



STAFF REPORT

To: Eastern Summit County Planning Commission
From: Amir Caus, County Planner
Date of Meeting: November 7, 2019
Type of Item: Chalk Creek Run Subdivision Rezone and Master Planned Development (MPD) – Work Session
Process: Legislative

RECOMMENDATION: The applicant is seeking Eastern Summit County Planning Commission discussion, feedback, and direction on the proposed Rezone and Master Planned Development. No formal action is requested at this meeting. A public hearing will be scheduled in the future.

Project Description

Project Name: Chalk Creek Run Subdivision Rezone and MPD
Applicant(s): Courtney Richins
Property Owner(s): Courtney Richins (Parcel CCRKR-1)
Jay Adams, Linda Adams, and Travis Eaglin (Parcel CCRKR-2)
Location: 660 E Chalk Creek Road, Coalville, Summit County, UT
Zone District: AG-5
Parcel Number and Size: CCRKR-1 (9.46 acres) and CCRKR-2 (3.90 acres)
Type of Process: Legislative
Final Land Use Authority: Summit County Council

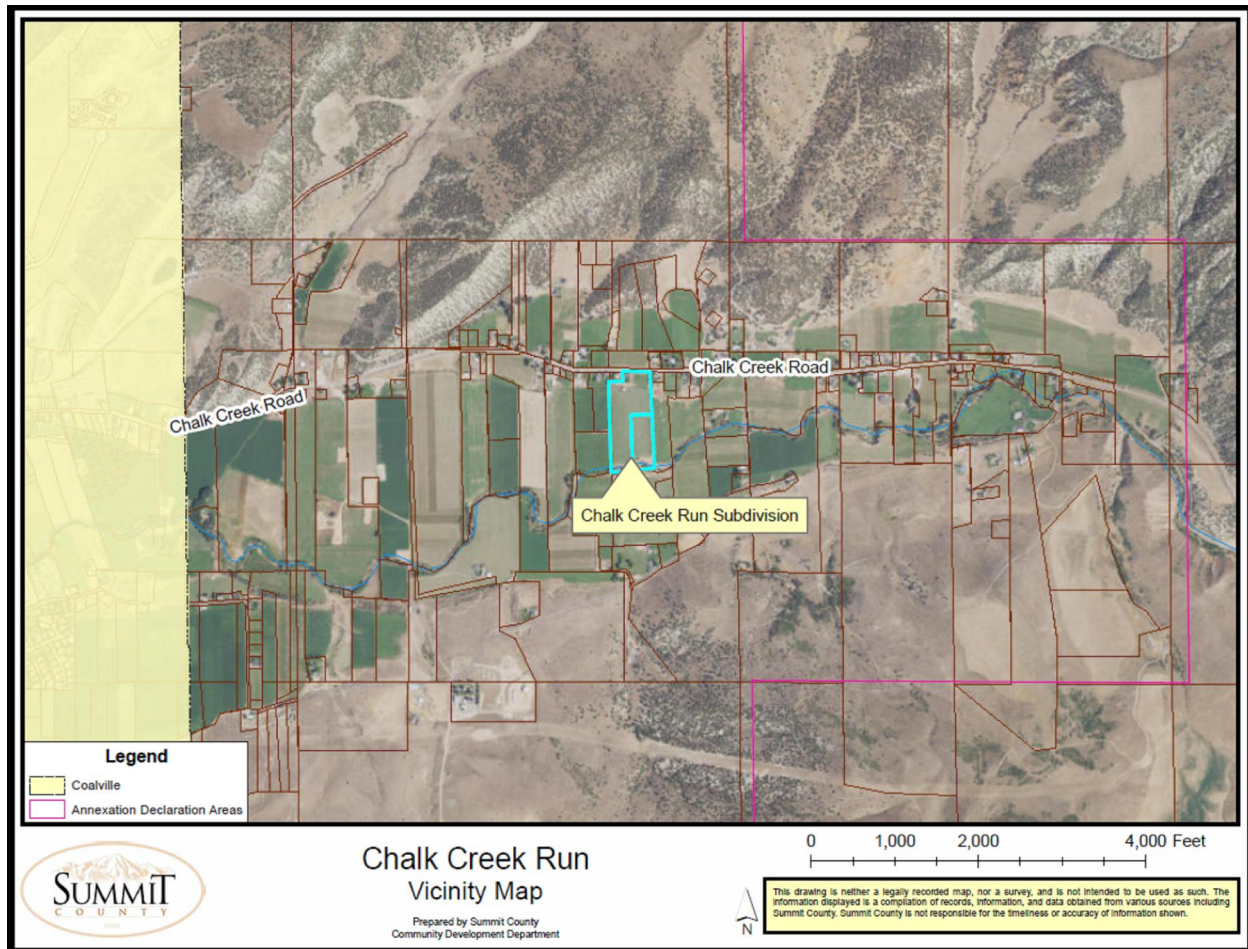
Proposal

The applicant is requesting to rezone and subdivide Parcels CCRKR-1 (9.46 acres) and CCRKR-2 (3.90 acres) into 5 lots total. Parcels CCRKR-1 (9.46 acres) and CCRKR-2 (3.90 acres) are in the AG-5 Zone. The applicant is proposing to rezone the properties to AG-2.5 Zone in order to further subdivide the Chalk Creek Run Subdivision. In order to be approved, the applicant will need to rezone the properties from AG-5 to AG 2.5 zone and will need to complete the MPD process. Should the rezone be approved, the applicant would qualify for three additional lots (5 lots total) in the subdivision.

Background

Parcels CCRKR-1 (9.46 acres) and CCRKR-2 (3.90 acres) are part of the Chalk Creek Run Subdivision, approved in 2017. The parcels are currently developed with single family dwellings.

