

(I) ENACTED AMENDMENTS IN 2020

AFFORDABLE MASTER PLANNED DEVELOPMENT AMENDMENTS

Planning Commission January 8; City Council January 16

City Council adopted amendments to the Affordable Master Planned Development (MPD) sections of the LMC to establish MPD Setbacks for developments on two acres of land or less at Zone-Required Setback, and to match Affordable MPD parking requirements with overall MPD requirements.

REPEAL OF LMC § 15-3-5, *DRIVEWAY STANDARDS FOR PRIVATE DRIVEWAYS WITHIN PLATTED, UNBUILT CITY STREETS*

Planning Commission January 22; City Council February 6

City Council repealed LMC § 15-3-5. Staff is preparing for a work session with the Council, scheduled for March 26, to discuss potential replacement code with the following recommendations from the Commission: (1) maintain a role for the Planning Commission, at a minimum as an advisory body, within the application process for private driveways in the platted, un-built right-of-way; (2) retain the public notice process for certain encroachments; and (3) clearly outline the policy in a Resolution or the Land Management Code to provide clarity for the public and for future staff, Commissioners, and City Council members.

HISTORIC PRESERVATION BOARD REVIEW FOR MATERIAL DECONSTRUCTION

Task Force Recommendation

HPB February 5; Planning Commission February 12; City Council February 27

City Council is scheduled to consider amendments to LMC § 15-11-12.5, *Historic Preservation Board Review for Material Deconstruction*, to allow staff to make determinations for routine maintenance, the replacement or repair of Historic Architectural Details, and the removal or replacement of non-historic Architectural Details. The removal of historic material to accommodate new additions, new construction, or structural upgrades will still require Historic Preservation Board review.

PLAT ROAD AND ADDRESS DATA TO AGRC FOR THE UNIFIED STATEWIDE 911 DATABASE

Planning Commission February 12; City Council March 5

Staff is proposing amendments to the LMC to comply with state legislation that requires that staff submit approved plats to the State's Automated Geographic Reference Center within 30 days of approval in order to provide timely road and address data for the unified statewide 911 database.

(II) LAND MANAGEMENT CODE AMENDMENTS IN PROGRESS

Staff requests Commission feedback on the proposed schedule:

NIGHTLY RENTALS

Planning Commission March 11 Work Session

General Plan Goal 7 – Life-cycle Housing; *Objective 7C: Focus future nightly rental units to resort neighborhoods – near Park City Mountain Resort and Deer Valley.*

On January 8, 2020, the Commission asked staff to prepare a work session to address concerns regarding Nightly Rentals, especially in the HRL Zone. Staff scheduled this work session for March 11, 2020.

SOLAR ENERGY SYSTEM AMENDMENTS

Task Force Recommendation

HPB March 3; Planning Commission March 11; City Council March 26

The current Architectural Design Guidelines in the LMC require a one-foot buffer between a solar energy system and the eave for Historic structures. The buffer is not required by the building or fire code, so staff is proposing to amend the LMC so that solar energy systems can extend to the eave to allow larger systems to be installed.

HOMEOWNER ASSOCIATION APPROVAL AND NOTICE

Planning Commission March 25; City Council April 9

Staff processes applications to amend condominium plats that require homeowner association approval. Issues can arise when a homeowner association approves a plat amendment, but no action is taken for several years. During that time, condominium ownership can change and new owners may object to the proposed changes when the application is finally submitted and processed. To mitigate these instances, staff is proposing a requirement that condominium plat amendments be approved by a homeowner association within a certain timeframe from the date an application is submitted.

Also, under the current LMC, when an application is filed for a condominium plat amendment, mailing courtesy notice to the owner association is considered sufficient. Because some homeowner associations do not meet monthly, there have been instances when unit owners within a condominium do not know about a proposed amendment to their condominium project until staff posts notice to the property. Staff is working on amendments to the LMC requirements so that notice is provided to all unit owners within a condominium project for which a plat amendment is proposed.

