

SNYDERVILLE BASIN

GENERAL PLAN

PHASE I

Adopted by Ordinance 817

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SNYDERVILLE BASIN GENERAL PLAN

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Chapter 1

Vision and Background

MISSION STATEMENT

Summit County (the “County”) hereby establishes the mission of the General Plan (“the Plan”) for the Snyderville Basin (the “Basin”) as follows: “to preserve natural open space and vistas, prevent suburban sprawl, and promote our mountain resort community” (the “Mission”). This Mission will be accomplished through well managed growth that clusters density into designated mixed use centers, protects the natural environment, and supports recreation. The result will allow for a community and an economy that are diverse, cohesive, and sustainable.

ROLES OF THE GENERAL PLAN AND DEVELOPMENT CODE

The growth management plan for the Basin consists of this Plan and Snyderville Basin Development Code (the “Code”). The purpose of this Plan is to set forth the vision, mission, character, goals, objectives, and policies for the Basin. This Plan is an advisory document. The Code is the regulatory document that contains the rules and regulations for development that implements this Plan. The Code ensures the viability of this Plan by requiring that development applications are generally consistent with the spirit of this Plan. Unless otherwise defined herein, capitalized terms used herein have the meanings assigned to them in the Code.

GOALS

In concert with the community vision and in support of the Mission, the goals of the 2014 update to the Plan are to promote the following:

- Sustainability, both in terms of development and the environment
- Quality growth and economic development that provides a positive contribution to the community’s quality of life and the mountain resort economy
- Preservation of open space, view corridors and scenic mountainsides
- Preservation of Critical Lands (as defined in Section 10-4-3 of the Code) natural resources and the environment, including clean air and water
- Provide for interconnectivity and traffic mitigation through a variety of creative alternatives for all modes of transportation
- Provision and inclusion of affordable housing
- Healthy lifestyles based on resort and year round recreational opportunities compatible with a resort/residential community
- Preservation, recognition, and adaptive reuse of culturally significant structures, sites, and uses

BACKGROUND

In mid-2009, the Snyderville Basin Planning Commission (the “Planning Commission”) began the process of reviewing the 2004 General Plan for updates, which was last completed in 1998. The intent of this update is to make this Plan a more current and understandable document for the public and the Planning Commission as it guides future growth.

As part of this update, the Planning Commission sought to clarify the intent of the Plan, and ensure that the policies and implementation mechanisms of the Plan and Code would truly help meet the community priorities.

Community involvement has been a central part of the update process. In 2009, a subcommittee of the Planning Commission was formed to begin work on initial edits to the Plan. Based on their feedback, in April of 2010, the Planning Commission held two community open houses and conducted a survey. In the summer of 2011, the Planning Commission held workshops with each neighborhood planning area. Public hearings were held on each element of the Plan in 2011, and more work sessions and hearings were held in 2012.

From these open houses and workshops, the Planning Commission identified many community priorities and substantially reworked the mission statement to better reflect these priorities.

This Plan has also been substantially reformatted. While core principles remain in place, the format has been changed and the language simplified to communicate clear intent. Regulatory language remaining from the 1998 Plan has been removed and placed in the Code where appropriate. Policies have been divided into chapters and each chapter is based on a topic such as the environment, cultural and natural resources, and open space. The redesign is intended to make the Plan easier to follow and more effective to implement.

COMMUNITY VISION

Over 200 Basin residents participated in the 2010 open houses and hundreds more at the 2011 Neighborhood workshops. The many activities included a prioritization exercise where the public was asked to rank various topics, such as open space, recreation, and walkability. Based on that exercise, the Planning Commission learned that the issues, identified from most important to least important, were:

1. Open Space
2. Recreation
3. Walkability
4. Wildlife
5. Less Density
6. Critical Land Protection
7. Water Conservation
8. Affordable Housing
9. Mass Transit
10. Traffic
11. Natural Resource Preservation
12. Local Economy
13. Recycling/Compost
14. Local Food
15. Energy Efficiency
16. Mixed Use Development
17. Growth
18. Green Building/Construction

MOVING FORWARD

State government forecasts for population growth in the County, and the Basin in particular, clearly demonstrate a need to prepare by the Summit County Council (the "County Council") and the Planning Commission. This Plan and Code, as amended, are designed to better encourage economic growth and diversification and to manage development and redevelopment in a manner that will preserve and enhance the Basin's quality of life, and in conformity with Section 17-27a-102 (a) of the Utah State Code which sets forth the standards for land use management:

(a) The purposes of this chapter are to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each county and its present and future inhabitants and businesses, to protect the tax base, to secure economy in governmental expenditures, to foster the state's agricultural and other industries, to protect both urban and nonurban development, to protect and ensure access to sunlight for solar energy devices, to provide fundamental fairness in land use regulation, and to protect property values.

This Plan reflects coordinated regional land use planning by and among the County for Basin and Eastern Summit County and Park City Municipal in preparation for anticipated growth.

The residents of the Basin agree that open space in the mountain setting of the Basin provides aesthetic value, recreational opportunities, wildlife management and protection, and promotes an amenity-rich community. Those amenities include:

- Large Tracts of Contiguous Open Space
- Recreation
- Interconnected Trail Systems (Walkability)
- Wildlife Preservation
- Density in Town and Resort Centers
- Sensitive Lands Protections
- Water Conservation
- Affordable Housing
- Mass Transit
- Traffic and Transportation Management
- Natural Resource Preservation
- Local Economy Protection and Enhancement

These core values define the purpose for land use planning and regulation to preserve and enhance the Basin. This Plan embraces and protects the mountain resort economy and character of the Basin by discouraging, and to the extent possible prohibiting, certain suburban development patterns which erode the unique character of the Basin. To that end, suburban development patterns in the Basin should be mountain resort in nature, with low densities of one unit per one hundred and twenty (120) acres, one unit per forty (40) acres, one unit per thirty (30) acres, one unit per twenty (20) acres, and one unit per ten (10) acres in certain instances. However, certain parcels of land may have previously approved and vested development entitlements by virtue of pre-existing development agreements, consent agreements, or settlement agreements. These agreements may have resulted in densities that are higher than the base densities described above.

MIXED USE CENTERS

This Plan guides the growth and economic development of the Basin to occur in harmony with the unique aesthetic qualities of a mountain environment. Town Centers and Resort Centers are permitted in designated locations that are intended as areas where density should be concentrated. Each type of center serves a specific function as further stated in the Plan. The character of these centers, particularly the Town Centers, should be designed to reflect both traditional and new patterns in urban communities and phased to ensure proper growth and concurrency management.

These centers should benefit, not detract from, the general health, safety and welfare of the entire community. Increases in density for Town and Resort Centers should only occur in instances where such increases result in significant benefit to the community at large, among other criteria. The use of density transfers may be an acceptable method to utilize development rights from an area where preservation is desired to acceptable growth areas, such as Town and Resort Centers.

The Basin's changing demographics have created an economy no longer solely dependent on seasonal mountain resort business. Social and economic diversity and its associated demands are encouraged for the long term health of the Basin. Accordingly, this Plan and Code form a foundation for the complex, long range use of land through managed growth--balanced between competing demands of residential and commercial interests and preservation of ample and continuous natural areas and open spaces.

Chapter 2

Land Use

GOAL: Promote sustainable Land Use Planning Principles that preserve Critical Lands, maintain neighborhood character, protect the economic base, prevent sprawl, and provide efficient delivery of services.

OBJECTIVE A: Guide appropriate development and redevelopment in the Basin through the following policies:

Policy 2.1 Mixed Use Centers: Identify specific areas where mixed use centers may be appropriate in order to preserve natural open space and vistas, prevent urban sprawl, and promote the mountain resort community through managed growth. These centers should contain an appropriate mix of residential and commercial development as well as recreational opportunities that provide connections to existing and future community trails and transit facilities.

Policy 2.2 Development Patterns: Encourage the following sustainable patterns of development:

- a. Housing subdivisions that may be comprised of a variety of types and styles of use, having a wide range of affordability. Generally, these subdivisions are not separated from one another. There may be an internal system of streets, but many connections should exist between individual subdivisions.
- b. Commercial, residential, resort, and other mixed-use development that contains multi-modal streets that are not exclusively oriented to the automobile use and that emphasize pedestrian accessibility.
- c. Civic institutions, such as churches and other public buildings, that are located near residential and commercial development.

Policy 2.3 Land Use Map: Show the following designations on a Basin-wide land use map:

- a. Existing land use map
- b. Critical Lands

Policy 2.4 Zone Districts: Utilize zone districts depicted on a zoning map and which establish a base density that generally reflects the existing character of the land (including open spaces and the natural landscapes) and takes into consideration infrastructure availability and existing neighborhood character.

Policy 2.5 Redevelopment: Promote the redevelopment of existing developments to reduce the visual impact of inappropriate site layout practices, large parking lot surfaces, inappropriate lighting, non-conforming signs, and building mass through appropriate design, building configuration and consolidation, and height.

Policy 2.6 Growth Management: Manage the amount, type, location, rate, and design of growth in the Basin while coordinating the plans and programs of public service providers, community investment in facilities, infrastructure, amenities, and services to ensure a sustainable future for the community.

Policy 2.7 Strip Development: Strongly discourage roadside or strip commercial development where there is continuous or intermittent linear development generally one store deep, one or more access points for separate properties and with highly visible parking located between the road and the building.

Policy 2.8 Density Incentives: Maintain base density yet consider providing incentives for additional density where appropriate.

Policy 2.9 Transfer of Development Rights (TDR) – Receiving Areas: Pursue the creation of a TDR program to be offered as an inducement to property owners for creating density “receiving areas”. Such receiving areas should be located in designated mixed use centers which are intended for concentrated development and other areas deemed appropriate by the County. The purpose of this incentive should be to create a means to preserve substantial open space by transferring density from other parts of the Basin. Property owner participation in this incentive program should be voluntary.

Policy 2.10 Transfer of Development Rights (TDR) – Sending Areas: Pursue the creation of incentives to the owners of key lands (potential “sending areas”), to transfer density to an appropriate “receiving area” as outlined above or, when appropriate, purchase fee title or the development rights from the property.

Policy 2.11 Affordable Housing: Implement tools and mechanisms to achieve affordable housing.

Policy 2.12 Walkability: Promote interconnectivity, walkability, and a human scale of development.

OBJECTIVE B: Land use should be appropriate in scale and character to its surrounding environment and no structure should be allowed to dominate the natural features of any site.

Policy 2.13 Building Massing and Visual Compatibility: Building massing should, through height and bulk restrictions, relate to the size of the lot, roof pitch and orientation restrictions to ensure compatibility with visually sensitive areas.

Policy 2.14 Large Scale Commercial Structures: Large scale commercial “one story” structures are generally not appropriate. Whenever possible, large scale retailers should be placed on two or more levels, or designed to encourage the smaller, customized format of the retailer, where appropriate.

Policy 2.15 Integration into Environment: All man-made elements should be integrated into the natural environment with a sense of quality, permanence, and sensitivity, respecting, enhancing, and preserving Critical Lands. Efforts should be made to minimize the removal or disturbance of trees and hillside shrub vegetation.

OBJECTIVE C: Ensure that landscaping, lighting, signs, and parking are designed in a manner that is functional yet minimal and in keeping with the mountain environment.

Policy 2.16 Landscaping: Appropriate landscaping should be installed and maintained in all new developments to ensure compatibility with the surrounding environments, including native vegetation and drought tolerant/water conserving species.

Policy 2.17 Lighting: Maintain lighting regulations for the amount, intensity, type, and location of all outdoor artificial illuminating devices to ensure that all such lighting is minimal, protective of the night sky, energy efficient, and minimizing impacts and light trespass onto surrounding properties, while appropriately addressing safety concerns.

Policy 2.18 Signs: Sign regulations should promote diversity of sign design within the Basin, but ensure that all signs, including size, location, colors, and materials, are compatible with the image of individual neighborhoods.

Policy 2.19 Parking Design: Parking lots should be functional, include snow storage, provide pedestrian access, and be designed as attractive landscapes. Large expansive parking areas that would be visible from public roadways are discouraged. Underground or structured parking is encouraged.

Chapter 3

Open Space

GOAL: To the extent possible, preserve open space in the Basin that contains Critical Lands and recreational, cultural, and scenic spaces. Preservation of these lands and connections between them is necessary in order to support a healthy environment and to retain the sense of place, quality of life, and the economic success of the resort economy.

In order to best achieve this goal, open space has been categorized into the following types of land identified for preservation:

1. Pristine Open Space
 - a. Critical for environmental quality, such as drinking water sources, watershed, and wildlife habitat and/or corridors.
 - b. Strictly limited development, use, access, or disturbance.
 - c. Undisturbed, natural environment is the priority.
 - d. Any access allowed for passive recreation should be very limited and should be non-motorized single-track trails solely for the purpose of connecting trail spines and corridors, subject to an approved trails plan.
 - e. Contiguous to other open spaces and is of sufficient size to achieve these purposes.
 - f. An example is the USU Swaner Nature Preserve.
2. Managed-Recreational Open Space
 - a. May include Critical Lands.
 - b. Adjacent to or in close proximity to other open space.
 - c. Supports and is managed for passive recreation with public access with non-motorized trails and trailheads and paved transportation trails.
 - d. Examples include the Summit Park Forest Legacy open space, Summit County Gardens, Hi Ute's Three Mile Canyon, Toll Canyon, and Quarry Mountain.
3. Active Open Space:
 - a. Easily accessible land that offers both passive and active recreational opportunities.
 - b. Fulfill recreational needs and services such as sports fields, non-motorized trails, trailheads, parks and facilities, bike parks, tennis courts, amphitheaters, golf courses, and ski trails.
 - c. Land suitable for civic needs that serve the public, such as cemeteries and fairground facilities.
 - d. Public use and enjoyment is the priority and is encouraged.
 - e. Examples include Willow Creek Park, Matt Knoop Memorial Park, and Trailside Park.

