usage data to understand trail demand, usage patterns, and user preferences.
- Implement a regular review process based on data insights.

Objective 3.2: Install Permanent Trail Counters and Wildlife Cameras

- Install automated counters to accurately measure trail usage and monitor wildlife activity.

Objective 3.3: Address Parking and Traffic Conflicts

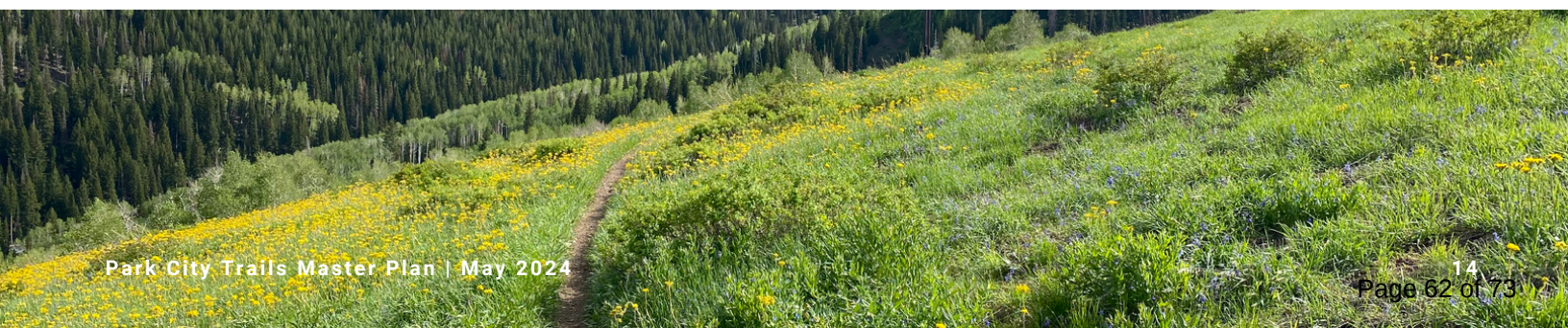
- Identify and resolve parking and traffic conflicts to enhance safety and user experience.

Objective 3.4: Embrace Technology and social media

- Utilize social media platforms and technology to disseminate trail information, updates, and alerts to the public.

Objective 3.5: Improve Transit Options and Trailhead Connections

- Improve transit options to provide convenient access to trails and trailheads.
- Enhance connections between neighborhoods and trails to encourage local residents' engagement.



Goal 4: Effective Implementation, Budgeting, and Partnerships

Objective 4.1: Establish Winter and Summer Operations Distinctions

- Evaluate and address specific operational needs for winter grooming operations and summer trail maintenance.

Objective 4.2: Streamline Budgeting and Grant Processes

- Develop a clear and transparent budgeting process, including grant application procedures, to secure necessary funding.
- Develop policies and guidelines for budget allocation and resource management.

Objective 4.3: Foster Community Involvement in Implementation

- Engage the community in trail system implementation through public consultations, workshops, and volunteer programs.

Objective 4.4: Ensure Adequate Funding for Projects and Maintenance

- Advocate for sufficient funding to support new trail projects, ongoing maintenance, and operation requirements.

Objective 4.5: Recognize Capacity and Cost Factors of Winter Trail Needs

- Consider the unique capacity and cost implications of winter trail maintenance and allocate appropriate resources.

Objective 4.6: Evaluate Staffing & Resource Needs

- Assess and allocate necessary staffing and resources to effectively manage and maintain the trail system.
- Hire and retain staff high-quality individuals.

Objective 4.7: Partnerships

- Leverage expertise, fundraising and other opportunities with key partners and stakeholders for the benefit of public trails.

DEVELOPMENT PROCESS AND LIABILITY

Park City's Land Management Code (LMC) provides a framework for the assessment, review and regulations of proposed developments within City-limits. Applications associated with annexations, master planned developments, and subdivisions, specifically address developer obligations related to improvements and public benefits associated with the dedication of open space and trails and trail related infrastructure. The Park City Land Management Code (LMC) is "designed, enacted, restated and reorganized to implement the goals and policies of the Park City General Plan." From the 2014 General Plan, goal number 4 is to "conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting." Goals 9, 10, and 11 within the General Plan also contribute to advancing the objectives and purposes in the Trails Master Plan.

Goal 9: "Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors."

