

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 31, 1996**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, October 31, 1996. No formal action will be taken.

A G E N D A

**Joint Work Session with Planning Commission -
To be held in Work Session Room - Main Level**

4:00 p.m. Council questions and comments
 Snowcreek RDM Parcel
 General Plan

**PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
OCTOBER 31, 1996**

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

Planning Commission Chairman Fred Jones; Planning Commission members Chris Larson, Michael O'Hara, Bruce Erickson, Tom Calder, Diane Zimney, Karri Walzer

Toby Ross, City Manager; Jodi Hoffman, City Attorney; Meg Ryan, Planner; Rick Lewis, Community Development Director

Fred Fairclough, Keith Christiansen, Bruce Maak, and Craig Larson; agents for Snowcreek

1. Council questions and comments. Hugh Daniels disclosed that he, Paul Sincock and Bruce Erickson discussed the Sandstone Heights Project with Leslie Miller, Ron Whaley, Hank Rothwell and Steve Deckert which is currently before the Planning Commission. Shauna Kerr reported that she received a letter from Cheryl Dalton of the Ridgeview Homeowners Association concerned about traffic issues and Eric DeHaan indicated that he will respond. The Mayor reported that the dinner with Mayor Ziegler of Courchevel has been canceled tonight because of a change of plans. He added that the Town Run Project will be discussed next week on November 7. Mayor Olch directed staff to keep Council up-to-date on the Old Miners Lodge situation. Chuck Klingenstein indicated that he also received the letter and calls from the Ridgeview Homeowners Association and encouraged them to contact staff. He continued that Linda Singer of the School District was appreciative of recent efforts of the Lloyd Evans and Gwen Henley of the Police Department, Eric DeHaan and UDOT to improve the highway crossing situation. She commented on the police presence and the interior circulation plan developed in the school area and Mr. Klingenstein thanked everyone involved. He suggested that in consideration of recent events surrounding procedure, due process, and finality of decisions that all boards and staff review this subject. Mr. Klingenstein stated that he contacted people about this who basically supported the City Attorney's position, and hoped that there would be interest in that education process. Shauna Kerr asked if there is any interest on the part of the Council in clarifying the Code, describing the Council's practice, and whether or not there should be a reconsideration provision. Mark Harrington responded that amendments are being drafted which should be before the Planning Commission at the end of November and will be before Council. Ms. Kerr stated that she would be specifically interested in the definition of reconsideration, if established, and time limits on appeals and reconsiderations. Chuck Klingenstein reported that parking and signage for the Glenwood Cemetery last weekend worked well. Paul Sincock relayed a compliment by an architect about the operations of the Planning Department.

Roger Harlan pointed out that there is a car parked on the dirt on Comstock that may be violating the topsoil maintenance ordinance. He added that residents on Park Avenue are using

valuable parking spaces at the Education Center. Joan Calder from the Chamber announced that next Thursday is the second Tourism Symposium and the deadline is tomorrow.

2. Snowcreek RDM parcel. The Mayor explained that at the request of the applicant in conjunction with staff, it was felt that a joint work session with the Planning Commission would be helpful in reviewing the hotel proposal.

Planner Meg Ryan explained that staff would like some direction on priority uses, development restraints and policy preferences for the site which would then be remanded to the Planning Commission to process the conditional use application. Through illustration of a graphic, Ms. Ryan described the vacant parcel on SR224 with RDM zoning that currently has no filed application. She also discussed the status of other previous applications and projects on adjacent parcels. Planner Ryan explained that this parcel was subdivided into one parcel and contains 10.1 acres. The Army Corps of Engineers permit and Sear Brown vegetation study identifies wetlands totaling about five to six acres. Ms. Ryan added that there were earlier discussions with the Planning Commission of a residential component identifying seven acres for development with the remaining four acres of wetlands undisturbed. This was a 12-plex multi-family project, and seven units were designated for restricted income residents.

Keith Christiansen introduced Bruce Maak as the partnership's attorney, Craig Larson as a partner in the Snowcreek Project and his partner in Wind River Petroleum, and Fred Fairclough as his partner in the Snowcreek Project, who has been principally responsible for the management of the construction at Snowcreek. Mr. Christiansen indicated that there has been some confusion with respect to the last parcel, but they have a belief with what they should be allowed to do, which has been described in the documents distributed to the Council. Other uses have been discussed at this location years ago, before they became involved, like apartments with affordable housing elements, commercial activity, and single family residences. He felt that these things may not be best suited for the entry corridor. He stressed that they want something good for the community and for the partnership. The zoning is RDM and they feel it provides for lodging and they believe they have certain rights. He expressed that options in the staff report like the community\convention center or ice skating rink are not of interest to them; they will discuss selling the real estate if that is desired by Council. He hoped that the process would not drag on.

