



Planning Commission Staff Report

Subject: 2020 Land Management Code Amendments
Author: Planning Department
Date: February 26, 2020
Type of Item: Work Session

Background

On January 8, 2020, the Planning Commission requested a work session to establish the Commission's goals and priorities regarding Land Management Code (LMC) amendments in 2020.

Proposal

Staff will compile the Commission's goals and priorities for LMC amendments based on input provided to staff in the work session. Staff will then bring a plan and schedule of proposed LMC amendments for the Commission's review on March 25, 2020.

Task Force Land Management Code Recommendations

In May of 2019, the City Council directed the Community Development Department to create a task force to provide recommendations on streamlining the permitting process. The task force met several times throughout 2019 and recommended changes to internal processes that the Department is implementing.

The task force also suggested LMC amendments. The first proposal—amendments to accommodate larger Solar Energy Systems on rooftops by removing a one-foot buffer from the eave—is already in progress and is scheduled for the Commission's review on March 11. Also, the task force recommended that minor Historic District Material Deconstruction proposals go through a staff-level review, rather than Historic Preservation Board review. Staff brought this proposed amendment before the Commission on February 12.

Additional task force legislative recommendations that are in progress are specific to the Historic Districts and include: (1) clarification of the *Historic District Guideline* purpose statement and inclusion of additional illustrations and examples; (2) re-evaluation of maximum driveway requirements; and (3) review of parking requirements and criteria for parking.

Planning Department Land Management Code Amendment Outline

Staff is researching and developing LMC amendment proposals to simplify and expedite land use application processes, to implement the 2019 task force suggestions, to clean-up contradictory and confusing LMC sections, and to align the LMC with state law. Additionally, the overarching goals of the Planning Department in 2020 are:

- (1) To complete the affordable housing LMC amendments to better incentivize private developer construction of affordable housing in partnership with the City (ongoing through December); and
- (2) To rework the MPD Chapter of the LMC, including
 - (a) Resort Support Commercial,
 - (b) when an amendment to a Development Agreement is required,
 - (c) to establish sustainability standards outlined in the General Plan, and
 - (d) to clean up repetition within the Chapter.
 (Scheduled for a work session on April 8)

In preparation for this work session, staff prepared an outline of LMC amendments that (I) have been enacted this year, (II) are in progress, or (III) are proposed (Exhibit A). Staff requests feedback from the Commission.

Analysis

LAND MANAGEMENT CODE

The purpose of the Land Management Code is:

- A. To promote the general health, safety, and welfare of the present and future inhabitants, Businesses, and visitors of the City,
- B. To protect and enhance the vitality of the City's resort-based economy, the overall quality of life, the Historic character, and unique mountain town community,
- C. To protect and preserve peace and good order, comfort, convenience, and aesthetics of the City,
- D. To protect the tax base and to secure economy in governmental expenditures,
- E. To allow Development in a manner that encourages the preservation of environmentally sensitive lands, Historic Structures, the integrity of Historic Districts, and the unique urban scale of original Park City,
- F. To provide for well-planned commercial and residential centers, safe and efficient traffic and pedestrian circulation, preservation of night skies and efficient delivery of municipal services,
- G. To prevent Development that adds to existing Geologic Hazards, erosion, flooding, degradation of air quality, wildfire danger or other conditions that create potential dangers to life and safety in the community or that detracts from the quality of life in the community,
- H. To protect and ensure access to sunlight for Solar Energy Systems, and

I. To protect or promote moderate income housing.¹

GENERAL PLAN

The LMC implements the goals and policies of the [2014 Park City General Plan](#). The four core values that the General Plan is based on were identified by the community through a 2009 visioning process: (1) Small Town; (2) Sense of Community; (3) Natural Setting; and (4) Historic Character. The General Plan outlines Goals, Objectives, and Strategies for the City's future, some of which are LMC amendments. The list below includes recommended LMC amendments outlined in the General Plan that have not yet been implemented:

CORE VALUE – SMALL TOWN

Goal 1 – Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods.

Community Planning Strategies:

1.1 Amend the LMC to allow Transfer of Development Rights (TDR) credits to be utilized within defined receiving zones for additional density that compliments the existing built environment. Increased density should only be achieved through the purchase of TDR credits and for affordable housing. This requires the adoption of new context sensitive criteria within the LMC. The use of these TDRs is limited to the City's TDR program.

1.5 Revise minimum lot size within primary residential neighborhoods to create opportunities for smaller, more compact development and redevelopment. Create specific context sensitive requirements within the LMC, such as minimum road frontages and minimum lot width.

1.6 Implement conservation subdivision design principles in LMC subdivision requirements. Subdivision design should conserve the natural setting and natural resources, take advantage of passive solar, and minimize waste.

Goal 3 – Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small town character.

Community Planning Strategies:

3.1 Require development and redevelopment to increase the potential for multi-modal transportation options including: public transit, biking, and walking. Require developers to document how a development proposal is encouraging walking, biking, and public transportation over the single-occupancy vehicle.