Goal 10: "Park City will provide world-class recreation and public infrastructure to host local, regional, national, and international events that further Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community."

Goal 11: "Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience."

The LMC upholds the General Plan's goals through Land Use Application review, which includes: Annexation petitions, Zone changes, Master Planned Developments, Plat Amendments, Subdivisions, and/or Conditional Use Permits. The review of these applications often includes the Applicant's responsibilities concerning improvements and public benefits linked to the dedication of open space, trails, and trail-related infrastructure within the affected property.

When evaluating potential trail and access points, it's essential to prioritize opportunities that enhance connectivity within the existing system. Furthermore, during these evaluation processes, the aspects of parking and public access should be given significant preference. The Trails Master Plan Map (Exhibit A) identifies conceptual trail improvements that should be considered through each review.

KEY GUIDELINES

- **Easement Preference:** Easements should ideally be dedicated on a plat and subsequently recorded with Summit County. This ensures clarity and legal standing for the trails and access routes into the future. Easements should provide for quality trail experiences and consider alignments based on topography and vegetation, not just the remaining aspects of undevelopable land.
 - Typical backcountry trail easements require a minimum of 10' in width and may require a professional trail designer to locate the trail appropriately in terms of grades and topography.
 - Neighborhood Trail easements may vary depending on the intent but typically range from 10-20' in width and should provide efficient and logical connections within and through the development.
 - Multi-use pathway easements typically require a minimum of 20' in width and should provide efficient and logical connections to existing facilities or destinations.
- **Construction Standards:** Trails should be constructed to meet the International Mountain Biking Association (IMBA) guidelines and shall be constructed by contractors who have prior experience.
- **Permanent Easements:** The City leans towards the establishment of permanent easements to ensure longevity and consistency in trail access. Revocable or easements with sunsets should only be considered under special circumstances.
- **Improvements, Phases and Dedications:**
 - **Open Space:** It is the preference of the City to have open space dedicated through fee title, before the beginning of development.
 - **Phases/Timing:** The timing of trail development may vary depending on the specific circumstances of each case. The City might require construction during the initial phase of a project or opt to postpone improvements to later stages of a development to prevent public use within areas undergoing active construction or development.
 - **Improvements:** The City prioritizes overseeing all backcountry trail work financed by a development to guarantee high-quality outcomes. Meanwhile, developers may be responsible for constructing additional amenities such as trailheads, stairs, or other enhancements, subject to review and approval by a designated City representative.

Landowner Liability

To address concerns raised by landowners and developers regarding trail access and potential liability, the following legal provisions offer protections:

- **Limitations on Landowner Liability:**
 - The Utah Code Annotated §§57-14-101 through 401 (Limitations on Landowner Liability - Relating to Recreational Use) provide protection for the dedication, construction, and operation of public trails.
 - This legislation limits the liability of public and private landowners towards individuals who enter their land as trespassers or for recreational purposes.

- **Inherent Risks of Certain Activities:**

- UCA §§57-14-401 and 78B-4-509(2) and (3) (Inherent Risks of Certain Activities) further safeguard the owners of property used for recreational purposes.
- These provisions state that individuals cannot make claims or seek recovery from landowners for personal injury or property damage caused by the inherent risks associated with participating in recreational activities on the land.

- **Indemnification and Hold Harmless:**

- Trail easements include standard language that indemnifies landowners and holds them harmless from any loss, damage, injury, or death resulting from acts or omissions by PCMC and its invitees.
- This provision ensures that landowners are protected from liability arising from the actions of PCMC and those authorized by PCMC to access the trails.

By adhering to these liability protections, landowners can have greater confidence in granting trail access and contributing to the development of a safe and enjoyable trail system

BUDGETING AND RESOURCES

Budget

Funds for trail enhancements and maintenance are sourced from various allocations during the annual budget deliberations. In the 2023 fiscal year, the Trails & Open Space Department has set aside \$732,100 for personnel and operational expenses, covering roles such as Department Manager, Project Manager, Coordinator, and Rangers. The Trails Master Plan account specifically backs projects and endeavors outlined in the master plan. The Open Space Maintenance fund supports the care and conservation of open spaces linked to the trail network. Furthermore, the Backcountry Trails Maintenance contract focuses on managing and upkeeping backcountry trails throughout the year. Impact Fees are earmarked for future projects to accommodate community growth. Through judicious distribution from these accounts, the department ensures adequate funding for both structural enhancements and ongoing upkeep, enhancing the trail experience for all.