Fred Fairclough explained the Snowcreek report which illustrates the site plan for a lodging facility. This concept began in September of last year after a conditional use permit was granted for office space on the parcel north of it. Since the site was surrounded by commercial, he believed that staff suggested that lodging or some sort of commercial would be appropriate. They hired a lodging consultant to investigate the support of the community for a first-class but not super-luxury hotel and the parameters to meet that potential. He explained that the first design was more traditional, a longer building contained in a single unit. Mr. Fairclough stated that over a period of time working with staff, it evolved into multiple buildings. They are looking to Council for direction

that lodging is an approved use and input with regard to the design. He indicated that they contemplated that a meeting would have occurred sooner. The consultant has identified partners with good resort lodging experience, particularly mountain lodging, but no one has been selected at this point. Mr. Fairclough emphasized that they would prefer one building and the second choice would be two. The more buildings, the harder it becomes to operate a lodging facility. The site plan has components requiring variances. He continued that another wetland study has been completed, and signed off by HUD, and through illustration of a map showed the new delineated wetland area. A variance will be required to bridge over the wetland to the site and the City will have to sign off as well as the Corps of Engineers. He continued that in the frontage protection zone, the first structure will be set back 100 feet, but in the east 70 feet of the area, a subterranean parking structure is proposed as opposed to under the buildings. The third variance would be height. The ordinance permits that the further a building is set back, latitude is given to the Planning Commission to grant height variances. On May 29, they came to the conclusion that this meeting was needed so there could be agreement that lodging was an appropriate use and subsequently there have been changes to the plan. Mr. Fairclough indicated that the Island Outpost Project across the street has a "park service" architecture look which was received positively. They used a "modern mountain" architecture consistent with the shopping center and the Top Stop, but liked the "park service" treatment which changed the elevation.

At this point in the meeting, the Mayor asked staff if it had any comments. Planner Ryan indicated that further research would be needed to determine the exact status of the wetlands on the site. She also indicated that the project would have to go through the Small Scale Master Planned Development process. The Mayor invited the Planning Commission to comment on the proposal. Bruce Erickson disclosed that while he was an employee of Sear Brown, who was providing professional services to the Snowcreek development, he excused himself from discussion and voting as a Planning Commissioner on matters relating to this project. Because he is no longer with Sear Brown, he clarified that it is appropriate for him to comment. Commissioner Erickson generally supported the lodge concept and parking in the setback as long as there is no overwhelming berm. He was not inclined to grant a height variance. Tom Calder agreed that housing is probably not the best option and multi-family is inappropriate. He felt that the hotel use may be better suited to deal with the congestion that already exists in the area. Chris Larson indicated his opposition to a height exception and would prefer to break up the mass as opposed to one large building on the site. Diane Zimney stated that she didn't receive the Snowcreek report but did not support a height exception. She felt that there needs to be more information on the wetlands, particularly the bridging features. Ms. Zimney expressed her concern that there be no additional road cuts. Mr. Fairclough explained that there would be no additional cuts and the two existing roads will be used to accommodate the site. Karri Walzer echoed that there be no height exception and agreed that there needs to be additional information on the wetlands. She suggested that the City look into purchasing the property.

Council member Hugh Daniels emphasized that the use and design will have to go through the conditional use process. He expressed his desire that the project not convert to timeshare or condominiums as there is a need for real hotel units in the community. He felt that the wetlands should be protected and that housing is not appropriate. Shauna Kerr believed that housing is not as high a priority as it was when discussed for this site earlier and a hotel bed base is desirable. She didn't believe that there should be an exception for height and pointed out that Island Outpost has a contractual agreement to allow its height exception. Ms. Kerr added that the back parcel is in view and the front is less obtrusive and felt comfortable with the underground parking. However, she felt the project was too dense. She agreed with Hugh Daniels that timeshares would not be appropriate and felt that one building may work better logistically for a hotel operation. She suggested that the site be considered as a transportation center and that other community uses be explored. The Mayor felt that the City should consider an acquisition strategy and there needs to be more information on the wetlands. He did not support a height exception but felt that the use was acceptable. Mr. Olch recommended that the architectural elements be improved and that the buildings be connected, perhaps with breezeways, to better accommodate hotel operations. Chuck Klingenstein continued that there is too much intensity on the site and that the SR224 parcel should be used, not the wetlands. He recommended that the hotel use be permanent and it not be converted to timeshare or condominiums. He felt that the City should consider acquisition. At this point in the meeting, the Mayor left the meeting.

