



MEMORANDUM

To: Eastern Summit County Planning Commission
From: Amir Caus, County Planner
Date of Meeting: July 18, 2019
Type of Item: Final Subdivision Plats, Work Session
Process: Administrative

Project Description

Project Name: Promontory Pinnacle Phase 1-6 Final Subdivision Plats
Applicant(s): Shawn Potter representing Promontory Development LLC
Property Owner(s): Promontory Investments LLC, Promontory Development LLC, and South Point Utah LLC
Location: Promontory, Summit County, Utah
Zone District: Promontory Specially Planned Area
Parcel Number and Size: Portions of Parcels NS-1 (250.27 acres), NS-2 (298.83 acres), NS-3 (199.05 acres), and SS-23 (363.30 acres)
Type of Process: Administrative
Final Land Use Authority: Summit County Manager

Proposal

The applicant, Shawn Potter, representing Promontory Development LLC is seeking input for the Promontory Pinnacle Phase 1-6 Final Subdivision Plats (64 lots and an amenity parcel).

Background

The Promontory Development Agreement was approved on January 2, 2001 and was subsequently amended in August 2005. It provided for 885 Estate Lots (lots 1 or more acres in size) as part of a base density, 716 Incentive Density lots (lots less than 1 acre in size), 300 Resort Cabin units (2,500 sq. ft. max. units), equestrian facility, up to five golf club houses, and other accessory uses on approximately 6,500 acres with no less than 3,900 acres remaining as passive open space. Of the 1,901 total units in the density pool, 1,125 have been platted.

In February of 2019, the applicant submitted a Development Agreement Amendment application. The proposed amendments included increasing the home size from 8,000 sq. ft. to

22,000 sq. ft. on Lots 1-36 of the Pinnacle Subdivision (Final Subdivision Plat applications were not submitted at the time). The proposal also included allowance of Accessory Dwelling Units which was previously prohibited by the Promontory Design Guidelines.

The Planning Commission held a Work Session on March 21, 2019 for the proposed Development Agreement Amendment.

On May 2, 2019, the Planning Commission performed a general site visit of the Promontory Specially Planned Area. After the site visit, the planning commission held a public meeting regarding the proposed Development Agreement Amendment. During the May 2, 2019 meeting, the Planning Commission discussed seven major items which included; 22,000 sq. ft. home size limitation, Accessory Dwelling Units, Ridgeline, Amenity, Energy Efficiency, Slopes, and Criteria 1 & 2 for Development Agreement Amendments. The Planning Commission was generally acceptable of the size, accessory dwelling, ridgeline (primarily due to the distance between ridgeline analysis corridors and the Pinnacle Subdivision), and the amenity. The Planning Commission was unable to find a mechanism to allow for development on slopes over 30%. The Planning Commission directed Staff and the Applicant to return with an acceptable Energy Efficiency program for homes that were over 10,000 sq. ft. in size and to redesign the layout which avoided natural slopes over 30%. The meeting (public hearing) was continued to May 16, 2019.

After the May 2, 2019 meeting the applicant revised the lot and road layout to generally avoid natural slopes over 30% and has implemented language that requires homes over 10,000 sq. ft. in size to be Zero Energy Ready Homes (ZERH).

On May 16, 2019, the Planning Commission held and closed a public hearing for the proposed Development Agreement Amendment. The Planning Commission directed Staff to return to the June 6, 2019 meeting with positive Findings of Fact, Conclusions of Law and Conditions of approval.

On June 6, 2019, the Planning Commission forwarded a positive recommendation to the County Council for the proposed Development Agreement Amendment based on certain Findings of Fact, Conclusions of Law and Conditions of Approval.

On June 26, 2019, the County Council held a public hearing. After conclusion of the public comments and a discussion, the County Council requested a site visit and continued the item the August 14, 2019 meeting. The County Council urged the applicant to further consider additional employee housing units to offset the additional increase in density and related employee/workforce generation resulting therefrom. The Development Agreement Amendment and the Pinnacle Subdivision Phases 1-6 are interdependent of each other and will both need to be approved before either document is recorded.

Analysis and Request

During the initial review, the application was rendered incomplete. Amongst the incomplete information were a certificate of survey and a certified topographical map. The applicant sent the most recent set of road plans to the Engineering Department on June 19, 2019. With the exception of PCFD and Recorder's Office comments, Staff is awaiting the rest of the service provider comments. Staff is in the process of confirming compliance with the Development Code and service provider requirements.

This work session has been scheduled at the request of the applicant. A Council decision would need to take place before the Planning Commission can make a decision on the proposed subdivision plats.

Attachments:

Exhibit A – Proposed Subdivision Plats

Exhibit B – Supplemental Renderings and Survey Information