Vicinity Map



Analysis and Findings

Per Section 11-3-2(A); Only properties in the Agriculture-5 (AG-5) Zone will be eligible for a rezoning to the Residential-2.5 (R-2.5) Zone.

Analysis: Parcels CCRKR-1 (9.46 acres) and CCRKR-2 (3.90 acres) are located in the AG-5 Zone and are eligible for rezoning to the R-2.5 Zone. **COMPLIES**

Additionally, per Section 11-3-2; Lot and Site Requirements: Except as otherwise provided in this Code, no building permit shall be issued unless the property meets the requirements below:

1. Parcel or Lot Size and Base Density:

- a. The base density is one unit per two and one-half (2.5) acres.
- b. The minimum lot size is one acre.
- c. Lots that are approved through a subdivision and master planned development process and provide public culinary water and sewer service may be permitted minimum lot sizes down to one-half (1/2) acre.
- d. A grandfathered parcel is exempt from the minimum size requirement.

2. Parcel Or Lot Width:

- a. The minimum parcel or lot width is one hundred feet (100') measured at the front setback line. In the case of unusual parcel or lot configurations, measurement shall be determined by the Community Development Director, or his/her designee. Lots approved through a subdivision and master planned development process and provide culinary water and sewer service may be permitted a reduction in the minimum lot widths standard. A grandfathered parcel is exempt from the minimum lot width requirement.

3. Setbacks: Unless otherwise indicated on a recorded plat or an approved site plan the minimum setbacks shall be: 25 feet from property line/55 feet from the centerline of the road, 12 feet for side and rear, and 100 feet from stream's ordinary high water mark.