4. Internal Public Spaces:

- a. Located in highly accessible public spaces for the purpose of providing areas for people to rest, gather, and socialize.
- b. Support features such as tables, benches, trash/recycling receptacles, bike racks, drinking fountains, public art, and restrooms where appropriate.
- c. Generally fragmented and contiguity to other open spaces is not a priority.
- d. Examples include Newpark Sun Calendar Plaza, pocket parks, and neighborhood playgrounds.



Pristine Open Space:
Swaner Nature Preserve



Managed-Recreational Open Space:
Summit Park Forest Legacy



Active Open Space:
Willow Creek Park



Internal Public Space:
Newpark Sun Calendar Plaza

OBJECTIVE A: Preserved open space should be maintained according to its classification.

Policy 3.1: Conservation easements, deed restrictions, trail easements, and/or plat notes should be recorded confirming the purpose of the land and identifying restrictions.

Policy 3.2: Appropriate ownership and management entity, either public or private, should be determined at time of preservation.

- a. When open space lands benefit only a single development with limited to no public access, those lands should remain under private ownership.
- b. When open space lands are preserved that benefit the greater community and allow for greater public access and civic needs, those should be owned and managed by a public entity.

Policy 3.3: Management plans and regular maintenance needs should be implemented to ensure that the land's conservation values are maintained.

- a. Open spaces should have a management plan that identifies operations and maintenance needs, including noxious weed control, on the property to ensure that its purposes are fulfilled.
- b. Management of Pristine Open Spaces should minimize the use of chemical treatments, machinery, and vehicles in an effort to avoid impacts on the open space, water quality, and air quality, and minimizes noise.

Policy 3.4: Concurrency policies should be in place for public entities to assure community recreation facilities and open spaces have adequate funding to address the impacts of future growth.

- a. Implementation of this policy should require that fees be collected in order to ensure that both residential and commercial projects contribute their proportional share.

OBJECTIVE B: Mechanisms, programs, and strategies should be in place to preserve lands as open space.

Policy 3.5: The County has established the Basin Open Space Advisory Committee or "BOSAC" as a formal committee, created for the purpose of advising and providing input to the County Manager and County Council regarding the creation, preservation, and identification of open space within the Basin. The mission statement of the BOSAC is hereby incorporated by reference. BOSAC should also:

- a. Establish evaluation criteria for the acquisition of open space, pursuant to and consistent with the open space and other policies set forth in this and other chapters of the Plan.

- b. Assist in identifying, prioritizing, and making recommendations regarding priority open space;
- c. Assist in identifying agreements related to the transfer of density for the purpose of acquiring pristine, managed, or recreational open space
- d. Recommend the acquisition of development rights from properties considered important to the community for open space purposes;
- e. Consider establishing cash-in-lieu of Density Transfer Program participation and other funds received by the County to recommend purchase receiving and/or sending sites to the preservation of open space.

Policy 3.6: The County should develop on-going revenue sources earmarked for open space preservation including partnership with the Snyderville Basin Special Recreation District in providing opportunities for voter authorization of bond funds and concurrency programs.

Policy 3.7: The County should establish a formal mechanism or program, such as a Transfer of Density/Master Planned Development for holding and transferring land and development rights from high priority open space areas.

Policy 3.8: The County should consider amending the zoning map and Code to support growth and development in identified concentrated centers to alleviate development pressure on land that meets the descriptions of open space.

Policy 3.9: The County should accept cash-in-lieu of open space where such funds can be more appropriately used to purchase development rights or open space at a more appropriate or significant location.

Policy 3.10: The County should establish and maintain cooperative strategies with local land trusts and, when possible, partner with other public, non-profit and private entities and/or other qualified land conservation groups to achieve the preservation of priority open spaces.

OBJECTIVE C: An adequate amount of open space should be preserved for all new developments and should be identified during the development review process.

Policy 3.11: Critical Lands may be counted towards the minimum required open space.

Policy 3.12: While development should meet the open space requirements, it may be appropriate in large lot developments to allow limited open space to be incorporated into individual lots, provided that the open space is outside of fenced areas and is contiguous to Pristine or Managed-Recreational open space.

Policy 3.14: Open space that is required to be set aside in each development should, whenever possible, be contiguous to adjacent open space and protect hillsides and natural resources.

Chapter 4

Recreation and Trails

GOAL: Promote a healthy lifestyle for residents and visitors through existing and new recreational opportunities and trail connections to meet the broad range of recreation needs of Basin residents and visitors.

OBJECTIVE A: Create a system of community parks, trails, and recreation facilities to service the entire population and visitors by working in conjunction with the Snyderville Basin Special Recreation District (“Basin Recreation”), a special service district of the County established for the purpose of providing public recreation facilities and services for residents of the Basin, their guests, businesses, and our resort visitors, including community parks, non-motorized community trails, recreational open space and public recreation facilities.

Policy 4.1: Community parks, trails and recreation facilities should be of sufficient size and located throughout the Basin in a manner that ties the neighborhoods together and promotes the overall sense of community and recreation family.

Policy 4.2: Ensure that recreation opportunities in the Basin grow in parallel with future growth.

Policy 4.3: Continue to seek opportunities for public parks, recreational open spaces, trails and recreation facilities.

Policy 4.4: Anticipate the need for future public park and recreation system improvements through a continuing review of existing inventory, analysis, and evaluation of resources.

Policy 4.5: Assess resident needs based on periodic community interest and opinion surveys conducted by Basin Recreation to help determine priorities for recreation facilities and track trends.

Policy 4.6: Foster regional recreational planning and interagency cooperation of public entities to collaborate on long term capital facility planning goals and development of joint use facilities to efficiently serve the taxpayers of the greater Park City community.

Policy 4.7: Basin Recreation has established “Mountain Recreation Standards” for recreation based on population. The Mountain Recreation standards are intended to provide a set of tools to establish clear direction for the amount, type and balance of recreation facilities to meet the needs of a growing population.

Policy 4.8: Work toward achieving an effective balance of Managed-Recreational Open Space preservation while meeting the need for active park space to include developed sports fields and support buildings.

Policy 4.9: The Snyderville Basin Community-Wide Trails Master Plan, as amended (the “Trails Master Plan”), provides detailed trail corridor mapping that identifies critical linkages in the Basin and connections to boundary trails. The intent of the Trails Master Plan is to ensure a public corridor to connect neighborhoods and activity centers, such as parks, schools, community facilities, and commercial areas, and to provide access to open areas, ridgelines, and public lands.

Policy 4.10 – The Basin Recreation’s Capital Facilities Plan, as amended, includes plans for future recreation facilities, recreation facilities improvements, and important amenities for recreation in the Basin.

Policy 4.11: Secure public trail easements in an effort to carry out the community vision, implement the Trails Master Plan, and create a complete network of interconnected multi-use non-motorized trails in cooperation with other public and private entities.

Policy 4.12: Ensure that trails connect with Park City Municipal’s trail system and other local and regional trails to create a comprehensive County trails plan. Trails should be considered as having both a transportation and non-motorized recreation function.

Policy 4.13: Trail system improvements should be designed with the intent to protect and enhance environmentally sensitive areas.

Policy 4.14: Ensure adequate capacity is provided at trailheads located throughout the Basin to provide points of staging and support facilities to serve multiple user groups.

OBJECTIVE B: Encourage neighborhood recreation facilities that are intended to serve neighborhoods or individual developments. These facilities should be designed to enhance a neighborhood as a part of good project design and to provide a higher quality of life for the residents. Neighborhood facilities are not intended to attract persons from the community as a whole, but rather function as public gathering places within the neighborhood.

Policy 4.15: Development should provide for the reasonable recreational needs of residents within a development project, which may include construction of neighborhood parks, internal trail systems, or other recreation facilities.

Policy 4.16: Neighborhood parks, trails and/or recreation facilities are most appropriately developed and managed by individual developers or neighborhood/homeowner associations. These spaces should be easily accessible and help strengthen the identity of the neighborhood.

Policy 4.17: The Code should establish reasonable standards for parks and recreational amenities specifically designed to serve the neighborhood or project level demand.

Policy 4.18: Where possible, internal neighborhood trails should connect to the Basin's community-wide public trails system as described in the Trails Master Plan (the "Community-Wide Trail System").

Policy 4.19: Where appropriate, ensure that adequate capacity is provided at trailheads within the development project or neighborhood to provide points of staging and support facilities to serve multiple user groups. Trailheads within a development project or neighborhood that provide access to the Community-Wide Trail System may be accepted for dedication by Basin Recreation.

OBJECTIVE C: Recognize the desirability of multiple types of recreational services to meet the broad range of health, wellness and leisure interests of Basin residents and visitors. Several different types of opportunities exist to meet this need.

Policy 4.20: Private commercial ventures are an important aspect of providing recreation services for residents and visitors of the Basin. They typically operate as independent businesses that provide facilities, amenities and programs. Ski and golf resorts, commercial outfitters and sports, health, wellness and fitness clubs fall into this category.

Policy 4.21: Non-profit recreation entities are organizations established for the purpose of developing recreation amenities and/or providing programs that complement the purpose and goals of public and private recreation sectors. Utah Athletic Foundation and National Ability Center are examples of these entities.

OBJECTIVE D: The County recognizes the importance of the natural resources within the Basin and the surrounding areas and desires to preserve and maintain access to these scenic areas.

Policy 4.22: Preserve public access to riparian corridors and fishable streams, including East Canyon Creek and Silver Creek Drainage (post remediation), for fishing, bird watching, wildlife viewing, and other passive recreational interests.

- a. These stream corridors are an important linear community parkway and all development should be sensitively sighted to protect this natural resource.
- b. New development should maintain public access to these corridors. Enhancement to these critical areas and habitats is encouraged.

Policy 4.23: Encourage and obtain access to the forest lands to promote hiking, mountain biking, bird watching, wildlife viewing and other similar non-motorized activities.

- a. All new development adjacent to these areas should ensure appropriate access to the back country through trail connections and open space view corridors.

- b. Provide adequate trailheads and parking to facilitate resident and visitor access to these backcountry areas.

Policy 4.24: Promote and encourage horseback riding and other equestrian uses. Equestrian trails should be designed to avoid “land locking” horse owners and provide them with trail access to appropriate areas.

Policy 4.25: Winter recreational opportunities, such as Nordic skiing, snow shoeing, dog sledding, and the like should be encouraged. Care should be taken to ensure that these activities are located sensitively, avoiding sensitive wildlife habitat.

Chapter 5

Cultural and Natural Resources

GOAL: *Identify cultural and natural resources and ensure that all development undertaken is compatible with and in harmony with the surrounding mountain and resort environment while maintaining ecological balance and protecting the scenic and historic qualities of the Basin as well as the economic base.*



OBJECTIVE A: Identify and recognize amenities important to the community heritage of the Basin and work to preserve such amenities to the greatest extent possible.

The County played an important role in the settlement of Utah and the West as a whole, with prominent westward trails, early settlements, and agricultural operations forming the foundation of the Basin. Therefore, heritage amenities are defined as:

- a. Sites where culturally significant historic events occurred
- b. Sites important to culturally significant people in history
- c. Historic trails, paths, and other transportation connections and corridors
- d. Structures more than 50 years old
- e. Past and present agricultural operations

Policy 5.1: Recognize agricultural operations as a significant and important use of the land and protect the rights of those uses.

Policy 5.2: A survey should be conducted to identify heritage amenities. Identified amenities should be of high priority for preservation through relocation, adaptive reuse, preservation in place, facade easements, conservation easements, or other methods.

Policy 5.3 Heritage Amenities and Cultural Arts Plan: Adopt a comprehensive Heritage Amenities and Cultural Arts Plan (the “Heritage Plan”) in the Basin. This Heritage Plan should provide specific provisions for the type, amount, and manner in which public art or heritage preservation will be incorporated into a development project, or cash-in-lieu contribution to public art in the Basin.

Policy 5.4 Heritage Preservation - Incentives: The County should consider appropriate incentives to property owners for the purposes of preserving heritage amenities.

Policy 5.5 Art and Economic Development: Allow opportunities for the arts and artists to participate in the visual enhancement of the Basin.

OBJECTIVE B: Identify and protect Critical Lands throughout the Basin, and ensure that development is limited or prohibited as appropriate.

Policy 5.6 Preservation: Work with developers to ensure that Critical Lands are properly identified within proposed project areas and preserved and avoided to the greatest extent possible.

Policy 5.7 Critical Lands Density: Development on Critical Lands is allowed at base density. No density incentives for development should be granted for preserving Critical Lands.