Project Planning

The capital budgeting process for significant new projects should be seamlessly integrated with the annual Trails Master Plan review, held each spring alongside broader budget considerations. This cohesive strategy ensures a thorough examination of proposed capital projects within the framework of the Trails Master Plan, emphasizing alignment with established goals and objectives. Rigorous adherence to conservation easement terms, land use restrictions, and compliance with planning regulations is integral to project evaluation. prioritizing projects is a strategic endeavor aimed at maximizing efficiency with public funds and leveraging available grant opportunities, thereby optimizing the impact of trail-related initiatives within the community. Additionally, this holistic approach emphasizes the importance of understanding ongoing maintenance impacts stemming from new capital projects. Ensuring a well-maintained facility for both summer and winter use, if applicable, is a key consideration, reinforcing the commitment to responsible and strategic capital investment in support of the City's trail infrastructure.

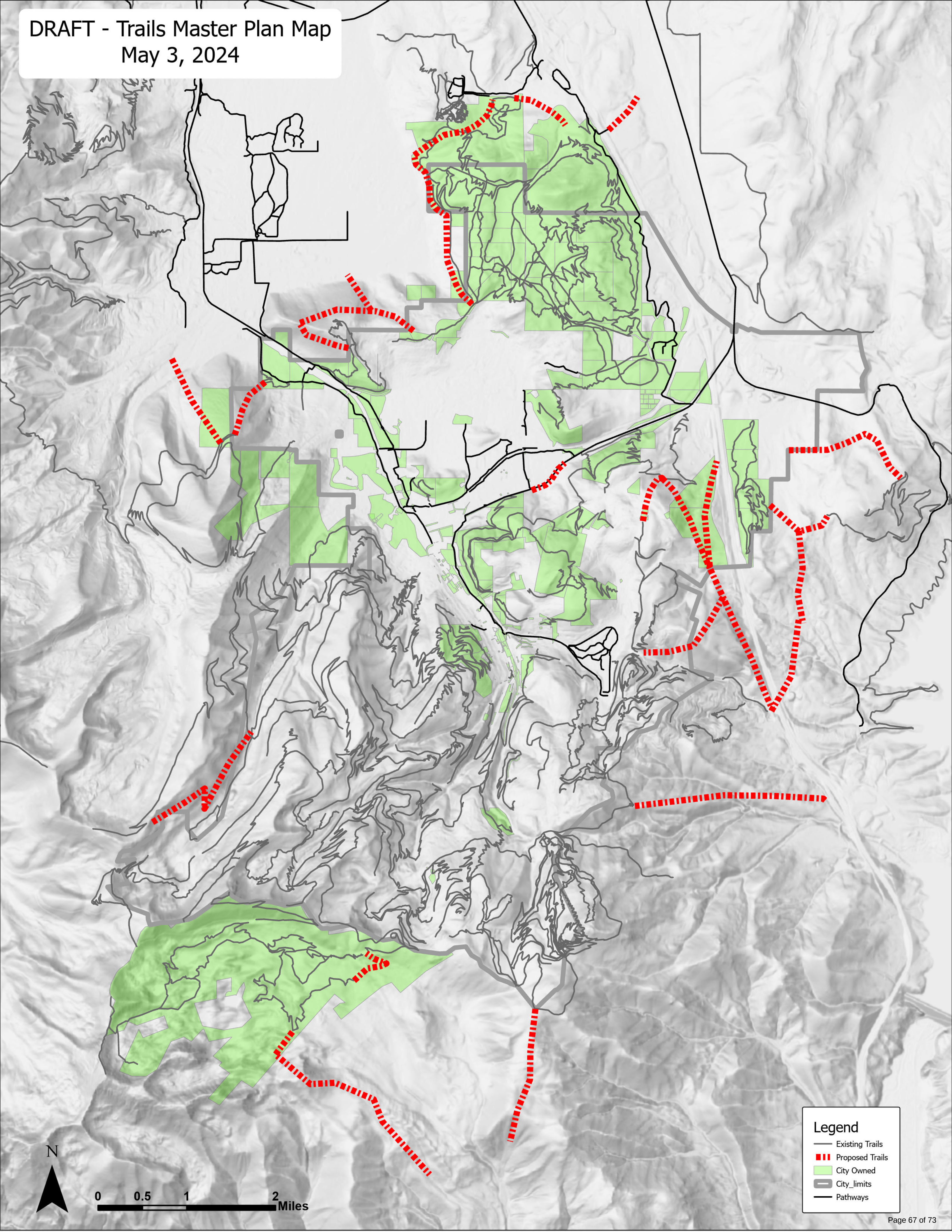


Budget	Notes
Department Personnel and Structure	4 full-time Employees: Manager, Project Manager, Coordinator, 2 full-time Rangers, 2 part-time Rangers
Operations	Includes but not limited to contract funding for backcountry and winter maintenance, wildfire mitigation, noxious weed abatement, and the transit to trails program.
Capital	Trails Master Plan and Open Space CIP
Grants	Summit County Restaurant and RAP, Utah Office of Outdoor Recreation, Utah State RTP
Resources	Description
Major Resources Assets	Ford F-150 Superduty Truck Ski-doo Skandic Snowmobile Can Am Defender Pro XT Work-related tools and equipment PistenBully 100
Storage/Facility	Currently operating out of City-owned property on Marsac but needs to move operations to a suitable facility in 2024.
Groomed Singletrack Fat Biking/Multi-Use	26

GRANTS

To secure funding for capital trail projects that bring significant benefits to the community, we will actively pursue various grants available to support these endeavors. Two specific opportunities include the Summit County RAP/Restaurant grants, which provides financial assistance specifically for recreational projects in Summit County. Additionally, we will explore opportunities with the Utah Office of Outdoor Recreation, a valuable resource for securing funding for outdoor initiatives that align with our trail projects. The Recreation Trails Program is another avenue we will pursue, as it offers grants focused on enhancing and expanding recreational trail systems. Lastly, we will seek support from the Park City Chamber Sustainable Grant Program, which provides funding for projects that promote sustainability and contribute to the local community. By leveraging these grant opportunities, we aim to secure the necessary resources to realize our capital trail projects and create lasting benefits for our community.