C. Height: The maximum height for all structures shall be thirty-two feet (32') above natural grade.

D. Uses: Uses in the R-2.5 Zoning District are those set forth in section 11-3-16, "Chart Of Allowed And Permitted Uses", of this chapter. (Ord. 877, 4-18-2018, eff. 6-1-2018)

Analysis: The proposed base density is 2.5 acres and all lots are over one acre in size. The lot widths are over one hundred feet. The applicant is not requesting to deviate from any setback, height and use Development Code requirements. The applicant is making this request for single family residential lots only. **COMPLIES AS CONDITIONED**

Rezone

Per Section 11-5-3; The county council may permit the rezoning of the property only after it has determined that said rezoning is generally consistent with the goals and objectives of the general plan, all other criteria and considerations described in this title, and said action is necessary to promote the public health, safety and welfare of the residents of eastern Summit County. Additionally; Approval of an amendment to the zone district map shall not be granted until both the planning commission and county council have reviewed the specific development proposal and determined:

- 1.The amendment is generally consistent with the goals of the general plan;

2. The amendment is compatible with adjacent land uses and will not be overly burdensome on the local community;
3. The specific development plan is in compliance with all applicable standards and criteria for approval as described in chapter 4 of this title; and
4. The amendment does not adversely affect the public health, safety and general welfare.

Analysis: Staff is seeking discussion on whether the proposal is compatible with the surrounding neighborhood densities or whether the Planning Commission finds that all four criteria for a rezone are being met. The applicant has not provided a narrative on how they believe they meet the four aforementioned rezone criteria.

MPD

Per Section 11-4-12(B.2); The master planned development process shall be required for any application to subdivide at base density resulting in four (4) or more lots or parcels.

MPD Requirements: All applications for a master planned development shall meet the following minimum requirements. Additional project information necessary for the project analysis may be required at the discretion of the Community Development Director, Planning Commission, or County Council.

1. Density: The maximum density permitted on the project site will be determined as a result of a site analysis. The maximum density shall not exceed that set forth in the proposed or existing zone, except as otherwise provided in this section. In cases where a project site contains more than one (1) zone, the County Council may permit the clustering of density irrespective of zone boundaries so long as the relocation results in the project advancing the goals set forth in the General Plan.

Analysis: Parcels CCRKR-1 (9.46 acres) and CCRKR-2 (3.90 acres) are in the AG-5 Zone. The applicant is proposing to rezone the properties to AG-2.5 Zone in order to further subdivide the Chalk Creek Run Subdivision. Should the rezone be approved, the applicant would qualify for three additional lots (5 lots total) in the subdivision. **REQUEST DISCUSSION.**

2. Density Bonus: A density bonus may be permitted in accordance with appendix B of this title.

Analysis: The applicant is not seeking a Density Bonus. **N/A**

3. Setbacks: The minimum setback around the exterior boundary of an MPD shall match the setbacks of the more restrictive/larger abutting zone setback. In some cases, that setback may be increased to create an adequate buffer to adjacent uses. The County Council may reduce or increase setbacks within the project from those otherwise required provided the project meets minimum Building Code and Fire Code requirements and can demonstrate that such change:

a. Maximizes agricultural land or open space; and/or

Analysis: The applicant is not requesting to deviate from the development code setback requirements. The applicant is providing the minimum 10% open space requirement. NOTE: There is a surveying discrepancy which left out a portion of the metes and bounds outside of the subdivision, this will need to be fixed prior to any future public hearings. **COMPLIES AS CONDITIONED**

b. Avoids important natural features of the site.

Analysis: The applicant has identified a floodplain on the proposed plat. The County Engineer approved the previously recorded and the current iteration of the subdivision. The newly constructed home and accessory structures on Parcel CCRKR-2 have all been located outside of the identified floodplain. All structures on Lot 5 will need to be located outside of the identified floodplain. **COMPLIES**

4. Building Height: The maximum building height for all structures within a master planned development shall not exceed the zone standard. The County Council may grant additional building height beyond the maximum zone standard up to forty-five feet (45') based on demonstrated good cause related, but not limited to, structured parking, affordable housing, deed restricted open space, community outdoor common area improvements or superior architectural design.

