

10-2-11: DEVELOPMENT EXCEEDING BASE DENSITY:

A.Intent: The intent of this section is to allow the planning commission to consider development proposals that exceed the base density for the rural residential, the hillside stewardship, and the mountain remote zone districts. Development applications for projects requesting to be considered under this section that are ten (10) lots or less will be processed as minor development according to chapter 3 of this title. Developments with over ten (10) lots will be processed as major development according to chapter 3 of this title.

B.Density: The base and maximum potential densities within the RR, HS and MR are as stated below. Only developable lands shall be considered for incentive density. Sensitive lands shall only be considered at base density and cannot be counted for incentive density.

<u>Zone District</u>	<u>Base Density</u>	<u>Incentive Density</u>
Rural residential:		
Developable lands	1 unit per 20 acres	1 unit per 10 acres
Sensitive lands	1 unit per 40 acres	n/a
Hillside stewardship:		
Developable lands	1 unit per 30 acres	1 unit per 15 acres
Sensitive lands	1 unit per 40 acres	n/a
Mountain remote:		
Developable lands	1 unit per 120 acres	1 unit per 60 acres
Sensitive lands	1 unit per 120 acres	n/a

C.Land Use Planning Principles: In order to obtain more than the base density allowed in a zone district, the following land use planning principles shall be met by the proposed development:

1. Open Space/Clustering: Units shall be clustered on the development site plan to minimize disturbance and shall preserve at least seventy five percent (75%) of the parcel as meaningful open space as described in the Snyderville Basin general plan. Accordingly, priority will be given to preserved open space that is contiguous with previously preserved land, furthers the protection of wetlands, stream corridors, important viewsheds, wildlife corridors, water source protection areas and other unique and significant natural and environmental features. Small fragments of open area while sometimes necessary for key buffers or finished landscape areas shall not be considered meaningful open space. Density should be located near previously constructed development and open space should be located adjacent to existing preserved areas.

2. Trails: Where a proposed development property contains trails or associated recreation facilities identified on the Snyderville Basin trails and recreation master plan, the applicant shall agree to place easements on the identified land and the land for these improvements will be provided for and recorded on the final plat/site plan. Where trails internal to a project can be linked to

community trails, those links should be provided. (Ord. 647, 9-13-2006)