BOARD OF ADJUSTMENT QUORUM

Planning Commission March 25; City Council April 9

The LMC establishes a five-member Board of Adjustment (BOA) with one non-voting alternate who may vote when a regular member is absent. A BOA quorum requires three Board members. However, the alternate cannot count towards a quorum. This leads to problems when scheduling BOA meetings. Staff is working to amend the LMC so that the alternate may count toward establishing a quorum.

WILDLAND URBAN INTERFACE (WUI) CODE

Planning Commission March 25; City Council April 16

General Plan Goal 6 – Climate Adaptation; *Objective 6A, Prepare for probable scenarios that could threaten health, welfare, and safety of residents.*

Implementation of climate adaptation strategies is necessary to become more resilient to wildfire, flood, and drought.

City Council adopted Ordinance 2016-31, which applied the 2006 Utah Wildland-Urban Interface Code throughout the City. The Code was later repealed because it was determined to be too restrictive. Council directed staff to educate community members about Wildland Urban Interface and how to prepare their properties for a wildfire, and to draft WUI amendments specific to Park City's unique building environment, especially in Historic Districts. Staff will bring the proposed WUI amendments for the Commission's consideration on March 25.

MASTER PLANNED DEVELOPMENTS

Planning Commission April 8 Work Session

Staff is preparing for a work session to rework the MPD Chapter of the LMC to discuss Resort Support Commercial, to clarify when an amendment to a Development Agreement is required, to establish sustainability standards as outlined in the General Plan, and to clean up repetition within the MPD Chapter.

PRIVATE DRIVEWAYS WITHIN PLATTED, UN-BUILT RIGHTS-OF-WAY

Planning Commission April 22; City Council May 21

Based on the Commission's January 22, 2020 recommendations and Council direction at the March 26 encroachment work session, staff will propose a new LMC section for private driveways within platted, un-built rights-of-way.

URBAN PARK ZONE

Planning Commission April 22; City Council May 21

General Plan Goal 9 – Parks & Recreation; *Objective 9A: Maintain local recreation opportunities with high quality of service, exceptional facilities, and variety of options.*

In a January work session this year, the City Council was supportive of the Recreation Manager's proposal to create an Urban Park Zone (UPZ) to further protect locations in the *Local Parks Preservation Master Plan* that are currently zoned Recreation Open Space. The proposed UPZ will create heightened protections for Rotary Park, Creekside Park, Prospector Park, City Park, and the Municipal Golf Course.

SPECIAL EVENTS

Planning Commission May 13 Work Session

City Council amended Title 4A, *Special Events*, in 2016, 2017, and 2018. The LMC provisions regarding Special Events were last amended in 2012. Since the summer of 2019, staff has been working with the Special Events Department to align the LMC with

Exhibit A: 2020 Planning Department Land Management Code Outline

the Special Event Code. Staff is preparing for a work session with the Commission and the Council before proposing LMC amendments.

DE MINIMIS PLANNING DIRECTOR DETERMINATIONS

Planning Commission May 27; City Council June 25

Staff recommends amending LMC § 15-14-1, *Zoning Administration And Enforcement*, to define *de minimis* and to authorize the Planning Director to approve *de minimis* changes to approved plans, plats, and administrative permits.

UPDATES TO ALIGN WITH STATE CODE

Planning Commission June 10

Staff is working to align the LMC with state legislation enacted over the past few years, as well as with any new state legislation impacting land use that is passed in the 2020 session.

HISTORIC DISTRICT LMC CLEAN-UP

Planning Commission June 24; City Council July 16

General Plan 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 Strategy

15.4 Review, annually, the LMC and Park City's Design Guidelines for Historic Districts and Historic Sites in order to maintain regulatory consistency.

In 2019, staff proposed amendments to the Historic District provisions of the LMC to clean up inconsistencies, to codify vinyl as an inappropriate material in Historic Districts, and to include a maximum Solar Reflective Index (SRI) to measure reflectivity of metal materials on the exterior of buildings. The Council requested that the Sustainability Department review the Solar Reflective Index Code. Staff is working with Sustainability to bring this code back to the Commission and Council.

DARK SKY AMENDMENTS

Planning Commission July 8; City Council July 30

General Plan 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 percent (15%) below 2005 levels in 2020.