Policy 5.8 Critical Lands: Critical Lands defined in Chapter 11 of the Code are those lands which:

- a. Have slopes of thirty percent (30%) or greater, or
- b. Have geologic hazards and avalanche tracks, or
- c. Are within a 100-year flood plain, or
- d. Are Jurisdictional Wetlands as defined by the Army Corps of Engineers.
- e. Are on ridgelines

Policy 5.9 Critical Slopes: Slopes of thirty percent or more are declared to be critical areas because there is a high probability that onsite and downslope property damage and water quality, fisheries and wildlife habitat deterioration may result from their development. Revegetation difficulties are compounded by the Basin’s short growing season, making the reclamation of disturbed slopes more costly, and long term success of reclamation may be difficult. Development that accelerates the erosion of soil, and thereby contributes significantly to the sedimentation of stream corridors, should not be allowed.

Policy 5.10 Floodplains: All areas within a 100-year floodplain, or where the prevailing or potential natural vegetation is riparian, are declared to be critical to the maintenance of the basin's hydrologic systems, fisheries and wildlife habitat. Development of floodplain areas has a significant potential to adversely affect wildlife, water quality, and, if it modifies the floodway, adjoining, upstream and downstream properties, roads and other public facilities. Development in floodplain areas may also be constrained by a high water table which raises the cost of installing and maintaining utilities. Finally, floodplain development adversely affects all taxpayers through public expenditures to prevent or clean up damages due to floods.

Policy 5.11 Avalanche Tracks: Development layout and design should avoid areas which may be adversely affected by avalanche tracks. All known avalanche tracks are declared to be critical areas because of the high probability that development in such hazardous areas may result in property damage, damage to public utilities and roads serving the development, and possible injury or loss of life.

Policy 5.12 Jurisdictional Wetlands: Jurisdictional Wetlands are declared to be critical since development in wetland areas has a significant adverse effect on water quality, the rate and volume of storm water discharge, and wildlife.

Policy 5.13 Ridgelines: Because of the importance of aesthetics to the economic viability of the Basin, views from the designated roadways (Interstate 80, State Roads 224 and 248, and US-40) are critical and ridgeline encroachment should be avoided.

OBJECTIVE C: Ensure that natural resources are protected so that they are available for current residents and future generations.

Policy 5.14 Water Resource Management: Encourage the integration of water conservation strategies in future development and redevelopment proposals and ensure that water sources are protected.

Policy 5.15 Water Quality: Ensure that water quality is suitable for project purposes, existing water uses, and public health and safety, and is in compliance with applicable Federal, State, and local water quality standards.

Policy 5.16 Restoration Incentives: Allow certain development incentives to promote the rehabilitation of important, but previously damaged environmental features of the Basin.

Policy 5.17 Limited Septic Systems: Discourage the use of septic tanks to the maximum extent possible.

Policy 5.18 Wastewater and Irrigation: Strongly encourage wastewater reuse on golf courses and other large irrigated areas.

Policy 5.19 Preservation of Air Quality: Ensure that development does not contribute significantly to the degradation of air quality and minimizes the impacts of wood burning stoves, automobiles, or other similar air quality pollutants.

Policy 5.20 Transportation: Continue to work with Park City Municipal, the Utah Department of Transportation (“UDOT”), and others to develop, maintain, and promote a regional transportation system to help reduce air pollution in the Basin.

Policy 5.21 Vehicle Idling: The County should continue to work to reduce the impact of idling vehicles through ordinances limiting the practice.

Policy 5.22 Commuter Trails: Continue to work with Basin Recreation on the completion of non-motorized commuter trail links to encourage a reduction in driving.

Policy 5.23 Site Design: Encourage site design that reduces the need for driving and idling, such as reduction or redesign of drive-through facilities and clustering of development.

Policy 5.24 Wildfire Management: Development layout and design should take into consideration the risks associated with wildfires.

Chapter 6

Housing Element

GOAL: Provide equal housing opportunities for all residents of the Basin by facilitating reasonable opportunities for a variety of housing, including low and moderate income housing in order to meet the needs of people desiring to live in the County and to allow persons with moderate and low incomes to benefit from and fully participate in all aspects of neighborhood and community life.

OBJECTIVE A: Ensure an adequate supply of housing that meets the needs of various moderate and low income groups in the Basin identified in the Housing Needs Assessment as updated (**Appendix A**).

Policy 6.1: Identify and implement a wide range of strategies to increase housing density and diversity in appropriate locations. Such strategies may include:

- a. Increasing allowed densities for affordable housing projects where appropriate and where adequate levels of services and amenities and transit can be provided, or the impact otherwise mitigated.
- b. Requiring new residential development to allocate a percentage of the units to be affordable.
- c. Requiring commercial, industrial, and resort projects to provide housing for a percentage of their projected workforce.
- d. Requiring a long term commitment of affordability.
- e. Cooperating with surrounding jurisdictions in the development and implementation of regional affordable housing strategies.

Policy 6.2: Encourage the private sector to build affordable housing.

Policy 6.3: Ensure a variety of housing consisting of a balance of types of housing, styles of housing, ownership category, unit sizes, and a range of affordability.

Policy 6.4: Allow the development of Single Room Occupancy (SRO) housing, group homes, community housing, emergency shelter and transitional housing, and supported living facilities for the elderly and persons with special housing needs, taking into consideration the proximity to public transportation, shopping, medical services, and other essential support services for the elderly and others with special needs.

Policy 6.5: Allow the development of seasonal housing to address the needs of the resort economy, through cooperation with current and future employers and housing agencies in the area.

Chapter 7

Services and Facilities

GOAL: *Maintain adequate service levels in regards to services and facilities that are best operated at the local government or quasi-governmental level. These services could include: essential health and safety services such as fire, ambulance, law enforcement, public health, utilities and infrastructure; and other services such as libraries, parks and recreation, public transportation, weed or pest management, and waste management and recycling.*

OBJECTIVE A: Coordinate and collaborate with applicable service providers to identify acceptable service levels and develop standards for measuring service delivery success.

Policy 7.1: Ensure that public health and safety services and facilities are available to citizens dispersed throughout the Basin.

Policy 7.2: Essential facilities should be designed to provide an acceptable level of service to the peak service demand. Other facilities should be designed to accommodate average demand. Temporarily reduced service levels may occur at times of peak service demand; however, reductions should not produce a meaningful threat to the public safety.

OBJECTIVE B: Developers should pay their proportional share of the costs of future facilities and services necessitated by new development. Costs for added facilities and infrastructure as a result of new development should not be passed on to existing residents and businesses.

Policy 7.3: Ensure that new development is able to provide, or is located near, existing or future planned adequate infrastructure such as reliable water and sewage treatment prior to development approval.

Policy 7.4: Coordinate with utility providers to ensure they are planning for facilities consistent with the Plan.

Chapter 8

Transportation, Circulation, and Connectivity

GOAL: *Promote a variety of transportation alternatives that provide convenient and efficient service that meets the travel requirements of users.*

OBJECTIVE A: Use comprehensive multi-modal transportation planning to guide decision making.

Policy 8.1 Comprehensive Transportation Plan: The County has adopted and continues to update a comprehensive long range Snyderville Basin Transportation Master Plan (the “Transportation Master Plan”) that establishes a roadway classification system, a map showing the location of future roads and key improvements required, and a description of a local transit system needed to serve the community. The Transportation Master Plan serves as the primary transportation chapter of the Plan.

Policy 8.2 Trails Plan: The County has adopted the Basin Recreation’s Trails Master Plan that addresses such items as location, construction, maintenance, and funding of community wide and select neighborhood trails.

OBJECTIVE B: The following principles should be incorporated into all transportation planning efforts in all development in the Basin.

Policy 8.3 Multimodal Streets: Streets and adjacent spaces should not be just a corridor for moving traffic, but make allowances for social interaction, walking, horseback riding where appropriate, and cycling. Motorized roadways should be constructed, or existing motorized roadways reconstructed, to allow for non-motorized transportation activities to occur through the most location-appropriate means, such as on sidewalks near the road, on trails that are separated from the road, or on widened shoulders.

Policy 8.4 Exhaust Alternatives Before Increasing Capacity: All efforts should be made to use existing transportation resources to their maximum efficiency before new infrastructure is built. Expanding capacity of any roadway should be considered as a last resort.

Policy 8.5 Access and Level of Service: Access to major roadways, including highway and other arterial roads, should be limited and managed to maintain an adequate “level of service” and to maintain the “functional classification” of the roadway. Property owners should be responsible for coordinating access to optimize the location of roadway intersections.

Policy 8.6 Traffic Control and Management: The County should consider the implementation of traffic control and management measures, including, but not limited to the following components:

- a. Park and ride facilities at Kimball Junction, Quinn's Junction, Town and Resort Centers, and other appropriate locations;
- b. Programs limiting portions of roads to non-motorized vehicles or pedestrian use;
- c. Bicycle programs;
- d. Employer-based carpooling;
- e. Employer-sponsored flexible work schedules;
- f. Car and van pool programs;
- g. Local programs directed toward the community center, special events, and other high traffic generators.

OBJECTIVE C: Development should be designed to provide multimodal connectivity between adjacent subdivisions, retail centers, or other developments.

Policy 8.7 Connectivity: All streets should be designed to connect to the larger network. Cul-de-sacs are generally discouraged, especially in areas where connectivity opportunities exist. The street pattern should be arranged to keep through traffic off local streets. Road patterns designed to allow traffic to speed through a neighborhood are not appropriate.

Policy 8.8 Internal Connectivity: Development should include a continuous system of sidewalks or pathways to connect all residential, commercial, parks, school and civic amenities, and other areas. Connections between internal pathway systems to the community system are also encouraged.

Policy 8.9 Walking distance: The distance between intersections should not exceed a distance that is comfortable for walking from place to place.

Policy 8.10 Traffic Calming: Traffic calming devices should be incorporated where appropriate. Reduced traffic speeds should be promoted on neighborhood roads with appropriate signs or other measures indicating road use by others such as children, horses, bicyclists, walkers, or fishermen.

Policy 8.11 Transit: Centrally located transit facilities should be placed within all new major developments.

Policy 8.12 Entry Corridors: The County, working with the UDOT, should adopt a landscape enhancement and management master plan for SR 224, SR 248, I-80, and US-40 corridors. The County should continue to work with UDOT to gain agreements regarding the placement of raised barrier curbs, landscaping along the road edges, and divided median strips within the identified entry corridors to provide additional enhancements in these areas.

OBJECTIVE D: The County should pursue local and regional mass transit opportunities to provide greater transportation efficiency.

Policy 8.13: Recognize the regional nature of traffic and commit to continue working with UDOT, Park City Municipal, Wasatch County, Salt Lake County, and other stakeholders to achieve regional mass transit cooperation.

Policy 8.14: Maximize existing infrastructure to accommodate for mass transit rather than building or expanding roads

Chapter 9

Neighborhood Plans

In order to protect existing neighborhood characteristics and to promote cohesive planning in the future, the following Neighborhood Planning Area have been identified in the Snyderville Basin: Bitner Road, Canyons, Central Basin, East Basin, Highland Estates, Jeremy Ranch/Pinebrook, Kimball Junction, North Mountain, Old Ranch Road, Quinn's Junction, Rasmussen Road, Silver Creek, The Summit, Utah Olympic Park, and West Mountain.

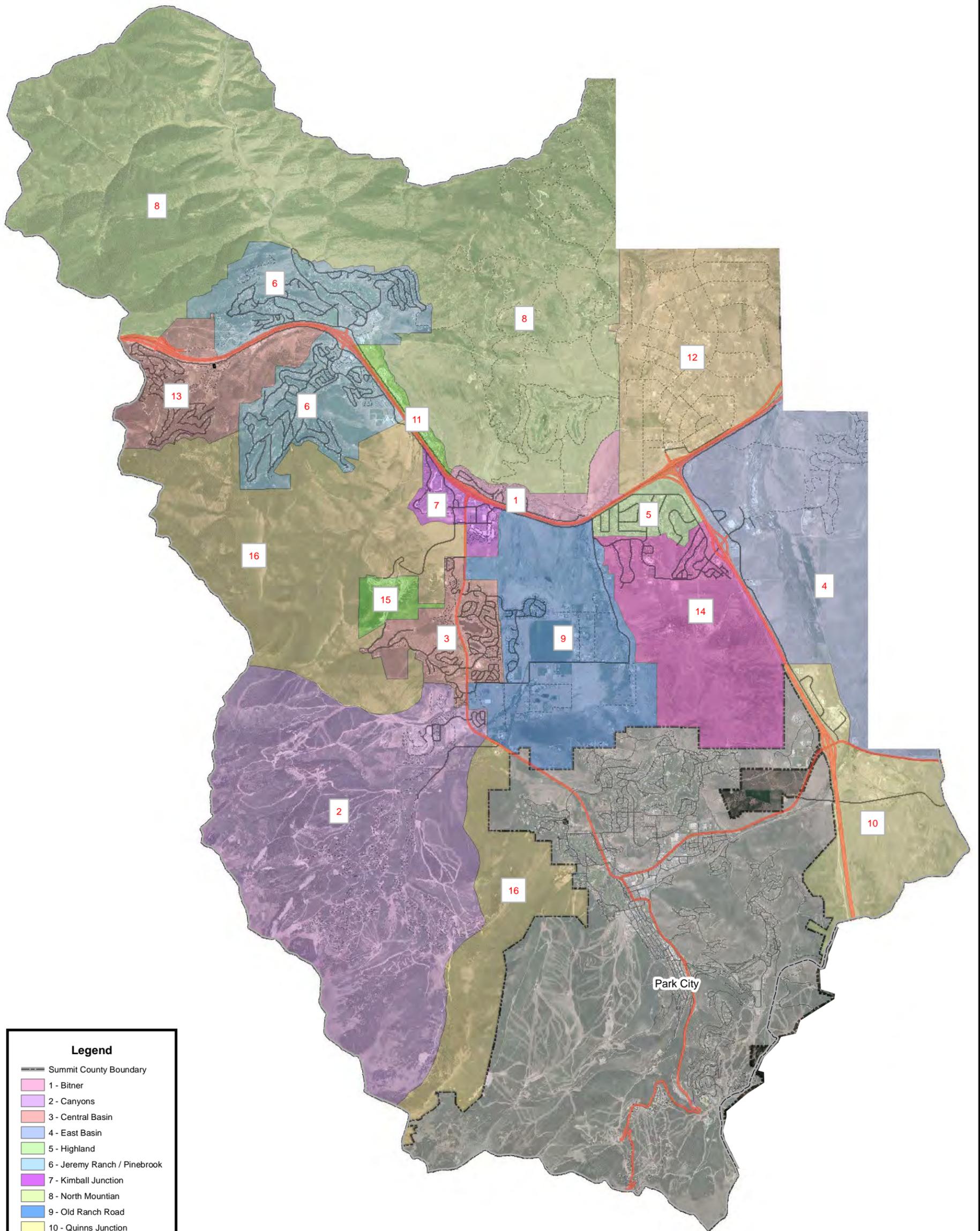
Although there are hard boundaries delineating each neighborhood planning area, it is important to recognize that how development occurs in one neighborhood may affect adjacent neighborhoods. It is the intent of this Plan to ensure that appropriate planning principles are adhered to not only within individual neighborhoods, but among them as well.