Paul Sincock suggested that there be one structure on the front parcel and encouraged underground parking, as there is too much asphalt. He would be inclined to grant a 20% height exception if it enhances the design. He felt that the architecture is forgettable and that the community is lacking a first class hotel. Fred Fairclough explained that in their investigation of luxury hotels in other ski resort communities, it was discovered that they are not economically feasible and assured Council that this would be a quality project. Mr. Sincock believes that the community needs a conference center which could be built on the back of the project depending on the disposition of the wetlands. He felt that the City should explore acquisition as an alternative.

Roger Harlan brought up the potential traffic problems on the site. Toby Ross felt that if there is enough interest on the part of the Council, the question of acquisition could be explored. Shauna Kerr asked if the investigation of the acquisition should occur first before there is more Planning Commission and Council time spent on the project. Mr. Ross didn't feel the Council could make a determination on acquisition until the results of the recreation study is available regarding the area. Planning Commissioner O'Hara agreed with the comments made. He felt that a hotel is an appropriate use and residential is not, due to the high traffic and commercial nature of the area. Mr. O'Hara also could not suggest a luxury hotel built next to a strip mall and the Top Stop. He did not want to see variances on height and felt that underground parking was appropriate.

Fred Fairclough added that a first class hotel needs 200 units which requires 200 parking places and 60 parking places for the small convention facility on about four acres and the building is limited to 28 feet. He didn't feel that this is physically possible and discussed the problem with underground parking and the wetlands. Shauna Kerr interjected that the employee parking has not been accounted for, and Mr. Fairclough responded that they are only talking about Code requirements, which takes into account limosine and shuttle services. He believed that variation in the height would provide architectural interest. Tom Calder noted that the Island Outpost people have built underground parking below the water table for projects in San Fransico so there are other ways to mitigate the parking design. Mr. Fairclough questioned if that kind of subterranean parking will actually be built by Island Outpost because of cost considerations. He was, however, optimistic that the underground parking for the hotel could be moved more toward the west.

With no further questions or comments, the Council and the Planning Commission moved on to discussion of the General Plan.

2. General Plan. Planning Commission Chairman Fred Jones stated that he will present an overview of the Commission's direction on the General Plan and also discuss how to make the Planning Commission more effective. He added that the Commission is anxious to get on with Phase II which is critical to the first phase.

He continued that one of the key elements in the direction section is the desire to create an open space buffer around the perimeter of the City which works with the annexation section and other sections. It is envisioned that there are lower densities at the City limits so that the edge defines Park City from the County. The only way that will be achieved is through annexation. Also, with the lower densities, is clustered development creating meaningful open space. Mr. Jones emphasized that the General Plan strategies will only work if there are effective interlocal communications and agreements with Summit and Wasatch Counties. The Planning Commission is recommending that the Plan be reviewed on an annual basis so that the needs of the City are continually being met. Mr. Jones read the preservation objectives for the historic core and the aim to provide sidewalks and trails in residential districts. He emphasized that it is unrealistic to think that the City will acquire all of the open space desired simply through current codes and exactions. It is useful to identify the location and types of open space and to develop an acquisition plan in the General Plan. He recommended that instead of requiring a percentage of open space in a master planned development application, for instance, the focus needs to be on the kind of open space in terms of being contiguous or its use.

The Planning Commission felt that transfer development rights (TDRs) could be a viable tool in certain instances and that it be given some consideration, particularly in annexation situations with multiple ownerships. The Commission felt that that tool should be available for use if needed. Mr. Jones referred to a land use map containing seven annexation areas and the

designation of the type of appropriate development in those areas. It is important for Council to come to agreement with the Planning Commission on annexation areas included in the General Plan. The Planning Commission felt that areas on the periphery of Park City should be considered as annexation areas so that the City would have input when they are developed, whether that occur in or out of the City limits. He emphasized that it would be helpful to avoid situations where the Planning Commission spends a lot of time reviewing an annexation proposal that the Council is not interested in pursuing and reiterated that agreement on annexation areas is essential. In response to a question from Paul Sincock, Mr. Jones indicated that the annexation process is not addressed in the Plan but will be in the Annexation Policy. Mr. Sincock suggested that the Council look at an annexation proposal before the Planning Commission, and define the "macro questions" as it might save some time. Mr. Jones agreed and noted that the Council will make the ultimate decision but it is frustrating for the Planning Commission to spend a lot of time on a project that has no public support. He noted that the jurisdiction an area is developed in is not as important as how it is developed and relayed that the Snyderville Basin Planning Commission is going through the same comprehensive plan process now.

Chairman Jones explained that after the annexation areas were defined, base densities were assigned. The Planning Commission felt that the County's designation would be appropriate which is 1:40 acres. From there a proposal could be reviewed with an opportunity for density bonuses based on the project meeting certain criteria including desirable open space (type and quality, recreation amenities). Proposals should meet the objectives of the City and these priorities may change over time. Ms. Kerr suggested not using the word, "base", which could lead to discussion about whether the property is in a "holding zone". Roger Harlan warned that an annual review may prompt criticism from developers that the rules are constantly changing. Mr. Jones felt that it would be helpful for everyone involved to keep the plan up-to-date. Commissioner Tom Calder added that it may not be prudent to designate the underlying zoning consistent with the County as it is becoming more lenient on its 1:40 zoning which is out of the City's control.