City Implementation Strategy

5.14: Improve visibility of night sky through enforcement of the existing light ordinance and potential enactment of a new night sky ordinance.

Staff is working to amend the LMC lighting provisions based on the International Dark-Sky Association recommended code to mitigate night pollution in the community. Staff plans to reach out to the community for feedback and input throughout the process.

LAND MANAGEMENT CODE REVISIONS

Planning Commission August 12; City Council September 17

Staff is working on updating internal citations within the LMC, and to make non-substantive corrections throughout for consistency in the Code.

AFFORDABLE HOUSING CODE AMENDMENTS

Ongoing through December 2020

General Plan Goal 7 – Life-cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents.

Community Planning Strategies

7.1 Identify sites within primary residential neighborhoods in which one or more of the following could be accommodated:

7.1.1 Decreased minimum and maximum lot size requirements that might allow for affordable/attainable infill housing

7.1.2 Increased density that might allow for affordable/attainable housing.

7.1.3 Smaller residential units to create market rate attainable housing in Park City and/or “step down” housing options for seniors in the community

7.2 Revise zoning codes to permit a wider variety of compatible housing types within Park City neighborhoods.

General Plan Goal 8 – Workforce Housing: Increase affordable housing opportunities and associated services for the workforce of Park City.

Community Planning Strategies

8.1 Increase affordable housing opportunities through implementation of strategies within the housing toolbox.

8.4 Update incentives for density bonuses for affordable housing developments to include moderate and mixed income housing.

8.5 Evaluate the Land Management Code to remove unnecessary barriers to affordable housing.

8.8 Review affordable housing Master Planned Development requirements and amend according to existing economics.

Council directed staff to amend the affordable housing code in two phases. The first phase was completed in January. Phase II will be ongoing throughout 2020 and will include proposals regarding building height and parking reductions for affordable housing.

Also, as part of the 2020 Housing Assessment and Plan, staff will schedule a work session with the Commission to discuss Accessory Dwelling Units. When the Transportation Management Plan is complete, staff will propose amendments to align affordable housing zoning incentives near proposed transit.

Lastly, staff is working to reorganize the affordable housing and regular MPD Chapter within the LMC for clarity and consistency.

(III) PROPOSED LAND MANAGEMENT CODE AMENDMENTS

Staff requests Commission input to prioritize and add to the proposed LMC amendments:

PUBLIC USE UNIT EQUIVALENTS

In the past, the Commission determined density exceptions for public use structures on a case-by-case basis. Would the Commission like staff to schedule a work session to discuss whether the Commission would like to implement an overall density exception for public uses or essential services, or if the Commission would like to continue these density decisions on a case-by-case basis?

RV PARKING

Would the Commission like staff to return with RV Parking amendments that were introduced in 2018 to encourage safe and appropriate RV parking, to improve the aesthetic and visual experience of the City, and to maintain public infrastructure?

WOOD BURNING STOVE LIMITATIONS

In the past, the Commission recommended potential limitations on wood-burning stoves. Would the Commission like staff to compile research on potential limitations for a work session with the Commission?

2020 PLANNING COMMISSION MEETINGS

March 11

Nightly Rentals Work Session
Solar Amendments

March 25

HOA Approval and Notice Amendments
Board of Adjustment Quorum Amendments
Wildland Urban Interface Code Amendments

April 8

Master Planned Development Work Session

April 22

Private Driveways in the Platted, Un-Built Rights-of-Way
Urban Park Zone

May 13

Special Events Work Session

May 27

De Minimis Planning Director Determination Amendments

Exhibit A: 2020 Planning Department Land Management Code Outline

<p>June 10 LMC amendments to align with State Code</p>
<p>June 24 Historic District LMC Clean-up</p>
<p>July 8 Dark Sky Amendments</p>
<p>July 22</p>
<p>August 12 Land Management Code Revisions</p>
<p>August 26</p>
<p>September 9</p>
<p>September 23</p>
<p>October 14</p>
<p>October 27</p>
<p>November 11</p>
<p>December 9</p>