All neighborhoods within the Snyderville Basin should adhere to the goals, objectives, and policies found in the individual chapters of the Plan and summarized in the statements below. However, each neighborhood planning area will not lend itself equally to the application of only these goals, objectives, and policies based on their unique characteristics. Additional neighborhood design objectives and/or special considerations have been included for some neighborhoods.

Global Principles:

- **Chapter 1: Vision and Background**
All neighborhoods should support the resort and mountain character of the Snyderville Basin. Development should be designed to support a sense of community.
- **Chapter 2: Land Use**
All neighborhood development should focus on sustainable patterns of development with special attention given to the protection of Critical Lands, wildlife migration corridors, and view sheds.
- **Chapter 3: Housing**
All neighborhood development should adhere to the commitment to provide housing for moderate or low income residents.

- **Chapter 4: Cultural and Natural Resources**
All neighborhood development should protect and preserve culturally beneficial historical structures and natural resources with special attention given to access and connectivity of the community-wide trail system
- **Chapter 5: Open Space**
Preservation of open space is the highest priority of all neighborhoods. This is considered the most valuable characteristic which promotes the image and lifestyle enjoyed in the Snyderville Basin.
- **Chapter 6: Recreation and Trails**
All neighborhood development should give special attention to access for recreational opportunities for the residents of the neighborhood and Snyderville Basin.
- **Chapter 7: Services and Facilities**
All neighborhood development should provide for ease of access for public services such as police, fire trucks, and weed abatement.
- **Chapter 8: Transportation**
All neighborhood development should promote the community-wide connectivity and traffic flow of transportation.



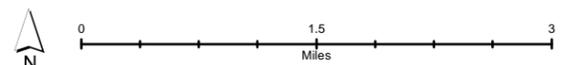
Legend

- Summit County Boundary
- 1 - Bitner
- 2 - Canyons
- 3 - Central Basin
- 4 - East Basin
- 5 - Highland
- 6 - Jeremy Ranch / Pinebrook
- 7 - Kimball Junction
- 8 - North Mountain
- 9 - Old Ranch Road
- 10 - Quinns Junction
- 11 - Rasmussen
- 12 - Silver Creek
- 13 - Summit
- 14 - Trailside
- 15 - Utah Olympic Park
- 16 - West Mountain
- Park City Boundary



Snyderville Basin Neighborhood Planning Areas 2013 General Plan Update

Prepared September 2013 by the Summit County Community Development Department



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BITNER ROAD

Location

The Bitner Road neighborhood is bordered on the north by East Canyon Creek; on the west by the east end of the Rasmussen Road Neighborhood; on the south by Bitner Road that runs east and west; and on the east just beyond Bitner Road that runs north and south.

Zoning

The current zoning in this neighborhood is Rural Residential. The base density is 1 unit per 20 acres.

Neighborhood Description

The Bitner Road neighborhood is highly visible from Interstate 80 and others areas in the immediate vicinity. It contains a mix of single family detached, multi-family, and neighborhood commercial uses. The East Canyon Creek is an important community amenity in this neighborhood, which is located within the Swaner Nature Preserve. A unique feature in this neighborhood is the historic Bitner Ranch. It is important to recognize this is a community amenity and provide opportunities for preservation of this Ranch.

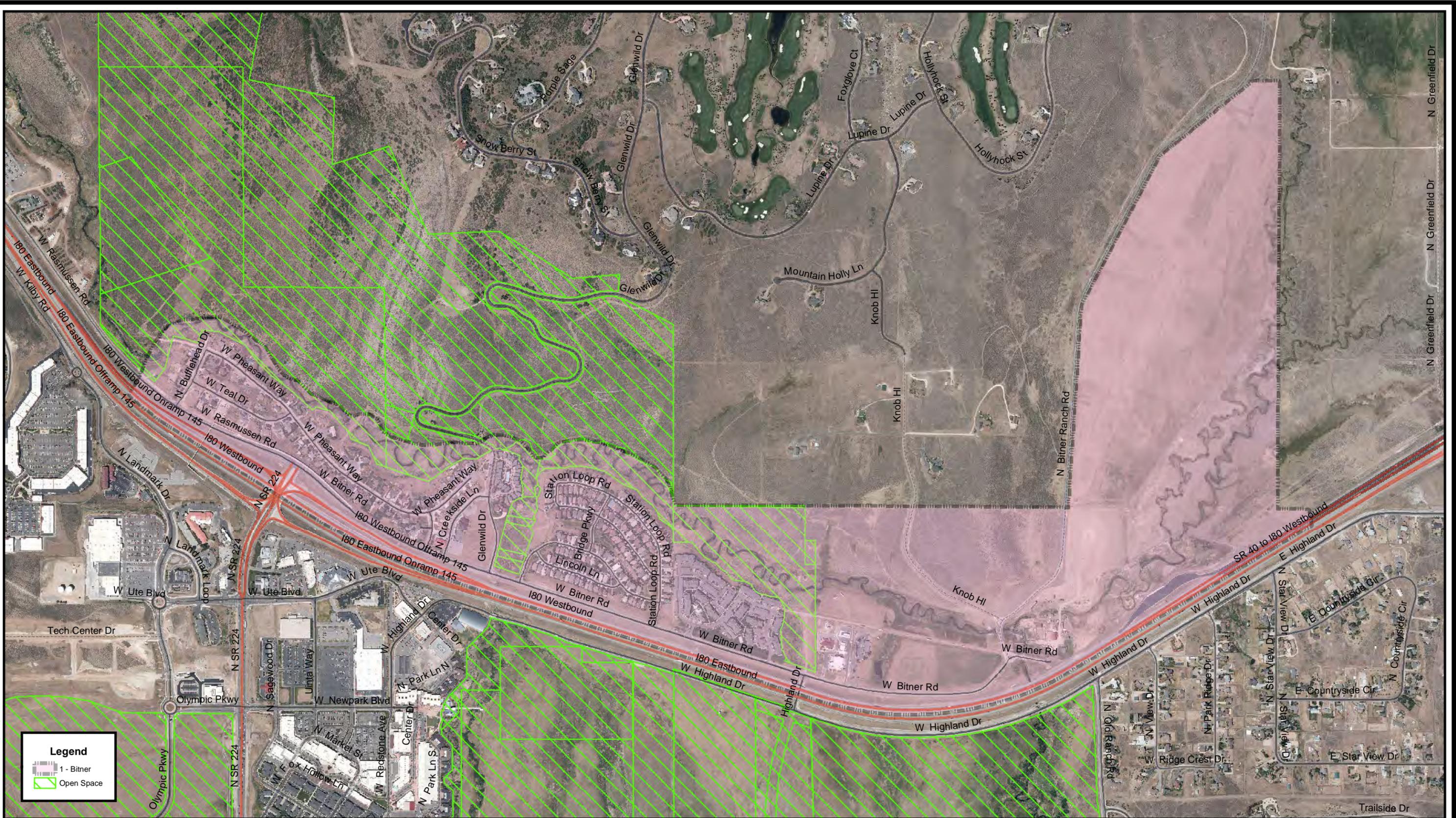
There are a few undeveloped parcels located within this neighborhood. While this is a linear neighborhood that parallels I-80, future uses should not be designed to create typical strip development patterns. Based on the boundaries of the neighborhood and current Development Code criteria, such as setbacks, development would occur in a linear pattern. The allowed

uses are currently limited by the existing Rural Residential zoning. Consideration should be given for future mixed-use developments and flexibility in design standards. This may occur through TDR's, future Code amendments and possible rezoning of parcels located within the neighborhood. Future land use patterns should also be context sensitive in terms of infrastructure capacity.

Any future development should be sensitive to its surroundings, especially the East Canyon Creek corridor. Enhancements, including stream bank restoration and riparian plantings are appropriate.

This neighborhood is bordered on the east by the Silver Creek Neighborhood, which has one access in and out of the subdivision. Future connectivity options between the two neighborhoods should be studied and considered, not only for motor vehicles, but for pedestrians and other recreational users as well.





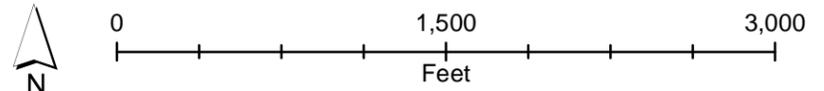
Legend

-  1 - Bitner
-  Open Space



**Bitner
Neighborhood Planning Area
2013 General Plan Update**

Prepared September 2013 by the Summit County Community Development Department



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CANYONS

Location

The Canyons neighborhood includes all the property located within the Canyons Specially Planned Area. It is bordered on the north by the Sunpeak area as well as the southern boundary of the West Mountain neighborhood; it is bordered on the east by a small section of SR-224 and the western boundary of the West Mountain neighborhood; it is bordered on the west by the Summit County/Salt Lake County boundary.

Zoning

The zoning in this neighborhood is a combination of Resort Center (RC), Rural Residential (RR), Hillside Stewardship (HS), and Mountain Remote (MR). The density in the RC zone is determined through the Specially Planned Area process (SPA). The base density in the RR zone is 1 unit per 20 acres; the base density in the HS zone is 1 unit per 30 acres; and the base density in the MR zone is 1 unit per 120 acres.



Neighborhood Description

The Canyons neighborhood planning area contains steep, mountainous terrain, and sensitive and critical areas. Canyons Resort is the fifth largest ski resort in the United States and has the most acreage in the States. The uses consist of a mix of single family detached, multi-family, commercial, and resort related facilities.

The Canyons planning area should be designed in accordance with the Canyons Specially Planned Area Development Agreement which is based on the following principles:

- Consideration should be given to the skiing capacity of the mountain for the development of future lifts, trails, and related on mountain services necessary to support the skiing operation.
- The density of the area should take into consideration the carrying capacity of the mountain for skiers, the ability of the developers to mitigate on and off-site impacts, and a substantial level of economic/tax base benefits accrued to Summit County.
- Development should be tightly clustered in and around the resort cores in a manner that is transit and pedestrian friendly to minimize the use of automobiles.
- In the Resort Core, resort accommodations should be provided rather than primary dwelling units. Primary dwelling units may be considered in areas outside of the Resort Core.
- Consideration should be given for the allowance of clustered, high density development in exchange for open space preservation in the Resort Core.
- A key objective in this area is to provide a quality recreation experience, without detracting from the aesthetic appearance of the landscape and causing disruptions of the existing mountain views.
- Environmental enhancements, conservation and preservation of the natural resources in the planning area should be considered.
- Traffic reduction measures and pedestrian connections are a high priority in this area. On-going opportunities to provide regional transportation solutions should be explored.
- Facilities and activities necessary to promote a year-round resort and meet the needs of the residents of the Snyderville Basin are encouraged to be developed in this planning area.
- Cooperation with the Snyderville Basin Special Recreation District regarding the incorporation of trails and other recreational facilities is a priority in this neighborhood.



Legend

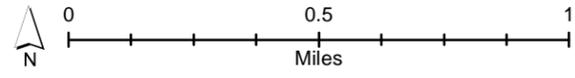
-  2 - Canyons
-  Open Space
-  Park City Boundary



Canyons Neighborhood Planning Area

2013 General Plan Update

Prepared July 2013 by the Summit County Community Development Department



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CENTRAL BASIN

Location

Central Basin is located on both the east and west sides of SR-224. The east side is bordered on the north by the Swaner Nature Preserve; on the east by the western boundary of the Willow Creek Estates Subdivision; on the south by Old Ranch Road; and on the west by SR-224.

The west side includes Bear Hollow Village and is bordered by Utah Olympic Park; it is bordered on the east by SR-224; it is bordered on the south by Canyons Resort; and on the west by the eastern boundary of the West Mountain Neighborhood planning area.