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Miles

Legend

- Existing Trails
- Proposed Trails
- City Owned
- City Limits
- Pathways

Planning Commission Staff Report



Subject: Radon LMC Amendment
Application: PL-24-06011
Author: Jacob Klopfenstein,
Administrative Assistant
Date: May 8, 2024
Type of Item: Work Session

Recommendation

Review the proposed Land Management Code amendments, provide answers to questions raised by Staff, and provide input.

Description

Applicant: Planning Department

Land Management Code Sections and Chapters Amended: Section 15-1-10 *Conditional Use Review Process, Subsection E*
Chapter 15-6-5 *Master Planned Development Requirements*
Chapter 15-6.1-11 *Affordable Master Planned Development Site Planning*
Chapter 15-13 *Regulations for Historic Districts and Historic Sites*

Reason for Review: The Planning Commission reviews and forwards a recommendation to the City Council for Land Management Code amendments; the City Council takes Final Action¹.

LMC Land Management Code
CUP Conditional Use Permit
MPD Master Planned Development
AMPD Affordable Master Planned Development

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

Pursuant to recommendations from the Park City Municipal Corp. Radon Task Force, there are opportunities for amendments to the Land Management Code to ensure future residential development accommodates radon mitigation equipment.

- The Utah State Legislature recently enacted new regulations that take effect in July 2024 and will require new residential structures to be built with radon mitigation equipment.
- A condition of approval as part of MPD, AMPD and CUP reviews will ensure

¹ LMC [§ 15-1-7](#)

applicants are aware of the requirements and comply with them as part of municipal land use approvals.

- To address existing residential structures, retrofits can be required through the Historic District Design Review process for remodels or additions.
- Through amendments to Title 11 of the Municipal Code of Park City, the Building Department can address retrofits for remodels and additions that are outside of the Historic Districts.

Background

Radon is a naturally occurring radioactive gas that you cannot see, smell, or taste. However, radon is the leading cause of lung cancer among people who do not smoke, according to the Environmental Protection Agency.² The gas is responsible for about 21,000 U.S. lung cancer deaths each year.

According to a recent American Lung Association report,³ about 40.6% of Utah homes tested for radon at or above the recommended EPA action level of 4 picoCuries per liter of air (pCi/L), which ranks Utah 41st among all states for radon test levels. Within Utah, the EPA considers Summit County a moderate radon-potential zone, where average indoor radon levels are expected to be between 2 and 4 pCi/L⁴.