Analysis: The applicant is not requesting to deviate from the 32-foot height limit in the development code. **COMPLIES**

5. Reduction of Minimum Lot Size Requirements: The County Council may reduce the minimum lot size specified in a zone if it finds the proposed decrease in minimum lot size improves the site design, clustering of buildings, and/or preservation of agricultural land or open space.

Analysis: The property has historically been used as a hay field. The proposed density would not leave any meaningful preservation of agricultural land. The applicant is not seeking a reduction in lot size requirements. **REQUEST DISCUSSION**

6. Open Space: Master planned developments shall provide for open space of at least ten percent (10%) of the site area.

Analysis: The applicant is providing the minimum 10% open space requirement. Staff recommends that a note be placed on the plat which states that no development is permitted on the open space. **COMPLIES AS CONDITIONED**

7. Off-Street Parking: Master planned developments shall have a minimum 2 spaces per single family dwelling unit:

Analysis: The applicant has confirmed that the proposed lots are for single family dwelling uses only. Parking requirements are going to be enforced during the building permit review. Due to the large lot sizes, Staff does not anticipate any minimum parking issues. **COMPLIES AS CONDITIONED**

8. Designing with The Topography: Master planned developments shall be designed to fit into the topography of the site. The County Council may consider flexibility in the siting of development so as to best fit into the natural terrain, minimize excessive site grading and mitigate impacts on the natural environment and resources of the surrounding area. The project design shall demonstrate the preservation of watercourses, drainage areas, wooded areas, rough terrain and similar natural features and areas.

Analysis: The site is gently sloping with a small drop off toward Chalk Creek. The Engineering Department has reviewed the floodplain and has approved the proposed layout. **COMPLIES AS CONDITIONED**

9. Designing with Adjacent Uses: The master planned development plan shall take adjacent land uses into consideration. Development along the project perimeter shall adequately mitigate any potentially adverse effects, including but not limited to flooding, erosion, subsidence, sloping of the soil or other dangers and nuisances.

Analysis: The adjacent uses are highway corridor development which primarily consist of agricultural parcels with single family residences located within 250 feet from Chalk Creek Road. While there are lots/parcels that are similar in size to the proposed lots, these are the result of the typical highway corridor design that placed smaller development parcels on the highway and large agricultural parcels in the back of the property. There are currently no similarly dense subdivisions that exist near this property. **REQUEST DISCUSSION**

10. Access: All master planned developments shall have vehicular access from a public road. All projects shall have a secondary point of access/emergency access unless otherwise mitigated to the satisfaction of the County Engineer and/or Fire Marshal. All roads/streets shall follow the natural contours of the site wherever possible to minimize the amount of grading.

Analysis: The applicant proposes a single driveway that can service all five lots. Proposed Lot 2 has an existing single-family residence built in 1914 which has an existing access to Chalk Creek Road. Both the County Engineer and Fire Marshal have stated that the proposed design is acceptable. **COMPLIES**

11. Utilities: Existing or proposed utilities, including private and public services for master planned developments will be adequate to support the proposed project at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources. Unless otherwise permitted by this chapter, all master planned developments shall comply with all requisite infrastructure standards found in chapter 6 of this title.

Code Requirement	Analysis	Finding
Fire Protection Standards	The proposed development is not located in the Wildland Urban Interface zone.	COMPLIES AS CONDITIONED