Zoning

The zoning in this neighborhood is a combination Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acres. The base density in the HS zone is 1 unit per 30 acres.

Neighborhood Description

The Central Basin neighborhood is comprised mainly of residential subdivisions that are mostly built out, with a few small pockets of neighborhood commercial uses, an elementary school, and institutional uses.

The east side of SR-224 is mostly flat while the area west of SR-224 contains varying degrees of topography. A section of the Millennium Trail is located in this planning area on the west side of SR-224. This is an important community amenity.

Future pedestrian connections should be considered to provide a safe passage across SR-224 for pedestrians wanting to access the elementary school, churches, or other existing commercial uses.

It is the goal of this neighborhood to maintain the existing residential characteristics, ensure that commercial uses are designed to be in scale with the neighborhood, and allow for redevelopment opportunities in the future.





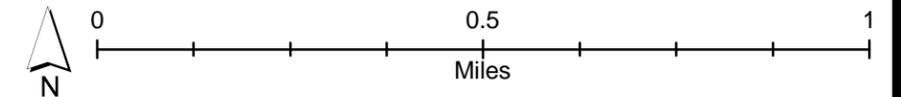
Legend

-  3 - Central Basin
-  Open Space



**Central Basin
Neighborhood Planning Area
2013 General Plan Update**

Prepared July 2013 by the Summit County Community Development Department



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EAST BASIN

Location

The East Basin neighborhood is located east of US-40 and extends east to the Snyderville Basin Planning District boundary. It is bordered on the north by Interstate 80; and extends south to the northern boundary of the existing Space Place Storage.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR) and Community Commercial (CC). The base density in the RR zone is 1 unit per 20 acres. The density in the CC zone is determined by the ability of the proposed development to meet all required development and performance standards and criteria set forth in the Development Code.



Neighborhood Description

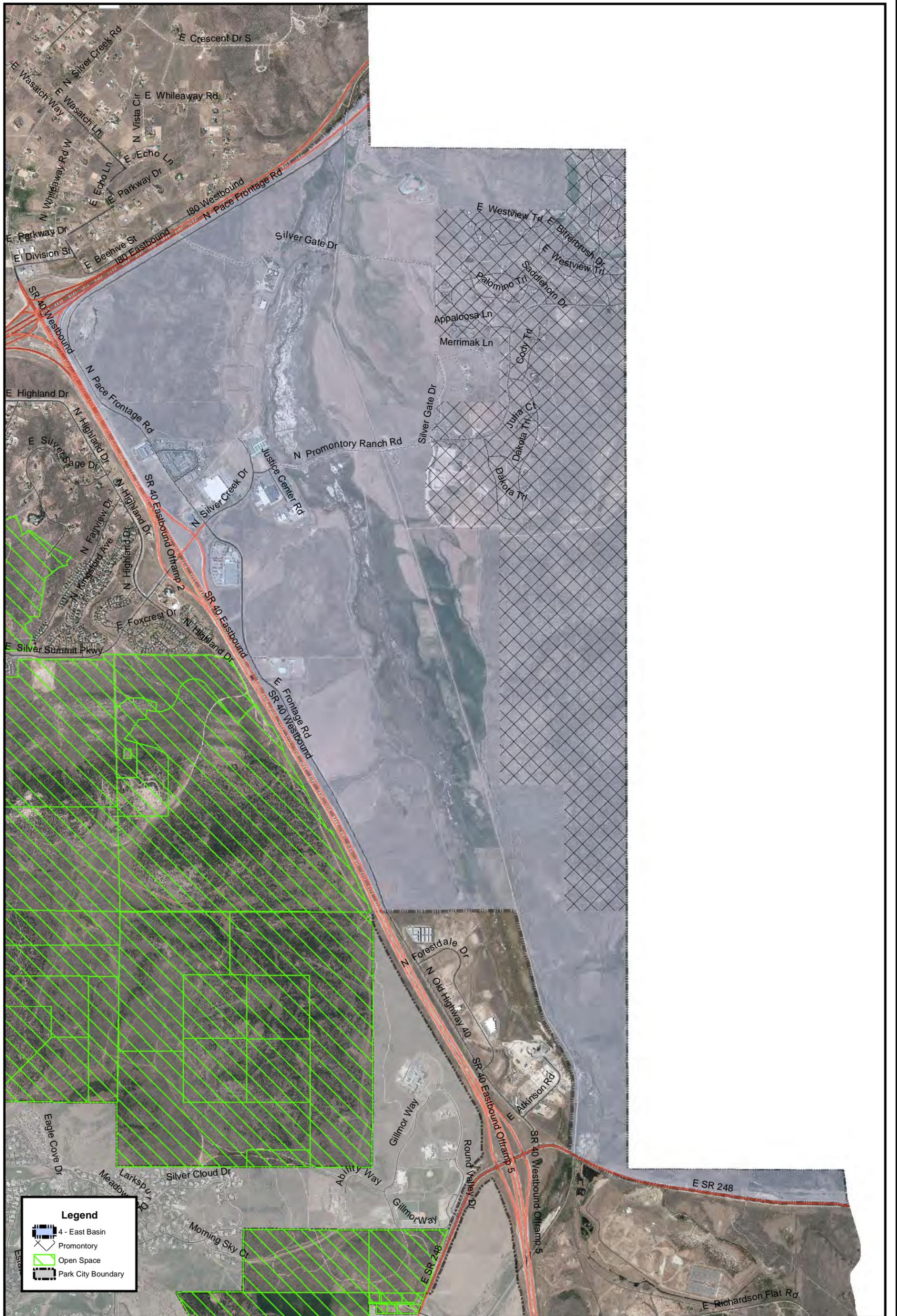
The East Basin neighborhood is highly visible from US-40 and others areas in the immediate vicinity. It is an important entry corridor into the Snyderville Basin and an additional entrance into Park City.

The dominant features of this planning area are large tracts of relatively flat open lands, a stream corridor, wetlands, floodplains, and soils contaminated by mine tailings. It also contains areas of clustered development around the interchange of US-40 and Silver Summit, with other commercial uses interspersed throughout. The Pace Frontage Road is a popular route for bikers.

The visual connectivity to existing open spaces is an important community feature and should be preserved as much as possible. Future design objectives that support this goal, such as locating structures at the outer edge of the meadow, clustering development near existing uses, and avoiding strip mall type patterns of development are encouraged. Protection of existing wildlife corridors is an important community value.

Consideration should be given for future mixed-use developments and flexibility in design standards. This may occur through TDR's, future Code amendments and possible rezoning of parcels located within the neighborhood. Future land use patterns should also be context sensitive in terms of infrastructure capacity.

There are no existing residential uses in this planning area; however, the Silver Creek Village Center, which is a mixed use development, has been approved to be located on the southeast quadrant of Interstate 80 and US-40. This is a large development that will have a significant impact on the character of the East Basin neighborhood, such as increased traffic at the US-40 and Silver Summit interchange.



**East Basin
Neighborhood Planning Area
2013 General Plan Update**

Prepared July 2013 by the Summit County Community Development Department

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Miles

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HIGHLAND ESTATES

Location

The Highland Estates Neighborhood Planning Area is bordered on the north by Interstate 80; on the east by US-40; on the south by the northern boundary of the Trailside neighborhood; and on the west near Old Ranch Road.

Zoning

The zoning in this neighborhood is Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acre. The base density in the HS zone is 1 unit per 30 acres.

Neighborhood Description

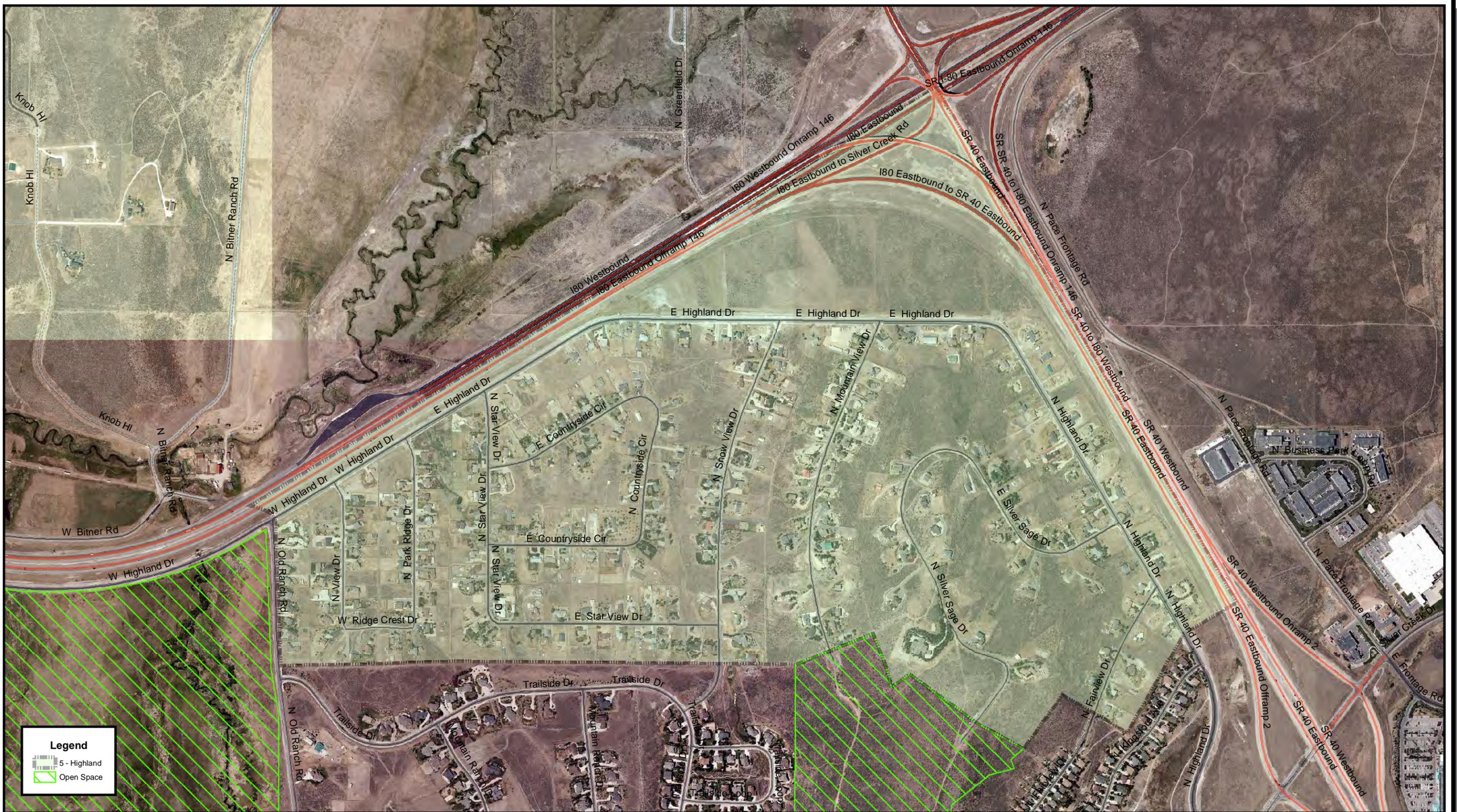
The Highland Neighborhood Planning Area consists of the Park Ridge and Highland Estates subdivisions. This neighborhood is one of the oldest single-family residential areas in the Snyderville Basin. The neighborhood is predominately characterized by single-family detached residences with an average lot size of 1.5 acres. The neighborhood is primarily built-out. A limited number of home-based businesses and other commercial activities have established in the

area which may be inconsistent with the Code and current zoning. A goal of this Neighborhood Planning Area is to preserve the existing residential character and ensure that incompatible uses are addressed.

The neighborhood design objective is to:

- Reinforce the use of detached single-family residential structures and related small scale accessory structures.
- Investigate the potential for the future upgrade of individual septic tank systems to a regional sewer system.
- Maintain reasonable standards for equestrian activities.
- Mitigate traffic impacts through the neighborhood.
- Enhance pedestrian, equestrian, and non-motorized trail connectivity between residential areas, schools, parks, and open space areas.
- Fencing that impedes or adversely affects wildlife or wildlife migration corridors should be discouraged.





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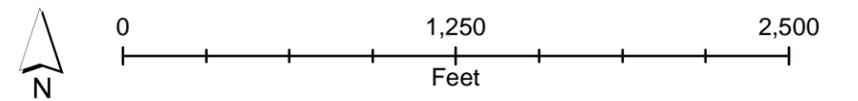
- 5 - Highland
- Open Space



Highland Neighborhood Planning Area

2013 General Plan Update

Prepared October 2013 by the Summit County Community Development Department



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JEREMY RANCH / PINEBROOK

Location

Jeremy Ranch is located on the north side of I-80 and Pinebrook is located on the south side of I-80. Jeremy Ranch extends north, just past Daybreaker Drive. It is bordered on the east by The Ridge at Redhawk Subdivision; on the south by I-80; and it extends west, just past The Woods at Parleys Lane and Moose Hollow Subdivisions. The Jeremy Ranch Elementary School and the commercial property to the west of the school are also included in this neighborhood.

Pinebrook is bordered on the northeast by I-80. It extends south just past Ecker Hill Middle School and continues south to include the subdivisions in Pinebrook, such as Ecker Hill and Pineridge. It then continues west just past the boundaries of developments such as Sunridge, Pinebrook Pointe, and Cedar Ridge. The commercial area at Quarry Junction is also included in this neighborhood.