Mr. Jones stressed that one of the areas not yet addressed in the Plan and should be higher on a priority list is lower Park Avenue and lower Deer Valley, although it may be too late for Deer Valley. He explained that growth management received a lot of attention by the consultants and the citizens advisory committee long before it was reviewed by the Planning Commission. The Commission concluded that there are several regulations on the books today that could mitigate many of the growth impacts. Those need to be enforced before others are created and there are tools like phasing and construction mitigation plans; staff has already started implementing the latter and making progress in that area. He pointed out that construction impacts differ by area. One of the next steps after the General Plan is refining the annexation policy and updating the Land Management Code so that it is consistent with the Plan.

There has been discussion about controlling growth by regulating building permits and it was the conclusion of the Commission that it was not an effective way to manage growth for

several reasons. He explained that many of the concerns expressed by citizens include impacts on schools, traffic, and parking which are problems that the City cannot effectively change. Mr. Jones further clarified that the City could limit the number of single family homes built in Park City but those homes may ultimately be built in the Basin resulting in the same impact on schools and recreation, and may actually compound traffic impacts. Development in the County, however, may have a positive effect on construction impacts on Park City residents. Paul Sincock pointed out that there is a distinction between the timing of permits and an absolute number. Fred Jones stated that they are talking about any kind of permit allocation system; Bruce Erickson interjected that they are talking timing in this particular solution. Mr. Erickson stated that an absolute number does not exist in the General Plan, however, the Plan identifies those areas that should be developed and those areas that shouldn't be developed. In response to a question from Mr. Sincock, Mr. Erickson explained that densities are not quantified. Mr. Jones continued that the Planning Commission concluded that a permit system would not significantly reduce the number of permits issued. According to the planning staff, there were 69 single family permits this year. A permit allocation process would be staff intensive and there are other tools that need to be used more effectively. He added that the Council's recently stated goals include increasing the affordable housing base which would significantly increase traffic and school impacts and an affordable housing application would probably be exempt from a permit system. Another goal is to improve the nightly rental bed base. Mr. Jones advised that phasing can be required for larger projects to control construction activity. He relayed that there was considerable discussion about the permit allocation system among citizen advisory members, and Mr. Jones felt that they came to the same conclusion as the Planning Commission. Chris Larson added that by the time exemptions are considered, there may not be a large number of applications to warrant a permit allocation system as an effective mechanism.

Roger Harlan asked Mr. Jones to comment on the projected permanent resident base of 12,000. Mr. Jones explained that they looked at the approved densities in the City limits and the potential in the annexation areas, given the development parameters. Mr. Harlan pointed out that if rental stock changes to residences, it could drastically change that number. Mr. Erickson pointed out that this is the reason the annual review is highly recommended. He further described the population model as a testing mechanism of the General Plan, not a predictor mechanism. Mr. Lewis pointed out that about 60% of single family homes are year-round residents and this trend can shift. He emphasized that the community operates like it has 20,000 residents which needs to be factored in projections. Mr. Sincock assumed that there is a permanent population of 6,500 which could increase to 10,000; there is a bed base of about 12,000 which might grow to 20,000; and there are part-time residences which are not part of the bed base which may be 3,000 now and may increase to 5,000 in the future. This would total 35,000. Mr. Erickson responded that the population program in the General Plan is not a capital improvement plan program mechanism and is only designed to determine whether the development occurring in Park City is consistent with the General Plan. The Commission spent a great deal of time attempting to roll the population predictor into a growth control mechanism and consistently would come back to the conclusion that it doesn't matter whether the number is 10,000 or 12,000; it matters more where the development occurs. Mr.

Erickson emphasized that this is an important component of the document and it is essential that it is reviewed annually.

Mr. Sincock recognized that transportation is not an element of the Plan, but this needs to be considered. Fred Jones stated that this will be reviewed in the second phase. Mr. Lewis explained that the Council will have a few weeks to review the General Plan draft and a work session could be held on November 21, a public hearing on December 5, a subsequent follow-up meeting, and it could be adopted before the end of the year. He discussed the merits of the computerized mapping system.

Hugh Daniels commented on the Commission's excellent work product. Chuck Klingenstein thanked the citizen advisory committee for its efforts. Shauna Kerr felt that there should be additional language with regard to a mutually acceptable overlay zone with the County as it could be politically explosive if it isn't dealt with up-front, and it provides some security with regard to the City's role with Summit and Wasatch Counties. She indicated that this additional feature would make the General Plan more than acceptable to her. Mr. Lewis pointed out that there is a unique opportunity as the Snyderville Basin general plan is being developed at the same time. The Community Development Director pointed out the many authors of the draft and the success of the contracted editor in making the document consistent.

