

CHAPTER 1

PROGRAM FOR RESORT AND MOUNTAIN DEVELOPMENT

10-1-1: STATEMENT OF PURPOSE:

A. The Snyderville Basin general plan (hereinafter referred to as the "plan"), was developed to ensure that the resort and mountain character of the basin is to be embraced and protected, while suburban development patterns, which erode the unique character of the basin, are discouraged and, to the extent possible, prohibited. Additionally, the general plan was developed to ensure that resort and mountain development occurred in harmony with the mountain environment. The development pattern of the Snyderville Basin shall be rural in nature, with low densities of one unit per twenty (20) acres, and up to one unit per ten (10) acres in certain instances, to ensure the rural character. These low rural densities will help to protect the mountain environment.

B. Interspersed in the rural environment of the Snyderville Basin, tightly knit, neighbor friendly, town, village and resort centers shall be permitted in designated locations. Each type of center must serve the specific function stated in the general plan and in this title. The character of these centers, particularly the town and village centers, shall be patterned after traditional communities, but each shall be phased to ensure proper growth and concurrency management. These centers shall be designed to maintain and renew a sense of place and foster a feeling of belonging.

C. It must be shown that these centers will benefit, not detract from, the general health, safety and welfare of the entire community. Higher density town, village and resort centers can only be achieved through significant contributions to the community at large. The nature of the contributions in order to achieve higher development densities are established in this title. Moreover, there must be a transfer of density from outside of the designated center, where development is less desirable, to the center.

D. The intention of the county is to assure the managed, proper and sensitive development of land to protect and enhance these desired qualities and the lifestyle that exists. In adopting the Snyderville Basin development code (hereinafter referred to as "this title"), the county will fully exercise all of the powers granted to it by Utah Code Annotated title 17 to require, to the extent possible and practical, that all development is consistent with the goals and expectations of the residents. In order to accomplish the stated purpose, this title will:

1. Ensure that the quality and character of all development undertaken in the Snyderville Basin will be compatible with the mountain environment and the resort nature of the area.
2. Protect the environmentally sensitive nature of the land.
3. Promote a community of neighborhoods, where rural open space is interspersed with traditional small town characteristic forms as the dominant patterns of development.
4. Provide a new model for community and neighborhood planning, integrating concepts of traditional zoning with incentives offered by the community, which together are intended to allow the creative energies of residents, property owners and developers, along with the county, to achieve our vision of the future, as described in the plan.
5. Ensure and maintain balanced community growth, with an appropriate commercial and industrial base to support the general costs associated with residential development.
6. Ensure that there is adequate infrastructure and services in place prior to development approval.
7. Ensure that development mitigates and pays its fair share of the impacts it creates on the community through an approval process which is equitable to all parties.
8. Ensure that individual residential development projects, to the extent reasonable, minimize its impact

on the desired community balance. (Ord. 647, 9-13-2006)

10-1-2: MAINTAINING A BALANCED COMMUNITY:

A. The county shall strive to maintain a balanced community. By balanced, it is meant a variety of land uses, including residential development, is desirable. It is recognized that most residential development does not pay for the impact it creates. The exception to this is the large, expensive home that produces a substantial assessed valuation for tax purposes. However, it is the community desire that there be a variety of housing types. Residential development requires a variety of governmental, social and other services. It generates impacts on the school, fire, recreation, and other special districts that serve the Snyderville Basin.

B. While it is possible to minimize the impact of residential development, it is necessary that there be an appropriate amount of commercial and industrial development to offset the impact of residential development. For this reason, the Snyderville Basin general plan has identified the type of growth pattern that the residents believe will produce the most sustainable community balance. The county will undertake an economic and community impact assessment related to the type of growth espoused in the general plan to define the baseline between revenues available and expenditures required to provide local government and special district services.

C. Future amendments to the general plan shall, among other things, consider the impact of the proposed development on the desired community balance, as established by the economic and community impact assessment. While it is recognized that most residential development will not adequately pay for the costs associated with it, any residential development that unreasonably or inappropriately affects the desired balance between expenditures requested to support development and the resources available to pay for the associated impacts is not appropriate and will not be approved. (Ord. 647, 9-13-2006)

10-1-3: NEW MODEL FOR NEIGHBORHOOD AND COMMUNITY PLANNING:

A. This title will implement a new model for community and neighborhood planning. Its objective is a community development pattern which is based on traditional town planning principles and rural open spaces, not the traditional types of suburban development that has been occurring in past years. This title is intended to ensure that development shall have the following principal characteristics:

1. Compactness and tight development form;
2. Medium densities within principal development pods;
3. Town and resort centers will permit the most intense development areas within the Snyderville Basin; with the sole town center at Kimball's Junction. These centers will permit higher densities because they shall be required to provide appropriate economic enhancements in the form of various tax revenues and fees that are required to help sustain residential development throughout the Snyderville Basin.
4. There may be village centers in the Snyderville Basin; provided, however, the village centers shall meet the following criteria, as well as all other applicable standards and guidelines in this title and the general plan:
 - a. Villages shall be limited in physical size, a factor which shall help control the amount of development therein.
 - b. The number of village centers shall initially be limited to those specially designated on the adopted

land use plan maps. Village centers designated as "potential" on the adopted land use plan maps may be areas for such development at some point in the future, once it is determined that the patterns of commercial and industrial development adopted in the general plan will produce a balanced community and sustain the residential growth now identified in the general plan and allowed under the provisions of this title. Potential village centers will be considered by the county in the future, if it is determined that approval of such development will not unreasonably alter the community balance required herein.

c. Additional village centers not "specifically" identified on the adopted land use plan maps will require an amendment to the general plan to identify the specific location and size of the center. Such amendments will be allowed when it is determined that the additional village center will not unreasonably affect the desired community balance.

5. A focal point or center, with street edge buildings, mixed uses, gathering places, public buildings and facilities, parks and open spaces;

6. Commercial uses that are of a type and scale that are appropriate for a mountain and resort environment and the specific neighborhood in which they are located;

7. Residential neighborhoods adjacent to and surrounding the community/neighborhood activity center;

8. Pedestrian friendly, but also automobile accessible;

9. Streets and parking lots scaled for typical use, rather than worst case;

10. Civic open spaces within and rural open spaces and lower densities on the edges and beyond;

11. An appropriate system of trails and roads that connects the principal development pods; and

12. The transfer of density from the least desirable development sites to those areas that are most consistent with these principles.

B. This title will serve as a systematic, consistent and comprehensive mechanism to implement the community's vision for the basin, as described in the plan. To accomplish the community's desires, this title hereby establishes rules, regulations and standards that define:

1. An underlying or "initial zoned density" for all lands based on the current use of the property and the unique characteristics of the land;

2. Sound land use planning principles which would be mandatory for all new development; and

3. Community design standards that will ensure that the quality and character of all development and matches the desires of the community and maintains desired service levels. (Ord. 647, 9-13-2006)