Zoning

The zoning in this neighborhood is a combination Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acres. The base density in the HS zone is 1 unit per 30 acres.

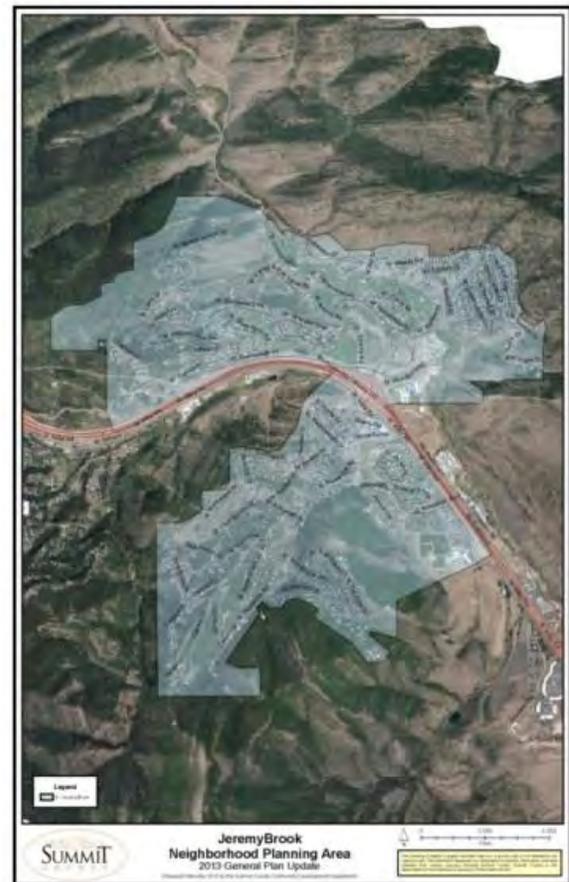
Neighborhood Description

The Jeremy Ranch / Pinebrook neighborhood contains subdivisions that are largely built-out. They are primarily single family detached residential areas with some multi-family areas interspersed throughout. They both contain commercial areas; the commercial area in Jeremy Ranch is around the intersection of asmussen and Homestead Roads, and the commercial area in Pinebrook is primarily located in the southeast quadrant of Kilby and Pinebrook Roads. A significant portion of the

Jeremy Ranch subdivision is dedicated to a golf course.

This planning area is located in the entry corridor to the Snyderville Basin. Any future development should be compatible with the existing environment, including the preservation of open space, vegetation, and wildlife habitat.

Because this neighborhood is split by I-80, pedestrian and safer vehicular connections are a primary concern. Future alternatives should be explored in conjunction with the implementation of the Snyderville Basin Transportation Master Plan. Additional opportunities to provide for less congested and safer intersections should also be considered for the Rasmussen/Homestead and Pinebrook/Kilby Road areas.



KIMBALL JUNCTION

Location

The Kimball Junction neighborhood contains property on both the east and west sides of SR-224. The east side is bordered on the north by I-80; on the east and south by the Swaner Nature Preserve; and on the west by SR-224. The west side is bordered on the north by I-80; on the east by SR-224; on the south by Summit County open space; and on the west by the Hi-Ute Ranch.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Town Center (TC), and Community Commercial (CC). The base density in the RR zone is 1 unit per 20 acres; the base density in the TC zone is determined through the Specially Planned Area process; the base density in the CC zone is determined by the ability of the development to meet all required development performance standards and criteria set forth in the Development Code.

Neighborhood Description

The Kimball Junction neighborhood is the designated Town Center in the Snyderville Basin, which is the focal point for living, working, shopping, entertainment, and social interaction. It serves as a vital hub and employment center of the area. The Park City Tech Center is a significant development located within this planning area which is governed by a Development Agreement. It is important that the Town Center should remain an economically and socially viable area at Kimball Junction that promotes a sense of place and community identity that supports the mountain resort economy of the Snyderville Basin.

There are not many undeveloped large lots in this neighborhood so redevelopment and in-fill development is the most likely to occur. Additional density, including allowances for more height should be considered. An appropriate mix of land uses, as well as various activity spaces and programs to encourage a sense of community, attracting people on a daily basis, are important objectives.

SR-224 that divides this neighborhood is the entryway to the Snyderville Basin and Park City. It is critical that the view from the road be one of quality, interest and sensitivity to the mountain environment. It is equally important that the roadway be able to operate in a safe and efficient manner. Summit County should continue to work with U.D.O.T. on future improvements to the roadway.





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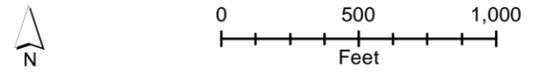
-  7 - Kimball Junction
-  Open Space



Kimball Junction Neighborhood Planning Area

2013 General Plan Update

Prepared July 2013 by the Summit County Community Development Department



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NORTH MOUNTAIN

Location

North Mountain is bordered on the north by the Summit County/Morgan County boundary; on the east by Bitner Ranch Road; on the south by East Canyon Creek and on the west by the Salt Lake County/Summit County boundary.

Zoning

The zoning in this neighborhood is a combination of Hillside Stewardship (HS) and Mountain Remote (MR). The base density in the HS zone is 1 unit per 30 acres. The base density in the MR zone is 1 unit per 120 acres.

Neighborhood Description

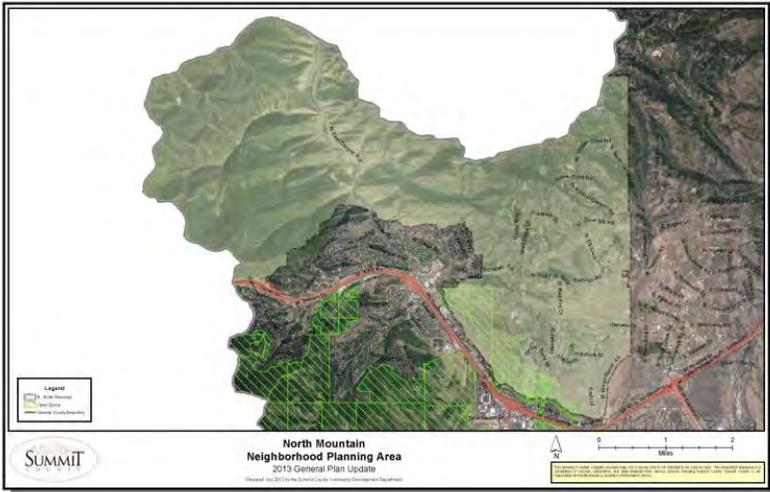
The North Mountain neighborhood contains large tracts of undeveloped land as well as existing subdivided areas for single family detached use. There are many miles of community trails throughout this neighborhood. The topography varies from generally flat to steeply sloped and the vegetation also varies from sagebrush to more dense hillside trees. Streams, wetlands, and other natural resources exist in this planning area. There are large tracts of preserved, protected open space in this neighborhood.

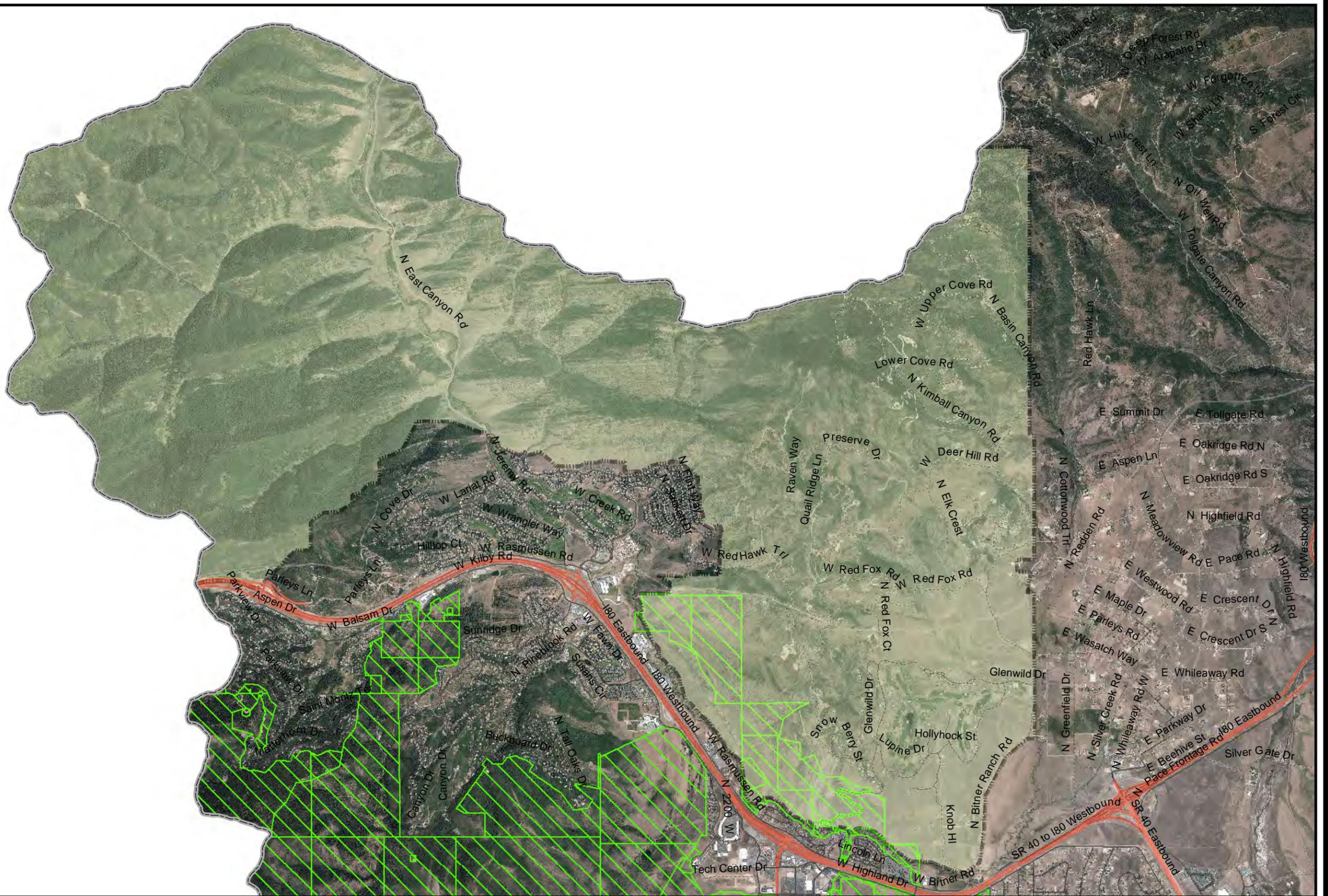
The appropriate long-term character is low density single family detached residential uses, with

structures appropriately clustered and sensitively sited in the mountainous terrain. The continuation of recreational opportunities, including trails (equestrian, pedestrian, and bicycle) and large area of open space suitable for the continuation of wildlife in the area are encouraged.

Other design considerations include:

- Fencing in the neighborhood is encouraged to be ranch style and wildlife sensitive with consideration given to the need to safely enclose and protect large animals and to promote the open character of the area.
- Curb and gutter is not appropriate in this neighborhood; drainage along roadways should be consistent with the rural character, such as the use of ditches.
- Streetlights are discouraged within this neighborhood, except those used to ensure the general health, safety, and welfare of the community.
- Special consideration should be given to the use of property located around the protected open space to ensure the future development won't diminish the character of that open space.





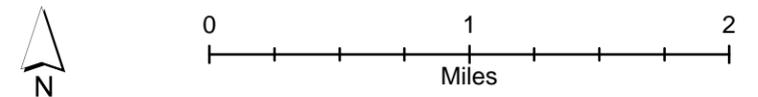
Legend

-  8 - North Mountain
-  Open Space
-  Summit County Boundary



**North Mountain
Neighborhood Planning Area
2013 General Plan Update**

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OLD RANCH ROAD

Location

The Old Ranch Road neighborhood is bordered on the north by Interstate 80; on the east just past Old Ranch Road; on the south by the boundary of Park City Municipal; and on the west by the east boundary of the existing North Shore, South Shore, Silver Springs, and other subdivisions in that vicinity.

Current Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acres and the base density in the HS zone is 1 unit per 30 acres.



Neighborhood Description

The Old Ranch Road neighborhood is a rural, residential area that contains mostly large lots for single family use. The Swaner Nature Preserve makes up approximately 725 acres on the north end of the neighborhood.