Fred Jones recommended that when Council reviews projects and if significant planning issues arise, that the Council remand them back to the Planning Commission with direction. He recognized that Council needs to deal with political issues, but also felt that some developers believe that they can circumvent the Commission and go directly to the Council. This makes the Planning Commission ineffective with these applicants. As an example, he further explained that with the Town Run appeal, the Council broadened its scope of review and there was evidence presented to Council that the Planning Commission was never saw with regard to its redesign.

Roger Harlan thanked the Planning Commission and the public in attendance.

4. Other Council questions and comments - Broken Thumb conditional use permit.

Shauna Kerr discussed calling-up the Broken Thumb conditional use permit. She felt that the Council needs to discuss the larger topic issues like compatible uses in the area. Ms. Kerr requested support from the Council in clarifying appropriate commercial uses with residential uses. Bruce Erickson indicated that the Planning Commission made a strong recommendation to Council to direct it to resolve the lower Park Avenue planning issues and respond particularly to the issues around Burnis Watts' house. Ms. Kerr also asked for information from the Police Department about as there may be information about the use as opposed to the zoning that would be helpful. She would rather have the larger problem addressed than calling up this matter, if it can be reviewed in a timely manner.

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City Council Work Session
October 31, 1996

Prepared by Janet M. Scott



NOTICE

To City Council and Planning Commission

A site visit to Snow Creek Crossing could be very helpful prior to the discussion this Thursday. We have not arranged a formal field trip because of the uncertainty of weather and the variability of individual schedules. However, if any of you would like staff to accompany you to the site, please give Jan (645-5007) or Sharon (645-5020) a call and we will try to make arrangements.



COUNCIL AND PLANNING COMMISSION JOINT MEETING REPORT

DATE: October 28, 1996
DEPARTMENT: Community Development Department
AUTHOR: Megan B. Ryan
TITLE: Snow Creek Crossing Master Planned Development -
Highway 224

TYPE OF ITEM: Joint City Council and Planning Commission work session;
preliminary conceptual land use review.

SUMMARY RECOMMENDATIONS: Discuss development options for a 10 acre
residential parcel known as Phase II of Snow Creek Crossing.

DESCRIPTION:

A. Topic.

Discussion and direction on development parameters for the parcel zoned Residential Medium Development at Highway 224 (see Exhibit A, site plan).

B. Background.

Snow Creek Crossing L.C. (SCC) has requested a joint Planning Commission and City Council review of the residential (phase II) portion of the Snow Creek Crossing project and particularly their proposal to build a hotel on the site. SCC submitted a report summarizing their interests and positions (Exhibit B, Snow Creek Crossing, Subdivision lot 9). The report provides a foundation for discussion, even though it includes some characterizations disputed by City staff. This request basically stems from the uncertainty (since approval of the large scale MPD in 1993) about whether this is an appropriate site for employee or affordable housing (see Exhibit C, Chronology).

Rather than debating history, rights and obligation we recommend that the council members and commissioners discuss their visions for this site and the extent to which the proposed hotel project fits within the visions.

ANALYSIS:

The 10 acre parcel in question is bounded by SR 224 on the west; Snow Creek Drive on the southwest; an open space hillside on the east; and a private office park and condominium project on the north. The entire parcel is zoned RDM which provides for single-family dwellings and duplexes by right and a variety of other residential, institutional, recreational and office uses with a conditional use permit. A hotel may be permitted within the zone only in connection with a Master Plan Development. A Conditional Use/Small Scale Master Planned Development requires Planning Commission review and approval subject criteria listed in the LMC.

The maximum residential density in the RDM zone is 8 unit equivalents per acre and the maximum height is 28 feet. The property is also located in the Frontage Protection Zone which requires no construction within the first 30 feet of the property and Planning Commission approval for any construction within 100 feet. A significant wetland corridor bisects the property and a 100-year flood plain runs north-south in two segments through the middle and near the eastern edge of the property. Any project design should address the 4.6 acres of wetlands, upland and stream corridors on the site?

Numerous uses have been proposed or discussed for the property, some of which are reviewed and briefly analyzed below.

Hotel. At least as early as 1988 the site was considered for a hotel. That earlier proposal incorporated a conference facility on a much larger site. The current proposal is confined to the 10 acre RDM parcel. It includes:

- four separate building spread across the site (colored plan in Exhibit B);
- 226 hotel rooms, some with kitchen facilities;
- common area/conference facilities of approximately 11,500 square feet;
- 285 parking stalls in a combination of surface and underground parking.