	The North Summit Fire District has forwarded their approval.	
Wildfire Hazard Guidelines	<p>The proposed property is mostly vegetated by agricultural grasses.</p> <p>The property will be serviced by the North Summit Fire Station in Coalville which is approximately 2.1 miles from the property.</p> <p>If required, the fuel break limits shall be determined by the North Summit Fire District.</p>	COMPLIES AS CONDITIONED
Road Standards	The applicant is proposing to access all five lots from a private driveway which is allowed. All County Engineering standards will need to be met prior to issuance of future building permits.	COMPLIES AS CONDITIONED
Road Grades	The applicant is not proposing any new roads, only a private driveway to service the five lots.	N/A
Intersections	Because the applicant is proposing to use existing access off Chalk Creek Road, there are no road grades at intersection to be met.	N/A
Turnaround/Cul-De-Sacs	The driveway as designed provides turnaround areas. The North Summit Fire District has stated that the proposed change would have little impact on North Summit Fire District.	COMPLIES AS CONDITIONED
Bridges and Culverts	Bridges and culverts are not being proposed.	N/A
Driveway Access	Due to relatively flat nature of the site, the applicant can improve the private driveway access to meet Engineering standards.	COMPLIES AS CONDITIONED
Irrigation Ditch Easements	There are no operating irrigation ditches on the property.	N/A
Water Storage for Firefighting Purposes	The North Summit Fire Department has approved the proposal.	COMPLIES AS CONDITIONED
Revised Standards Applicable	The proposed development is subject to general engineering standards and ordinances which are in effect at the time the application is submitted for review and approval by the County.	COMPLIES AS CONDITIONED

Appeals	Appeals of requirements imposed by the North Summit Fire District and the Wildland Fire District (Summit County Fire Warden) are made to the Summit County Council pursuant to the appeals procedure identified in section <u>11-7-16</u> of this title. Appeals of requirements imposed by the South Summit Fire District are made to the South Summit Fire Commission. (Ord. 751, 1-12-2011)	N/A
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12. Building Locations: All buildings shall be located to avoid, to the extent practicable, wetlands, riparian areas, steep slopes and ridgelines. Building locations and associated lot configurations should be oriented to encourage active and passive solar design principles wherever practicable.

Analysis: There are adequate development areas outside of sensitive lands. All lots are facing south and/or west and will have the opportunity for active and passive solar design. Staff recommends a plat note which requires that homes be oriented and designed to allow for passive solar opportunities. **COMPLIES AS CONDITIONED**

13. Connectivity: Internal and external vehicular/pedestrian/bicycle circulation should be demonstrated at the time of application as deemed necessary by the County Council. Pedestrian/equestrian/bicycle circulation should be separated from vehicular circulation wherever reasonable.

Analysis: The applicant has not proposed any designated internal vehicular/pedestrian/bicycle circulation. Staff is seeking direction on how this requirement could be met. **REQUEST DISCUSSION**

14. Snow Storage: Master planned developments shall include adequate areas for snow removal and snow storage. An appropriate form of landscaping plan shall allow for snow storage areas. Structures shall be set back from any hard surfaces so as to provide adequate areas to remove and store snow. The assumption is that snow should be able to be stored on site and not removed to an off-site location.

Analysis: Due to the size of the lots, there is adequate snow storage area. **COMPLIES**

15. Outdoor Lighting: All outdoor lighting shall be down directed and fully shielded. All outdoor lighting shall be designed and installed to prevent light trespass on adjacent properties. Lighting of the United States flag is exempt from this provision.

Analysis: Lighting requirements are going to be enforced during the building permit review. **COMPLIES AS CONDITIONED**

16. Compliance with Development Evaluation Standards: Unless otherwise permitted by this chapter, all master planned developments shall comply with all requisite development evaluation standards found in Chapter 2 of the Eastern Summit County Development Code.