Park City Municipal Corp. recently initiated a Radon Task Force, consisting of staff members from the Executive Department, Sustainability Department, Affordable Housing Department, and City Attorney's Office. The Task Force members provided an update about their activity to the City Council in a [Staff Communication](#) on February 1, 2024.

The Task Force's initial recommendations included the following:

- Conduct radon testing for all City-owned residential and commercial properties.
- Initiate radon mitigation for any City-owned properties that test between 2 pCi/L and 4 pCi/L.
- Amend the Land Management Code to establish a standard condition of approval on AMPDs and residential construction requiring that the basic system needed for radon remediation be installed so that when needed, a fan to complete the system can be installed at minimal cost.
- Establish a community-wide education campaign on the dangers of radon by supporting and collaborating with the Summit County Health Department and other local groups.

The Planning Department initiated discussions with the Sustainability Department and Building Department to address the Task Force's Land Management Code amendment recommendation. Staff from those departments also recommended the proposed LMC Amendments.

² U.S. Environmental Protection Agency, "[Health Risk of Radon](#)"

³ <https://www.lung.org/research/state-of-lung-cancer/states/utah>

⁴ <https://www.epa.gov/sites/default/files/2018-12/documents/radon-zones-map.pdf>

Additionally, the Affordable Housing Department has begun testing occupied and unoccupied City-owned housing units for radon levels following the Task Force's recommendations. Units that test high will be monitored for up to three months before mitigation work takes place. The City is also issuing free radon test kits to municipal employees, and over 60 employees have accepted radon test kits so far.

There are two types of radon mitigation systems: Passive and active.⁵ Passive systems use natural pressure and air currents to filter radon from homes without the use of a fan. Active systems use an electric fan to push radon out of homes and are considered to be much more effective than passive systems. Most passive and active radon mitigation systems use PVC piping or metal piping for ventilation to exhaust the gas from buildings.

The proposed LMC amendments require the infrastructure for an active system in new buildings and additions at the time they are constructed, so that homeowners and building owners could purchase a fan and easily install it if high radon levels are detected in the future.

Analysis

(I) Park City General Plan

Park City's 2014 General Plan does not explicitly discuss radon or radon mitigation. However, air quality is featured as part of the plan's sustainability and natural setting goals.

The "Sense Of Community" Goal 14 calls for living within ecological, qualitative and economic limits to foster innovative sustainable development, protect the community's vision, and prevent negative impacts to the region. One objective of this goal is to prevent degradation of air quality through land use best practices, clean energy, regional transportation and growth management. To address this goal, the General Plan outlines the planning strategy of identifying, monitoring, and planning for growth based on availability of natural resources, including air quality, while also enhancing the health of ecosystems.

The General Plan's "Small Town" Goal 2 states that the City will preserve its sense of place and collaborate with Wasatch Back and Salt Lake City regions through regional land use and transportation planning. To address this goal, the General Plan outlines a strategy to collect and share data for systems that have influence beyond Park City's borders, including air quality.

The General Plan's "Natural Setting" section also discusses the importance of planning for air quality but does not outline specific goals or strategies.

⁵ <https://www.nationalradondefense.com/about-us/articles/34296-passive-vs-active-radon-mitigation-systems.html#:~:text=Greater%20Reliability%3A%20Passive%20radon%20mitigation,what%20might%20happen%20over%20time.>

(II) Land Use Best Practices for Radon

The EPA notes that while the cost to build radon-resistant features during construction of new homes can vary widely for builders, it is typically less than the cost to mitigate the home for radon after construction.⁶ The EPA estimates that installing radon-resistant features in new construction costs builders \$250-750 per unit.