Issues and questions:

- Would the mass and scale be appropriate on the entry corridor?
- Should the project be allowed to encroach on or cross the wetlands?
- The proposed height of 41 feet exceeds height standards.
- Would the sprawling design discourage transit use.
- Should the project mitigate impact on employee housing?
- Would the use, mass and scale be compatible with residential uses to the north?
- How would the project affect traffic at the SR 224/Snow Creek Drive intersection?

Employee housing. In 1992, when the City sought a developer for the Snow Creek site, employee or affordable housing was listed as one of the City's principal interests for the site. The Planning Commission reviewed a proposal for 72 residential units in six buildings; 10% of the units were to be low to moderate income employee units to mitigate the impact of the 90,000 square feet of commercial development on the adjoining development parcel. Other employee housing projects have been discussed for the site, but ultimately neither the Planning Commission nor the City Council has approved any housing project for this site.

Issues and questions:

- Is this site along the entry corridor suited to a high-density residential project?
- Should SCC mitigate the impact of the commercial project on employee housing?
- If they are not interested in developing employee housing, would the owners be willing to sell the property for this use?
- How would the project affect traffic at the SR 224/Snow Creek Drive intersection?
- How would the project affect the stream corridor and wetlands?

Low-density housing. SCC has designed a 9-unit single-family residential development. Others have suggested that a low density (1 to 2 units per acre) residential project could more easily adapt to the constraints of the site.

Issues and questions:

- Is this site along a high volume highway suited to a low density residential project?
- Should a site on a transit route and next to commercial services be developed more intensely?
- How would the project affect the stream corridor and wetlands?

Conference facility. For years the business community has been interested in a conference facility that could accommodate meeting groups up to 1200 people. This site is accessible to hotels and the ski resorts and is large enough for such a facility.

Issues and questions:

- Would the mass and scale appropriate on the entry corridor?
- Who would pay to develop and operate such a facility?
- Could such a facility also accommodate a visitor center and offices for the Chamber Bureau?
- Would the use be compatible with residential uses to the north?
- Would the owners be willing to sell the property for this use?
- How would the project affect traffic at the SR 224/Snow Creek Drive intersection?
- How would the project affect the stream corridor and wetlands?

Recreation facility/ice rink. The City is currently requesting proposals for a site selection and feasibility study for a recreation complex. This site is accessible to residents and visitors and may be large enough for such a facility.

Issues and questions:

- Would the mass and scale be appropriate on the entry corridor?
- Who would pay to develop and operate such a facility?
- Would the use be compatible with residential uses to the north?
- How would the project affect traffic at the SR 224/Snow Creek Drive intersection?
- Would the owners be willing to sell the property for this use?
- How would the project affect the stream corridor and wetlands?

Office Park. The land immediately north was developed recently into a professional office park. The site is similar.

Issues and questions:

- Would the mass and scale be appropriate on the entry corridor?
- Would the use be compatible with residential uses to the north?
- How would the project affect the stream corridor and wetlands?

Open space/trailside park. The City has acquired substantial open space along the entry corridor. This site has substantial nature amenities and could be a valuable link in the trails parkway system.

Issues and questions:

- Who would pay to acquire and develop the open space?
- Would the owners be willing to sell the property for this use?

DEPARTMENT REVIEW:

The Community Development and Legal Departments have reviewed the proposals.

ALTERNATIVES:

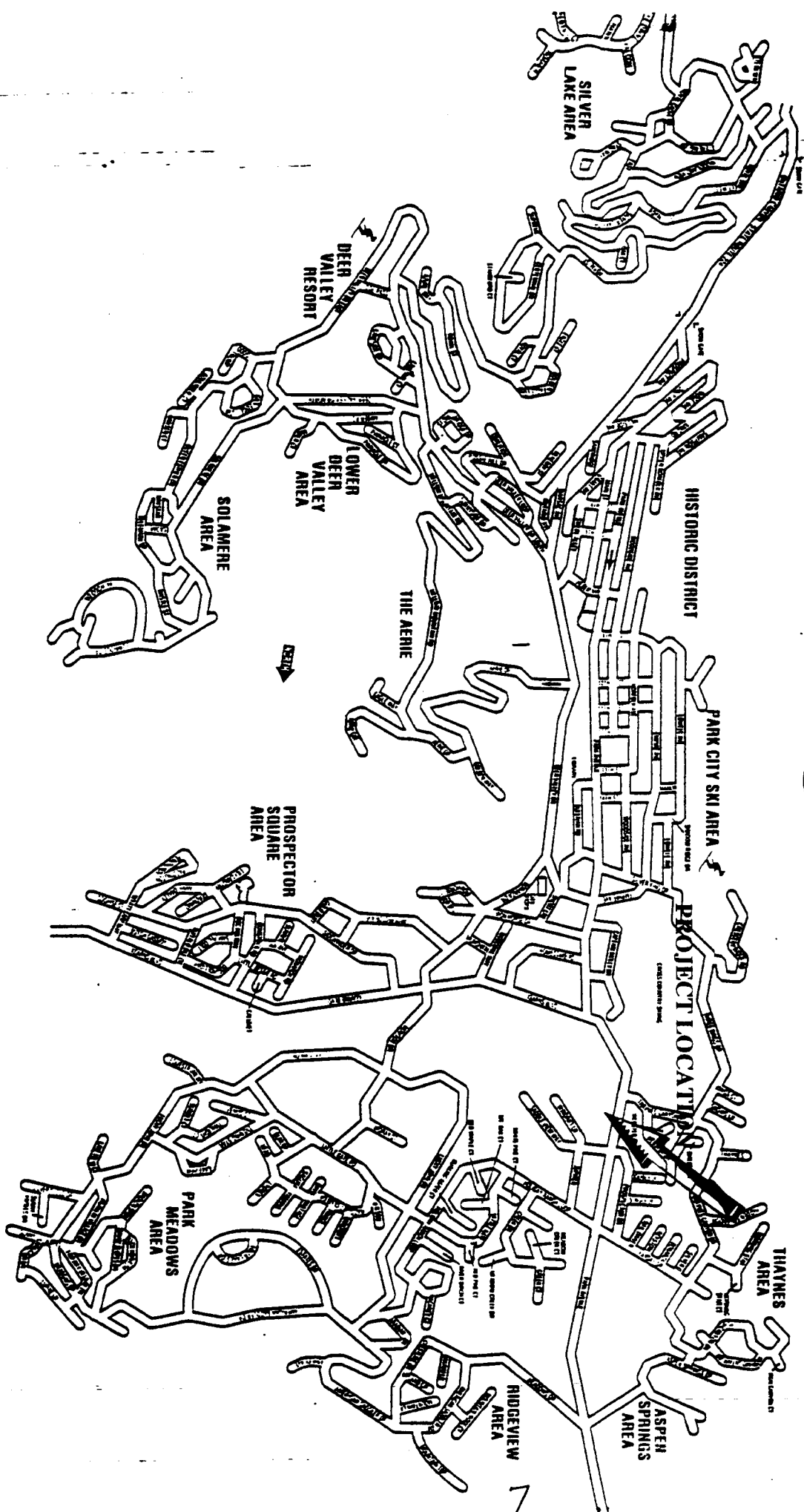
The council members and commissioners should conceptually review the applicant's proposal and the other potential land uses including those listed above.

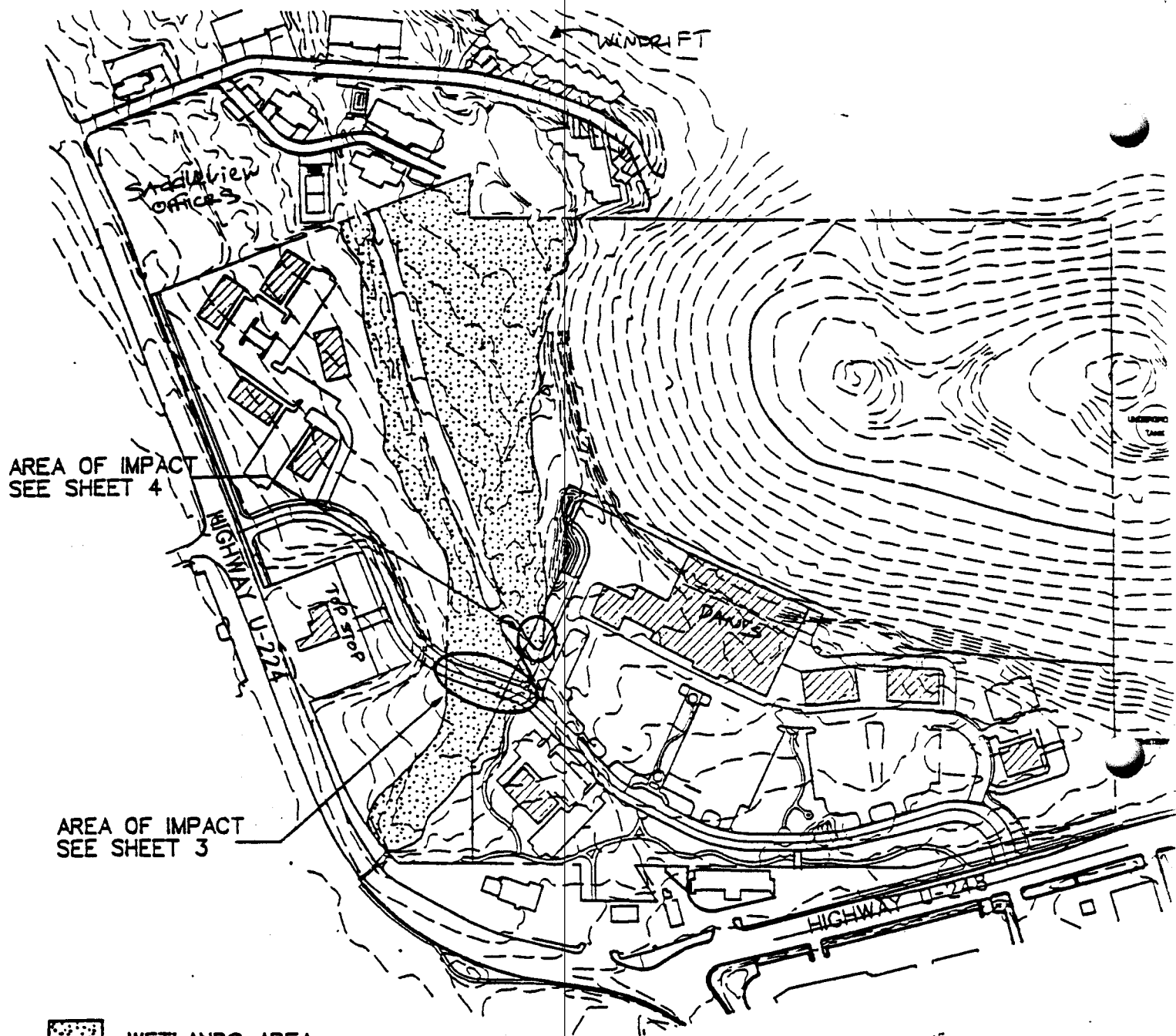
RECOMMENDATION:

Discuss development options for a 10 acre residential parcel known as Phase II of Snow Creek Crossing and offer suggestions regarding priority uses, development constraints and policy preferences. Prior to any development of the site, the Planning Commission would have to formally review and approve a complete development application.

Exhibit C
Chronology...Snow Creek Crossing

1. 1992 - Request for Proposal for site issued. Pyramid Development selected as developer of site by City.
2. April 14, 1993 - Planning Commission denied Large Scale MPD and RCO Zone for parcel with Pyramid. Appeal filed.
3. May 13, 1993 - City Council overturned Planning Commission denial and approved Large Scale MPD.
4. September 22, 1993 - Planning Commission approves the Commercial MPD. Appeal filed by Pyramid.
5. October 14, 1994 - City Council modifies Condition two conditions of Snow Creek Commercial MPD; allows Commercial MPD to proceed without decision on residential parcel.
6. February 1994 - Wind River Petroleum begins remodel of Top Stop - subdivision plat postponed.
7. Winter/Spring 1994 - Resolution Trust Corporation allows Wind River Petroleum Corporation to exercise option on Snow Creek. Pyramid does not submit options on residential portion. Litigation begins between Pyramid and Wind River Petroleum.
8. July 1994 - Staff letter to Wind River indicates that Conditions of Approval are transferable to new owner. All design and site details must conform to final Conditions of Approval granted to Pyramid. Staff discusses conditions and options on residential portion with Fairclough and Christensen.
9. August 1994 - Staff receives letter from Pyramid requesting extension of the MPD approvals. Staff responds by requesting title documents from Pyramid. Request is not satisfied.
10. October 1994 - Wind River Petroleum (Snow Creek Crossing, L.C.) receives extension from Planning Commission. Wind River Petroleum, is now entitled to the approvals granted by the City Council on May 13, and October 14, 1994.
11. October 1994 - July 1995 - Staff works with applicant on processing permits for the Commercial MPD. Several requests for modifications to signs, lighting, building materials.
12. July 1995 - Request from applicant to modify commercial MPD on Lot 5 for a drive thru McDonalds and on Open Space Parcel Lot 5 and to finalize subdivision plat.
13. August 1995 - Final subdivision plat approved. Request for modification to Lot 5 denied by Planning Commission. Appeal filed and then withdrawn.
14. June 1996 - Request for modification to Lot 7 in conjunction with Richardson parcel denied by Planning Commission.
15. July 1996 - Appeal on Lot 7 denied by City Council.
16. September 1996 - Request for joint meeting on Residential MPD.





ARMY CORPS PERMIT 1994
SITE PLAN

Snow Creek Crossing

Park City, Utah

THE
SEAR-BROWN
GROUP

FULL SERVICE DESIGN PROFESSIONALS

2749 E. PARLEY'S WAY, SUITE 100
SALT LAKE CITY, UT. 84109-1000
(801)486-8787 FAX (801)486-8876

Scale: 1"=300'

Date: September 8, 1993

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SHEET 2 OF