Code Requirement	Analysis	Finding
Agriculture		
Non-agricultural development shall not be approved without appropriate plat notes.	The following note shall be placed on the plat prior to recordation; <i>The owners of property within Eastern Summit County recognize the importance of agricultural lands and operations and small rural business enterprises. It is recognized that agricultural lands and operations and rural business enterprises have unique operating characteristics that must be respected. (Owners of each lot platted in this subdivision/the owner of the residence constructed upon this lot) have/has been given notice and recognizes that there are active agriculture lands and operations and rural business enterprises within Eastern Summit County and acknowledges and accepts that, so long as such lands and operations exist, there may be dust, noise, odor, prolonged work hours, use of roadways for the purposes of herding/moving animals, and other attributes associated with normal agricultural operations and rural businesses.</i>	COMPLIES AS CONDITIONED
Fencing	All State of Utah fencing laws will need to be complied with should new fencing be proposed.	COMPLIES AS CONDITIONED
Preservation of Agricultural Land	The proposal results in loss of existing productive agricultural land. Staff is requesting discussion on the development layout and whether the development can <i>preserve productive agricultural land to the extent possible and practical.</i>	REQUEST DISCUSSION
Irrigation Patterns and Systems	The proposed development does not appear to impede existing irrigation	COMPLIES

	patterns and systems other than the existing agricultural operation on the property.	
Water and Sewage		
The applicant shall submit documentation indicating what type of water system shall be utilized within the subdivision.	The applicant has provided a Will-Serve letter from the Cluff Ward Pipeline Company.	COMPLIES AS CONDITIONED
No development shall be approved in the vicinity of existing well and spring protection zones which are used for domestic purposes without a contained sewage system.	Piped culinary water is available. The Summit County Health Department will monitor further requirements as part of the Building Permit review.	COMPLIES AS CONDITIONED
No development shall be approved without suitable sewage treatment capacity point of discharge and dependability for the specific use.	The applicant is proposing individual septic systems. The Eastern Summit County Sewer Advisory Committee forwarded the approval of the proposed septic systems to the County Manager who subsequently approved the proposal. The applicant has not indicated whether these lots will be pre-stubbed for future sewer system connections.	COMPLIES AS CONDITIONED
Natural Resources		
Development shall not contribute to the acceleration of the erosion of soil and rock and stream sedimentation.	Permitting for grading and construction will be required prior to development.	COMPLIES AS CONDITIONED
Development shall minimize the highly visible placement of homes on hillsides. It should be sensitively sited.	Building pads to identify development areas are not being proposed. The proposed subdivision is not located on a prominent hillside.	COMPLIES
Development is discouraged in a 100-year floodplain.	Portions of the property are located within the FEMA 100-year floodplain. The County Engineer approved the previously recorded and the current iteration of the subdivision. The newly constructed home and accessory structures on Parcel CCRKR-2 have all been located outside of the identified floodplain. All structures on Lot 5 will need to be located outside of the identified floodplain.	COMPLIES AS CONDITIONED

No development is permitted in wetlands.	There are no designated wetlands present on this property.	COMPLIES
No development is permitted on slopes in excess of 30%.	There are adequate development areas outside of 30% slopes.	COMPLIES
Development shall not be placed on any hillside or ridgetop that causes a structure to extend into the skyline as viewed from public roadways.	Due to the low elevation compared to the adjacent ridgetops, Staff is not anticipating structures to extend into the skyline.	COMPLIES
Development shall not contribute significantly to the degradation of air quality.	Staff does not anticipate significant unregulated contribution to the degradation of air quality. Compliance will be verified during the Building Permit process.	COMPLIES
Infrastructure/Facilities/Services		
No development shall cause the traffic volume on any public road to fall below the design capacity of the roadway.	Based on the Summit County Engineering Department review, the addition of ten lots will not cause the traffic volume on Chalk Creek Road to fall below the design capacity.	COMPLIES
Development that presents an unusual fire hazard which is beyond the capability of the fire district will not be approved.	The North Summit Fire District has reviewed and has forwarded approval.	COMPLIES
Development in remote locations that could affect emergency services will not be approved.	The proposed subdivision has year-round access and is not located in a remote area.	COMPLIES
Residential development with private roads will not be approved if there is a locked gate at the entrance, unless emergency services have access to the property.	The applicant has stated that they are not proposing gates.	COMPLIES

17. Site Design Narrative: An application for a master planned development shall include a written explanation of how the project plan addresses the following design questions:

a. Neighborhood Connectivity: How does the proposed development interconnect and the surrounding properties, neighborhood, and area? Including but not limited to:

(1) Where will vehicles enter and exit the site?