This planning area contains natural features, such as wetlands, stream corridors, agricultural meadows and hillsides. The area also contains some historic structures and equestrian uses. It is important to recognize the open, equestrian, and agricultural way

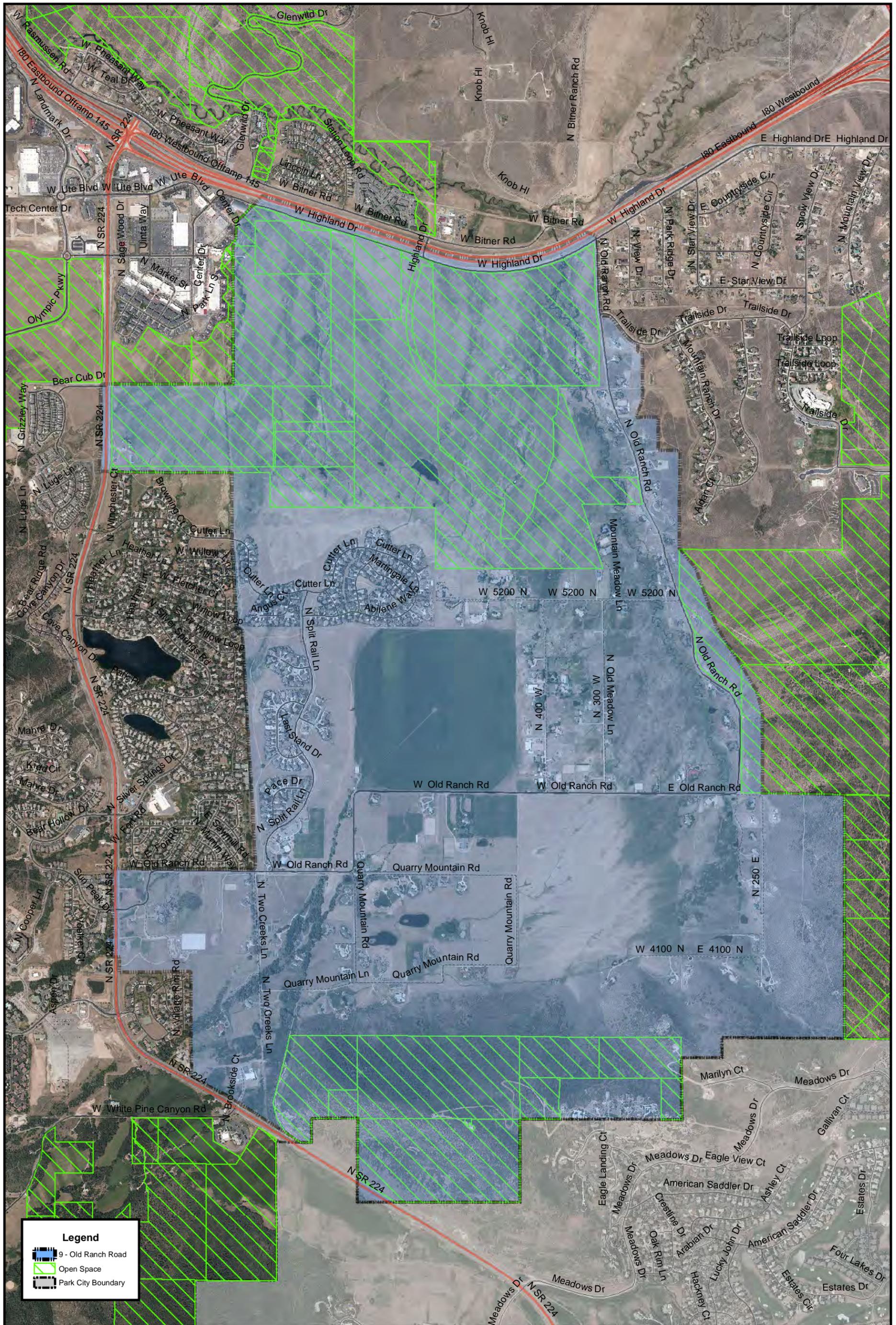
of life in order to maintain the mountain-ranching feeling. Preservation and enhancement of the existing natural resources is an important aspect of this neighborhood.

Old Ranch Road is designated as a multi-use transportation and recreational corridor as part of a neighborhood traffic calming program that has become a popular route for horseback riding, bicyclists, runners, dog walkers, and for access to the Round Valley trailhead and the Swaner Nature Preserve. The safety of those using Old Ranch Road, including the area residents and the recreational users should be taken into consideration. The historic character of the winding, narrow Old Ranch Road should be preserved, with consideration given to widening the road for future trails.

This neighborhood contains numerous existing lots that are not located with the boundaries of recorded subdivisions and large tracts of agricultural land. It is anticipated that development will occur, but it should be compatible with the existing large lot single family detached dwellings and equestrian uses which would be consistent with the open, rural character of the area.

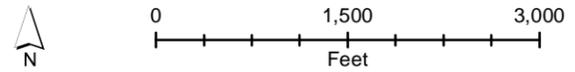
Other design considerations include:

- Streetlights are discouraged within this neighborhood, except for those used to ensure the health, safety, and welfare of the community.
- In an effort to maintain an open, rural feeling, the use of curb and gutter is not appropriate; other methods, such as the use of ditches should be explored.
- Fencing in the neighborhood is encouraged to be ranch style, wildlife sensitive fencing with consideration given to the need to safely enclose and protect large animals and to promote the open, rural character of the area. Preservation of the natural features should be taken into consideration with any future development.
- A neighborhood gateway that reflects the character of the area may be considered at each end of Old Ranch Road.
- To minimize traffic and to provide for safety, additional road connections from outside Old Ranch Road should not be permitted.



Old Ranch Road Neighborhood Planning Area 2013 General Plan Update

Prepared July 2013 by the Summit County Community Development Department



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QUINN'S JUNCTION

Location

Quinn's Junction is generally located at the intersection of SR-248 and US-40. It begins on the south boundary of the existing Space Place Storage units; it is bordered on the east by the Rail Trail; it is bordered on the west by US-40.

The southeast section of Quinn's Junction is south of SR-248; it is bordered on the west by US-40 and bordered on the east by the Wasatch County line; it extends south to the Wasatch County line. There is a small section of this neighborhood that is located west of US-40 and east of the Park City Municipal boundary.

The property located west of US-40 is north of SR-248 and is surrounded by property in Park City Municipal's boundary.

Zoning

The zoning in this neighborhood is a combination of Service Commercial (SC), Rural Residential (RR), Hillside Stewardship (HS), and Mountain Remote (MR). The base density in the RR zone is 1 unit per 20 acres; the base density in the HS zone is 1 unit per 30 acres; the base density in the MR zone is 1 unit per 120 acres. The density in the SC zone is determined by the ability of the proposed development to meet all required development and performance standards and criteria set forth in the Development Code.

Neighborhood Description

The property located in the Quinn's Junction neighborhood is relatively flat and very visible from SR-248 and US-40. There are existing industrial and service commercial uses, a stream corridor, large blocks of undeveloped land, a small section of the Rail Trail, and a significant area containing soils contaminated by mine tailings and used for remediation elsewhere.

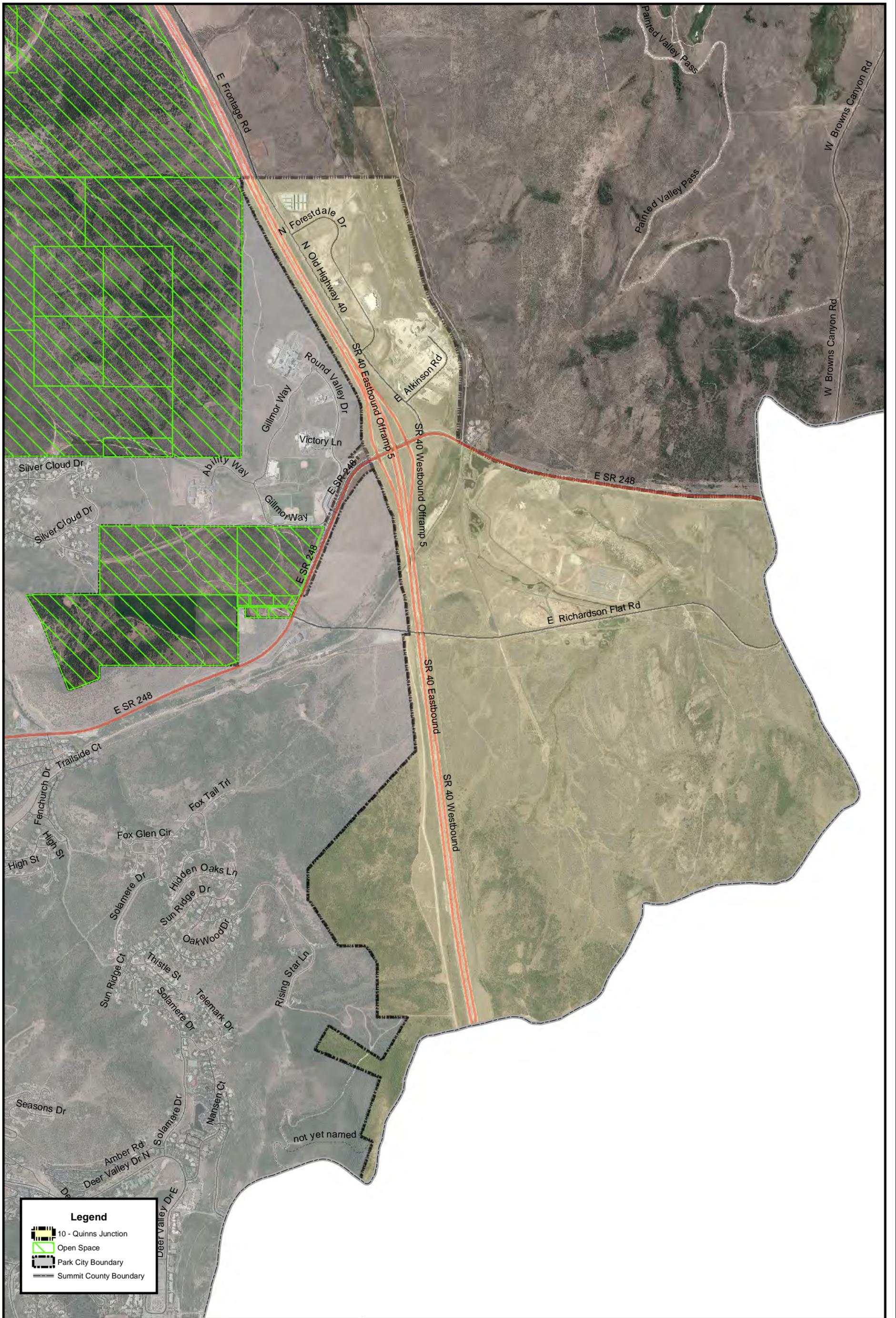
The types of uses in this area support a viable economy in Summit County. Recognizing this,

the continued use of and the expansion of additional service commercial and industrial uses should be considered, especially near the existing development located in the northeast quadrant of SR-248 and US-40. Appropriate uses may include general offices, business parks, manufacturing, and other service related and industrial uses.

The Pace Frontage Road is a popular route for bikers. Future development plans should include appropriate truck routes to the individual uses that are designed to serve the area, while ensuring the safety of other users on the frontage road. Additional impacts associated with industrial uses include noise, odors, dust, air quality, and other significant environmental concerns. All of these impacts need to be evaluated and appropriately mitigated.

This neighborhood is adjacent to Park City Municipal and Wasatch County. Ongoing communication with these jurisdictions is vital to ensure appropriate growth strategies are implemented that respond to the needs of each community, both individually and on a regional level.





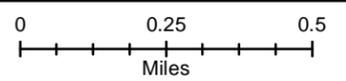
Legend

- 10 - Quinns Junction
- Open Space
- Park City Boundary
- Summit County Boundary



Quinns Junction Neighborhood Planning Area 2013 General Plan Update

Prepared August 2013 by the Summit County Community Development Department



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RASMUSSEN ROAD

Location

The Rasmussen Road neighborhood is bordered on the north by Jeremy Ranch Elementary School; on the southwest by Interstate 80; on the southeast by the Spring Creek Subdivision; and on the northeast it extends just beyond East Canyon Creek.

Zoning

The zoning in this neighborhood is Rural Residential. The base density is 1 unit per 20 acres.



Neighborhood Description

The Rasmussen Road corridor is highly visible from Interstate 80 and others areas in the immediate vicinity. It is considered to be a primary entry corridor into the community and consists mainly of commercial uses that cater to the residents.

There are no existing residential uses in this planning area. The current zoning on the property is Rural Residential, which is not reflective of the current uses, nor is it consistent

with the anticipated future growth pattern. Consideration should be given for future mixed-use developments and flexibility in design standards. This may occur through TDR's, future Code amendments and possible rezoning of parcels located within the neighborhood. Future land use patterns should also be context sensitive in terms of infrastructure capacity.

It is likely that some areas in the Rasmussen Road neighborhood are going to be redeveloped in the future as there are only a few remaining undeveloped parcels. Development of vacant parcels and redevelopment of existing uses are encouraged to provide economic vitality and more services and employment opportunities for area residents.

Because of the close proximity to the Jeremy Ranch Elementary School and the residences in the adjacent Spring Creek Subdivision, pedestrian connections are an important consideration for future development.

East Canyon Creek forms the neighborhood's northeast boundary and is an important community amenity, not just for this neighborhood, but the entire Basin. This corridor provides a significant opportunity for a trail connection along the north side of the creek between Jeremy Ranch and Kimball Junction. This trail meets the recreation and non-motorized transportation needs of area residents and businesses and fulfills Policy 4.9 of the General Plan as depicted in the Community-Wide Trails and Master Plan. New development or redevelopment of parcels along the corridor may provide opportunities for additional backcountry trail connections and trailhead/trailhead parking locations. Appropriate consideration should be given to property owners along the corridor who grant trail easements as a community contribution and as one criterion for incentive density.



