

# Snyderville Basin General Plan Engagement Update

January 2025

## OUR SUMMIT & THE GENERAL PLAN

*Our Summit* was a county-wide visioning exercise with very high levels of participation. *Our Summit* is vital to informing County policies, including the General Plan update.

From *Our Summit*, we learned that the communities in the Snyderville Basin greatly value **Open Space**, **Affordable Housing**, **Traffic Management**, and the **Rural Character**.

For example, when the community was asked “*If you left Summit County for 10 years, what would you want to see when you return?*”, the most popular response was **Open Space** and the second most popular was **Affordable Housing**. The community also said that they would like to see **less Traffic**.

However, results from *Our Summit* left remaining questions.

When the community was asked about their desired level of housing growth, **over 50%** of all responses indicated that they would like only a **Little Growth** or **No Growth at All**.

**But** in separate questions, **62%** of participants indicated that there needs to be **More Attainable Housing** and **55%** of participants indicated that there needs to be **More Single Family Housing**.

Additionally, the community was asked: “*What is the most important thing to protect in Summit County?*”. The most popular response was the **Conservation of Open Space**. Open space conservation and housing can obviously work together, but understanding the types of open spaces, where each type should exist, and how open space should interact with developed areas was unclear.

Following *Our Summit*, **additional engagement has helped bring more clarity to how the General Plan might find balance between the community's values and the challenges we face**. The following pages include a snapshot of the feedback we have heard so far.

## GENERAL PLAN FEEDBACK

From two community surveys and open house events, we learned that the community mostly values open space because they want to **preserve natural ecosystems** and also have spaces for **active, non-motorized recreation**. Agriculture was not particularly prioritized as a form of open space, although was appreciated for other reasons.

For example, when asked about *why* the community values open space, **82.5%** of responses indicated that **open spaces are important for the health of our natural ecosystems and can protect native plants, wildlife, and water bodies**. And in a different question that asked *what makes the community's favorite open space special*, nearly **60%** of all responses said that they love their favorite open space because it is **near their home or neighborhood**.

Interestingly, over **40%** of responses indicated that **development** of all kinds **hurts** open space and the **natural environment**, but, when asked *what the community considers "development"*, **only 5%** said **their own home**.

When asked about strategies that could be appropriate to help develop new housing, nearly **70%** of respondents indicated that **incentivizing redevelopment** in strategic areas near public facilities, transit, trails, and other services was an **appropriate or very appropriate strategy**. Similarly, **66%** of responses to a separate question indicated that **existing commercial areas should be redeveloped to include more housing**.

Regarding commercial opportunities, we learned that the community would like to **discourage national and regional chains** and instead be known for being friendly to small businesses. **65%** of responses said that having **locally-owned businesses** creates an **enjoyable commercial area**. **70%** of responses said that **walkability** makes them **enjoyable**.

**Traffic congestion** was identified as the second-most important element when measuring the community's **quality of life**, just behind access to natural areas. However, when asked about how people access areas within the community, **87%** of respondents indicated that they **drive by themselves**.

But, there seems to be a desire to reduce reliance on single-occupancy vehicles. When asked about the role cars would have in an ideal community, the most popular response was that people might drive to the community space, but cars and car infrastructure **take up little visual space**. **25%** of responses to the same question said that **cars would not be the main mode of transportation** in their ideal community area. Additionally, **68%** of respondents indicated that they **would like to take transit** and **55%** said they **would like to ride their bike** to access places within the community.

We have known that many community members describe the Snyderville Basin as rural and highly value that rural identity. When asked what makes the Snyderville Basin feel rural, **76%** of respondents said they strongly agree or agree that the Basin feels **intrinsically rural** because it is in the **mountains** and contains areas of preserved **open spaces**.

When asked to represent the **character** of the Snyderville Basin with an image, the most selected image was a photograph of a **community service** project, indicating that the community highly values stewardship and volunteerism. **44%** of respondents indicated that **do not believe** that community **organizations** and boards accurately **reflect the diversity of the community**.

## HOW IS FEEDBACK USED?

A General Plan is a guiding document that helps direct how a community should adapt, change, and grow. General Plans consider many topics and strive to find a **balance** between a **community's values** and **needs**, like housing for its workforce, economic opportunities, and transportation options.

While reading through the new feedback, you might have noticed that there are still some contradictions in the responses. Even so, the engagement results are specific enough to help more accurately update the goals and policies in the General Plan. The General Plan will direct change in ways that closely align with the **community's aspirations**.

## NEXT STEPS

The Summit County Planning Department will use this feedback to prepare a **draft General Plan** with the Snyderville Basin Planning Commission, under the the guidance of the Snyderville Basin General Plan Advisory Committee, and with assistance from other County Staff. The **Planning Commission** will **review the draft, hold public hearings, and then ultimately recommend a refined draft to the Summit County Council for additional public hearings and eventual adoption**. Preliminary drafts are expected to be publicly available in the late Spring to early Summer 2025. Additional engagement might occur if needed to further clarify the community's thoughts.

To submit general comments regarding the updates to the General Plan, or for more information about the update process and purpose of General Plans, **please visit [summitcounty.org/GeneralPlans](https://summitcounty.org/GeneralPlans)**. For copies of more detailed engagement summaries, send your request via email to Jennifer Leslie at [jleslie@summitcountyutah.gov](mailto:jleslie@summitcountyutah.gov). Full engagement summaries will be included as appendices to the Snyderville Basin General Plan.