Analysis: The applicant is proposing to access all five lots from a private driveway via Chalk Creek Road. **COMPLIES**

(2) Where will new streets be developed?

Analysis: No new streets proposed. **N/A**

(3) Is there a need for pedestrian and bicycle routes (including trails and sidewalks) through the project area? If so, how are such needs addressed?

Analysis: The property is 13.36 acres in size. All lots will be accessed via a private shared driveway. Due to the relatively slow density and private driveway, Staff does not anticipate need for additional pedestrian and bicycle routes. **COMPLIES**

b. Availability of Neighborhood Facilities and Services: Is the location of the proposed development within reasonable proximity (including walking and biking) to community facilities such as schools, retail centers, parks, etc.?

Analysis: The proposed subdivision is not located near any neighborhood facilities or services within reasonable walking or biking distance. Amenities are available via car in Coalville. **REQUEST DISCUSSION**

c. Meeting Housing Needs: How does the proposed development advance the community need for a mix of housing types and affordability?

Analysis: Goal 7.1 of the Eastern Summit County General Plan promotes Moderate Income Housing and mix of housing types and availability. The applicant is seeking single-family detached market rate units only and is not placing any deed restrictions. Staff is seeking discussion whether the proposed development advances the community need for a mix of housing types and affordability. **REQUEST DISCUSSION**

d. Character: What are the architectural design character objectives of the proposed development? How do these design objectives address the local context, climate, and/or community needs?

Analysis: The applicant has stated that; *The architectural design character objectives will stay consistent with the surrounding structures. The designs will fill the demand for affordable housing while also staying consistent with agricultural theme found in the area.*

NOTE: There are no specific plat notes which set restrictions or specific design requirements. The requirements would divert to the Eastern Summit County Development Code standards which have no restrictions beyond setbacks and height.

The applicant is not proposing to deed restrict any of the units and they will be market rate units. **REQUEST DISCUSSION**

e. Site Design: How is the proposed development designed to take advantage of the existing topography, landscape features, trees, wildlife corridors, existing structures, minimize site grading, etc.?

Analysis: The applicant has stated that; *The proposed development design is designed in a way to minimize the site impact, while providing a platform that is similar to the surrounding area.* The applicant did not further elaborate how this is being achieved.

Staff also recommends that a note be placed that all fencing be wildlife friendly fencing.

REQUEST DISCUSSION

f. Complete Street Design: How is the proposed development street/circulation system designed to accommodate a variety of transportation modes (where appropriate), easy route finding, and safe speeds?

Analysis: Chalk Creek neighborhood does not have pedestrian type facilities/amenities. All lots will be accessed via a private shared driveway that is accessed off Chalk Creek Road. The property is in an area with little opportunity for multi-transportation mode.

REQUEST DISCUSSION

g. Parking Areas: How does the proposed development balance the need for parking with the need to design parking areas in a manner that minimize visibility, site grading, and exterior lighting?

Analysis: The applicant has stated that all single-family homes will have a minimum of two-car garages which will help minimize visibility and provide adequate lighting while not negatively affecting the night skies. **COMPLIES**

h. Public and Private Outdoor Spaces: What are the proposed development's need(s) for outdoor space, open space, habitat/wildlife areas, parks, or outdoor amenity areas? How does the proposed development address these needs?

Analysis: The applicant has included a designated open space of 10% MPD as required by the MPD process. The open space is located on the Chalk Creek portion of the property. The applicant has stated that they have no preference on who owns the open space. Staff has requested that the applicant finalize the form of ownership. Should the open space be identified as common open space, this should be reflected on the recorded plat. **COMPLIES AS CONDITIONED**

i. External Storage: How does the proposed project address needs for garbage collection, equipment storage, etc.?