¹ Land Management Code [§ 15-1-2](#).

3.2 Revise parking requirements to incentivize multi-modal transportation, high efficiency vehicles, and shared parking areas. Require secure bicycle parking options.

3.3 Create a requirement within new development and redevelopment for connectivity and linkage within the City road and trail networks. This requirement must be consistent with Utah impact fee statutes factoring in adjustments to capitol facilities plan and funding mechanisms.

CORE VALUE – NATURAL SETTING

Goal 4 – Open Space: Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting.

Community Planning Strategies:

4.8 Conduct a detailed analysis of the City's topography to ensure that all ridgelines are noted; update the existing Ridgeline Map. Evaluate the addition of new Vantage Points for inclusion within the LMC.

Goal 5 – Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least fifteen (15%) below 2005 levels in 2020.

Community Planning Strategies:

5.1 Incorporate environmental considerations as an integral part of reviewing future development and redevelopment projects, including incorporation of greenhouse gas (GHG) goals into land use planning – evaluate land use impacts on GHG emissions.

5.2 Identify locations within existing neighborhoods in which increased density and/or mixed use are compatible, are located within ¼ mile of public transit, and would decrease trip generation.

5.5 Adopt requirements for new development to be oriented for passive and/or renewable energy.

5.7 Require proper infrastructure, such as dedicated parking and charging stations to support electric and alternative fuel automobiles within new development and redevelopment.

5.8 Encourage energy efficiencies in construction including: infill, preservation, adaptive reuse, and redevelopment.

5.9 Consider the adoption of maximum home sizes for all neighborhoods.

5.11 Require recycling and waste reduction in construction mitigation plans.

5.15 Adopt flexible site design standards that encourage screened recycling areas for easy pick-up, including in parking areas if impacts can be mitigated.

Goal 6 – Climate Adaptation: Park City will implement climate adaptation strategies to enhance the City’s resilience to the future impacts of climate change.

Community Planning Strategies:

6.5 Zone existing agricultural lands and future agricultural land within the Annexation Declaration Area as low density (1 unit per 60 acres).

CORE VALUE – SENSE OF COMMUNITY

Goal 13 – Arts & Culture: Park City will continue to grow as an arts and culture hub encouraging creative expression.

Community Planning Strategies:

13.2 Amend the LMC to encourage the installation of art within the built environment, including private property and the public realm.

13.3 Within Master Planned Developments, develop review criteria to suggest inclusion of arts spaces in the public realm.

Goal 14 – Living within Limits: The future of the City includes limits (ecological, qualitative, and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.

Community Planning Strategies:

14.14 Consider LEED certification for all new municipal buildings. Consider LEED (or equivalent) Certification as a requirement within the City’s Land Management Code (LMC) for all new construction within the City.

CORE VALUE – HISTORIC CHARACTER

Goal 15 – Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.

Community Planning Strategies:

15.16 Require Park City Municipal Corporation to adopt a standard to consider adaptive reuse of historic resources prior to new construction within the City.

Goal 16 – Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.

Community Planning Strategies:

16.2 Create opportunities for affordable and attainable housing in neighborhoods adjacent to and along Main Street that support local businesses.

From 2015 - 2019, staff processed 38 LMC amendments that the Commission forwarded with a positive recommendation for the Council's consideration that the Council then enacted.

Throughout the 2020 LMC amendment process, staff will work to provide the background, research, and data needed to formulate a balanced policy to implement the General Plan strategies as prioritized by the Commission.

Park City Community Vision 2020

As the City finalizes the visioning process to define the Park City Community Vision and Action Plan, which will provide a blueprint for the City in the coming decade, staff will work to align the LMC amendments with the Vision and Action Plan.

Public Outreach

For some of the proposed 2020 LMC amendments, staff already started the public outreach process. Since the spring of 2019, staff has been working with the City Fire Marshal and Park City Fire District to align the City's Wildland Urban Interface (WUI) Code with the Summit County Code. Staff attended meetings hosted by the Fire District to gather input from local HOAs on potential WUI amendments and community resource programs. The City's Fire Marshal has been meeting with individual HOAs to inform them of possible methods to make their properties more "firewise."

Staff is also creating an outreach program and resource materials to educate the community about the WUI Code amendments, how property owners can maintain a "firewise" property and prepare their homes for wildfires, and where they can find information regarding WUI and fire preparation and prevention.

There are significant affordable housing LMC amendments scheduled for 2020 that will require extensive public outreach, especially when staff proposes increased height, decreased parking requirements, and Accessory Dwelling Units for affordable housing. Staff is currently researching the impacts of these proposals.

Additionally, staff is working with the Community Engagement Team to collaborate on community outreach by providing information on proposed LMC amendments through the Planning Department's website and the City's social media platforms.

Notice

Staff posted notice on February 13, 2020. The *Park Record* published notice on February 15, 2020.

Exhibits

Exhibit A: Planning Department Land Management Code Amendment Outline