Since 1990, the State of Washington has required all new residential buildings built in areas where data indicate action is necessary to inhibit indoor radon gas concentrations. Gas levels exceeding appropriate health standards can be minimized by prohibiting the entry of radon gas into homes through appropriate foundation construction measures.⁷

In Boulder County, Colorado, the municipalities of Boulder, Longmont, Louisville, Erie and Superior, as well as unincorporated county areas, require new single-family homes to be built with radon-resistant construction.⁸ Features that are required include:

- A gas-permeable layer, such as a 4-inch layer of gravel, that is placed beneath the slab or flooring system of single-family dwellings and allows gas from the soil to move freely beneath the building
- Plastic sheeting placed on top of the gas-permeable layer that prevents radon gas from entering the building
- Sealing and caulking of openings in the foundation floor to reduce the potential for soil gas entering the building
- Vent pipe, such as a 3- or 4-inch PVC pipe, running from the gas-permeable layer and extending through the building above the roof to allow for ventilation of radon and other soil gases
- An electrical junction box that is proactively installed to allow for the potential future installation of a fan for the radon mitigation system

Boulder County notes that a bonus of radon-resistant construction can be the reduction of soil moisture, which helps protect buildings against mold and mildew contamination.

Staff has not found examples in other jurisdictions of land use codes that are similar to the proposed LMC amendments. Staff found that radon regulations are more commonly implemented as part of building code updates or amendments, such as adopting International Residential Code Appendix F – Radon Control Methods, rather than through land use code amendments. Staff reached out to the Indoor Environments Association, a nonprofit professional organization dedicated in part to radon abatement, but the group did not have specific written guidance for land use regulations related to radon.

In 2018, the International Code Council published the [International Residential Code](#)

⁶ <https://www.epa.gov/radon/radon-resistant-new-construction-home-buyers>

⁷ <https://app.leg.wa.gov/RCW/default.aspx?cite=19.27.190>

⁸ <https://bouldercounty.gov/environment/healthy-home/radon/radon-resistant-construction/>

[Appendix F – Radon Control Methods](#). This building code document contains provisions that are designed to mitigate the transfer of radon gas from the soil into dwelling units. The document requires installation of radon mitigation systems in residential construction.

The state of Utah will adopt IRC Appendix F on July 1, 2024, following the passage of [Utah House Bill 518](#) in the 2024 Legislative Session. The bill amends the State Construction Code to align with the International Residential Code, as well as makes technical changes.

Potential amendments include a Condition of Approval that outlines what will be required at the building permit stage for new construction:

LMC § [15-6-5](#) Master Planned Development Requirements

- New residential and commercial spaces constructed in Master Planned Developments shall include the installation of a basic radon remediation system that allows for the installation of a radon remediation fan if or when radon mitigation is required for the space in accordance with International Residential Code Appendix F – Radon Control Methods.

LMC § [15-6.1-11](#) Affordable Master Planned Development Site Planning

- New residential and commercial spaces constructed in Affordable Master-Planned Developments shall include the installation of a basic radon remediation system that allows for the installation of a radon remediation fan if or when radon mitigation is required in accordance with International Residential Code Appendix F – Radon Control Methods.

LMC § [15-1-10](#) Conditional Use Review Process, Subsection E

- As a Condition of Approval, the Planning Director or Planning Commission shall require residential Conditional Uses to include the installation of a basic radon remediation system that allows for the installation of a radon remediation fan if or when radon mitigation is required for the space in accordance with International Residential Code Appendix F – Radon Control Methods.

To assist with radon mitigation in existing residential structures, additional amendments could require that when residential units are remodeled or an addition is proposed, that the existing structure be retrofitted with radon mitigation equipment. For example, the Planning Department reviews all remodels and additions within the Historic District. A potential amendment could require retrofitting of existing residences as part of the Historic District Design Review process:

LMC § [15-13](#) Regulations for Historic Districts and Historic Sites

- As a Condition of Approval for additions or remodels to buildings in Historic Districts and at Historic Sites, the Planning Director shall require the installation of a basic radon remediation system that allows for the installation of a radon remediation fan if or when radon mitigation is required for the space in

accordance with International Residential Code Appendix F – Radon Control Methods.

Title 11 of the Municipal Code of Park City could also be amended to require the installation of radon mitigation infrastructure for remodels and additions that are not in the Historic District. The Building Department outlined the following potential amendments to Title 11:

- Amending the Municipal Code to include an affirmation that Park City is designated radon control zone 1 using locally available data, such as mining history.
- Amending the Municipal Code to include language that requires radon control methods for all new construction and additions, as well as all renovations altering remodel projects that alter more than 50% of the square footage of the lowest floor plane.

Department Review

The Planning Department, Executive Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website. The *Park Record* published notice on April 24, 2024.⁹

Public Input

Staff did not receive any public input at the time this report was published.

⁹ LMC [§ 15-1-21](#)