Analysis: The applicant has stated that due to the lot size, there is sufficient area for garbage collection and equipment storage. The applicant has stated that all storage will be required to be indoors and that this would be enforced via CC&Rs. Staff recommends that a note be placed on the plat which prohibits unscreened outdoor storage. **REQUEST DISCUSSION**

NOTE: The applicant has provided a Narrative of the MPD Requirements which can be found in Exhibit B of this Staff Report.

Recommendation

The applicant is seeking Eastern Summit County Planning Commission discussion, feedback, and direction on the proposed Re-zone and Master Planned Development. No formal action is requested at this meeting. A public hearing will be scheduled in the future.

Per Section 11-5-3; The county council may permit the rezoning of the property only after it has determined that said rezoning is generally consistent with the goals and objectives of the general plan, all other criteria and considerations described in this title, and said action is necessary to promote the public health, safety and welfare of the residents of eastern Summit County. Additionally; Approval of an amendment to the zone district map shall not be granted until both the planning commission and county council have reviewed the specific development proposal and determined:

- 1.The amendment is generally consistent with the goals of the general plan;
2. The amendment is compatible with adjacent land uses and will not be overly burdensome on the local community;
3. The specific development plan is in compliance with all applicable standards and criteria for approval as described in chapter 4 of this title; and
4. The amendment does not adversely affect the public health, safety and general welfare.

Per Section 11-4-12(D.3) of the Eastern Summit County Development Code; *Planning Commission Review and Public Hearing; County Council Action: The County Council is the Land Use Authority for master planned developments. Prior to final action by the County Council, the Planning Commission is required to hold a minimum of one (1) public hearing prior to forwarding a recommendation to the County Council. The County Council shall take final action on the application for a master planned development. County Council action shall be in the form of written findings of fact, conclusions of law, and in the case of approval, conditions of approval.*

Per Section 11-4-12(F) of the Eastern Summit County Development Code; *Required Findings and Conclusions of Law: The County Council must find sufficient evidence that supports the following conclusions in order to approve a master planned development. In some cases, conditions of approval will be attached to the final action to ensure compliance.*

1. *The master planned development is designed to fit well into the natural terrain, minimize excessive site grading and protect and preserve the surrounding area.*
2. *The master planned development makes suitable provisions for the protection, preservation, and enhancement of watercourses, drainage areas, wooded areas, rough terrain and similar natural features.*

- 3. The master planned development takes adjacent land uses into consideration and mitigates potential impacts, including but not limited to flooding, erosion, subsidence, sloping of the soil or other dangers and nuisances, through careful planning.*
- 4. The master planned development has direct vehicular access from a public road or suitable private road or driveway access meeting all requirements of the County Engineer and Fire Marshal.*
- 5. The master planned development has a secondary point of access/emergency access or other mitigation satisfactory to the Summit County Engineer and Fire Marshal.*
- 6. All roads/streets within master planned development follow the natural contours of the site wherever possible to minimize the amount of grading.*
- 7. Existing or proposed utility and public services are adequate to support the proposed master planned development at normal service levels and are designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources.*
- 8. The proposed structures within the master planned development are located on reasonably developable portions of the site. The open areas within the master planned development are designed so that existing significant vegetation can be maintained to the greatest degree possible.*
- 9. The master planned development includes adequate internal vehicular and, where deemed necessary, pedestrian/equestrian/bicycle circulation.*
- 10. The master planned development includes adequate areas for snow removal and snow storage.*
- 11. All exterior lighting within the master planned development is down directed and fully shielded.*
- 12. The master planned development, as conditioned, complies with all the requirements of this chapter.*
- 13. The master planned development, as conditioned, is consistent with the General Plan.*
- 14. The master planned development has been noticed and a public hearing held in accordance with this chapter. (Ord. 868, 6-14-2017)*

Attachments

Exhibit A – Proposed Plat

Exhibit B – Applicant Narrative of MPD Requirements