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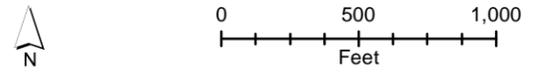
-  11 - Rasmussen
-  Open Space



Rasmussen Neighborhood Planning Area

2013 General Plan Update

Prepared July 2013 by the Summit County Community Development Department



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SILVER CREEK

Location

The Silver Creek neighborhood is bordered on the north and east by the Snyderville Basin/Eastern Summit County boundary; on the south by I-80; and on the west by the Bitner Neighborhood Planning Area boundary.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Hillside Stewardship (HS), Neighborhood Commercial (NC), and Community Commercial (CC). The base density in the RR zone is 1 unit per 20 acres; the base density in the HS zone is 1 unit per 30 acres; the density in the NC zone allows structures to be up to, but not exceed 5,000 sq.ft.; the base density in the CC zone is determined based on the ability of a proposed development to meet all required development and performance standards and criteria set forth in the Development Code.



Neighborhood Description

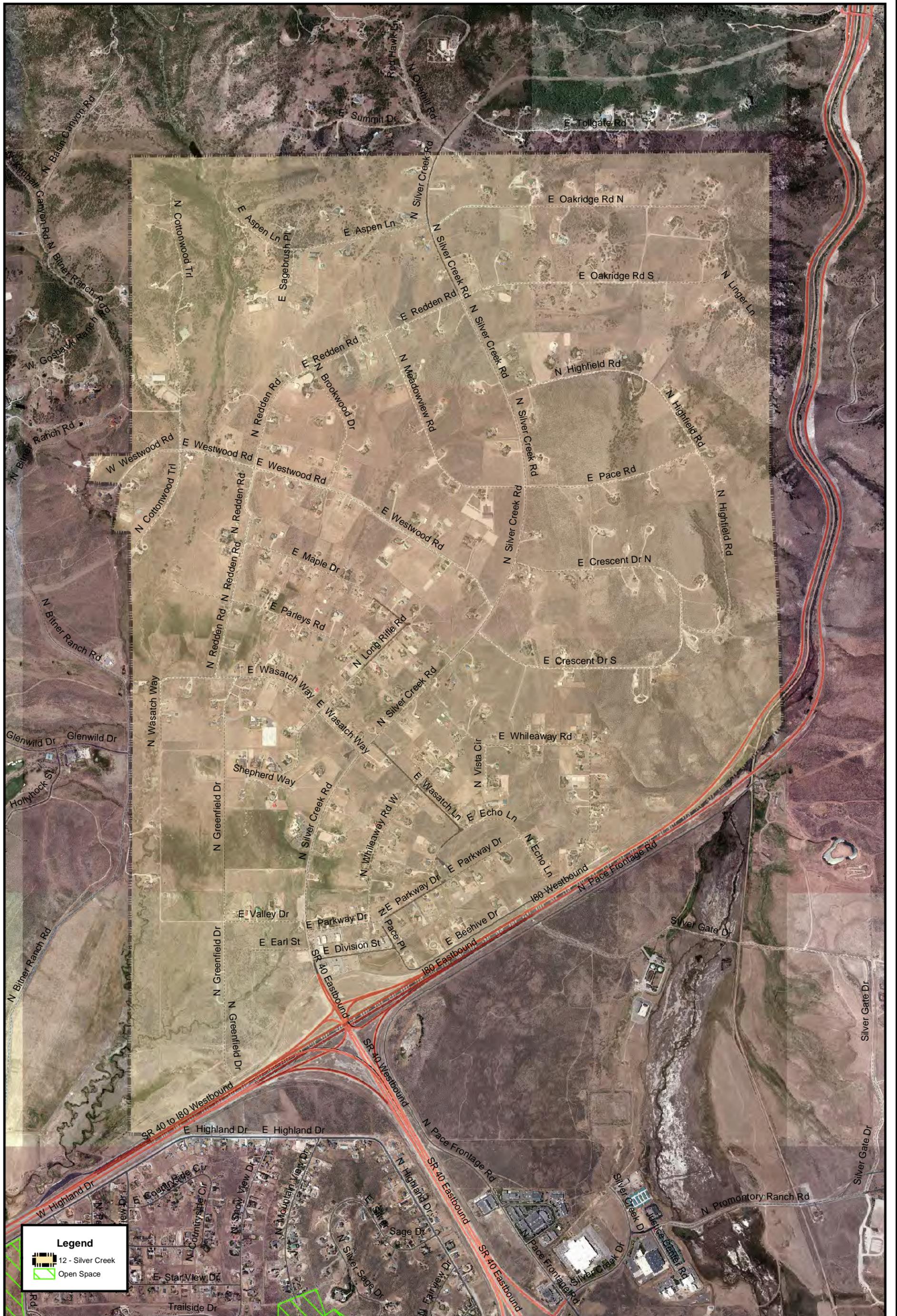
The Silver Creek neighborhood contains mostly residential and equestrian uses on large, existing subdivided lots, as well as a node of existing commercial uses and lots intended to serve the needs of the residents of Silver Creek

and the surrounding area. The neighborhood contains hillsides and some mountainous terrain that is highly visible from I-80 and US-40. There is one point of ingress and egress for Silver Creek that is accessed from the northern most end of the US-40 corridor.

Because of the equestrian and open nature of the area, future development should occur in a manner that takes into consideration the need for equestrian uses, such as trails and other facilities and maintaining a low density residential use; however, consideration may be given for a potential mixed use development given the proximity of the neighborhood to the Interstate.

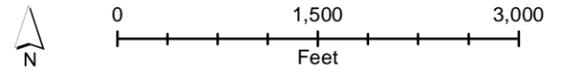
There are concerns in this neighborhood regarding ingress and egress, water availability, and wastewater capacity. Provisions that would allow for future transportation alternatives resulting in further points of ingress and egress for vehicular and emergency services are encouraged. This may include a connection from the Bitner Neighborhood to the west. Future development plans should help facilitate a discussion with Service Area #3 regarding the availability of water in the neighborhood, as well as the extension of a sewer line into the neighborhood.

Other design considerations include fencing, streetlights, and the use of curb and gutter. Fencing in the neighborhood is encouraged to be ranch style, wildlife sensitive fencing with consideration given to the need to safely enclose and protect large animals and to promote the open and mountain character of the area. Streetlights are generally discouraged in this neighborhood except those used to ensure the health, safety, and welfare of the community. In an effort to maintain an open, rural feeling, the use of curb and gutter is not appropriate; other methods, such as the use of ditches should be explored.



Silver Creek Neighborhood Planning Area 2013 General Plan Update

Prepared October 2013 by the Summit County Community Development Department



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THE SUMMIT

Location

The Summit is located on both the north and south sides of I-80. The area on the north begins at the Summit Park interchange and extends east to the western boundary of The Woods at Parley's Lane subdivision; I-80 forms the neighborhoods southern boundary.

The area on the south is bordered on the north by I-80. It extends east past Gorgoza Park to subdivisions located in the Pinebrook area. It is bordered on the south by the boundary of Summit Park; and on the west by the Summit County/Salt Lake County boundary.

Zoning

The zoning in this neighborhood is a combination of Hillside Stewardship (HS) and Mountain Remote (MR). The base density in the HS zone is 1 unit per 30 acres. The base density in the MR zone is 1 unit per 120 acres.

Neighborhood Description

The Summit neighborhood is located primarily on steep slopes and in dense vegetation, including Summit Park and Timberline. Both these subdivisions were subdivided and platted in the late 50's to early 60's, prior to zoning regulations in Summit County. The majority of the area on the south side of I-80 is subdivided and mostly built-out with single family detached dwellings. There is also preserved, public open space. The area on the north side is mostly undeveloped. This planning area is the first impression provided to visitors entering Summit County from the west.

As most of this planning area was developed prior to zoning regulations some of the roads do not comply with the current infrastructure standards. Efforts should be made in the

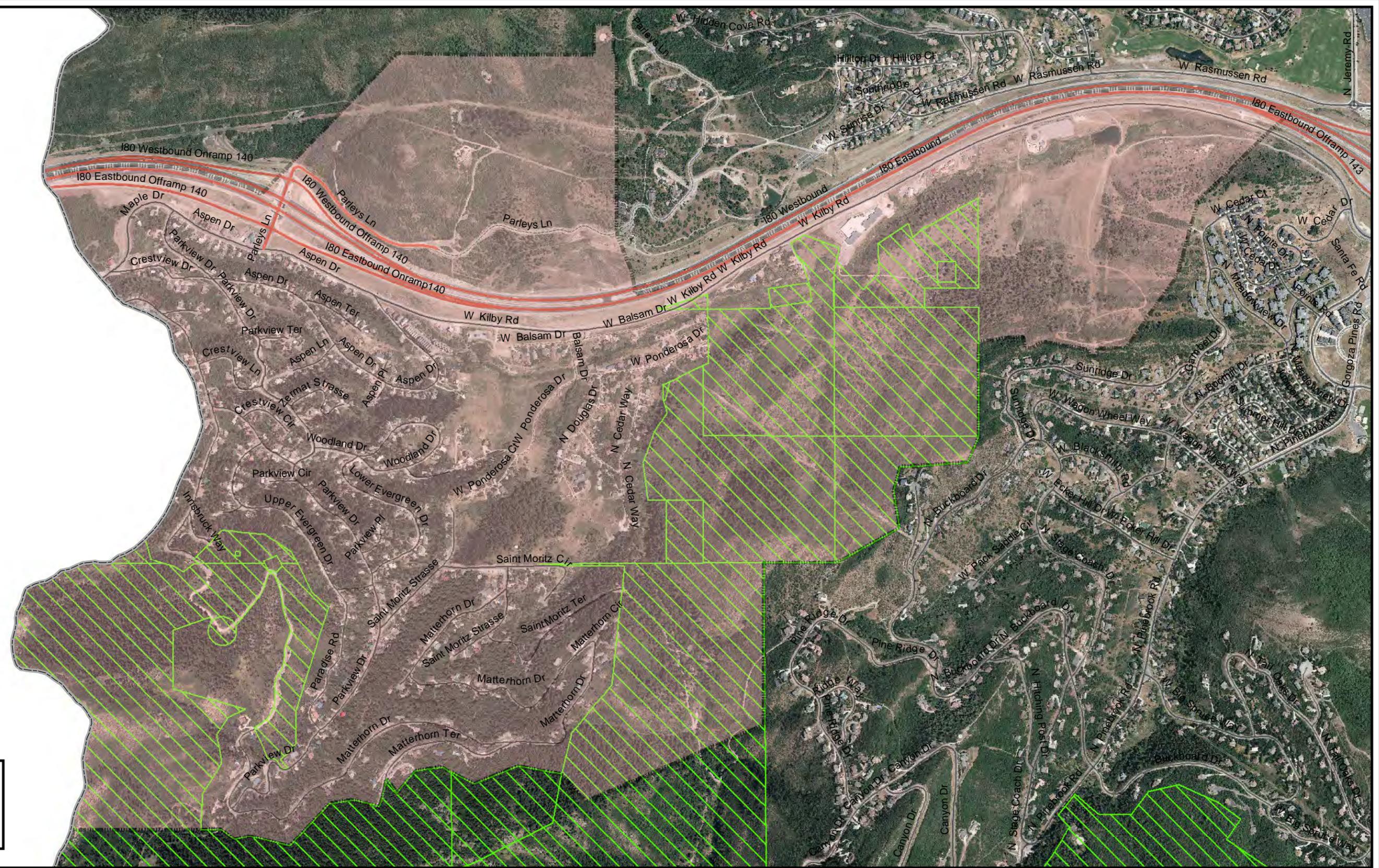
future to ensure that existing roads are modified to meet the Summit County regulations in order to ensure the safety of the residents and other users.

Due to the mountainous terrain, including dense vegetation and alpine meadows, this area is important for wildlife habitat.

Other design considerations include:

- Fencing is typically unnecessary, but where needed, should be wildlife sensitive so that it does not impede wildlife corridors or wildlife access to seasonal ranges, food, shelter, or water.
- Future development patterns should not create a hardscape wall effect or result in a linear development patterns. Views from the frontage road and I-80 should be maintained into the project.
- Drainage areas and hillsides should have limited development to help create view corridors and accomplish this objective.
- Special consideration should be given to the use of property located around the protected open space to ensure that future development won't diminish the character of that open space.





Legend

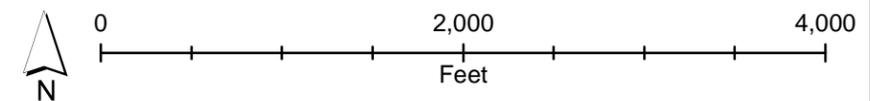
- 13 - Summit
- Open Space
- Summit County Boundary



Summit Neighborhood Planning Area

2013 General Plan Update

Prepared July 2013 by the Summit County Community Development Department



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TRAILSIDE

Location

The Trailside Neighborhood Planning Area is bordered on the north by the southern boundary of Park Ridge and Highland Estates; on the east by US-40; on the south by the southern edge of Round Valley; and on the west near Old Ranch Road. This neighborhood is the northern portal to the greater Park City area

Zoning

The zoning in this neighborhood is Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acre. The base density in the HS zone is 1 unit per 30 acres.



Neighborhood Description

The Trailside Neighborhood Planning Area includes Mountain Ranch Estates, Trailside, and Silver Summit Subdivisions. It is characterized by community open space, parks, a church, an elementary school, sports fields, bike-park, non-motorized trails, Basin Recreation District offices and Maintenance Facilities, and clustered, low-

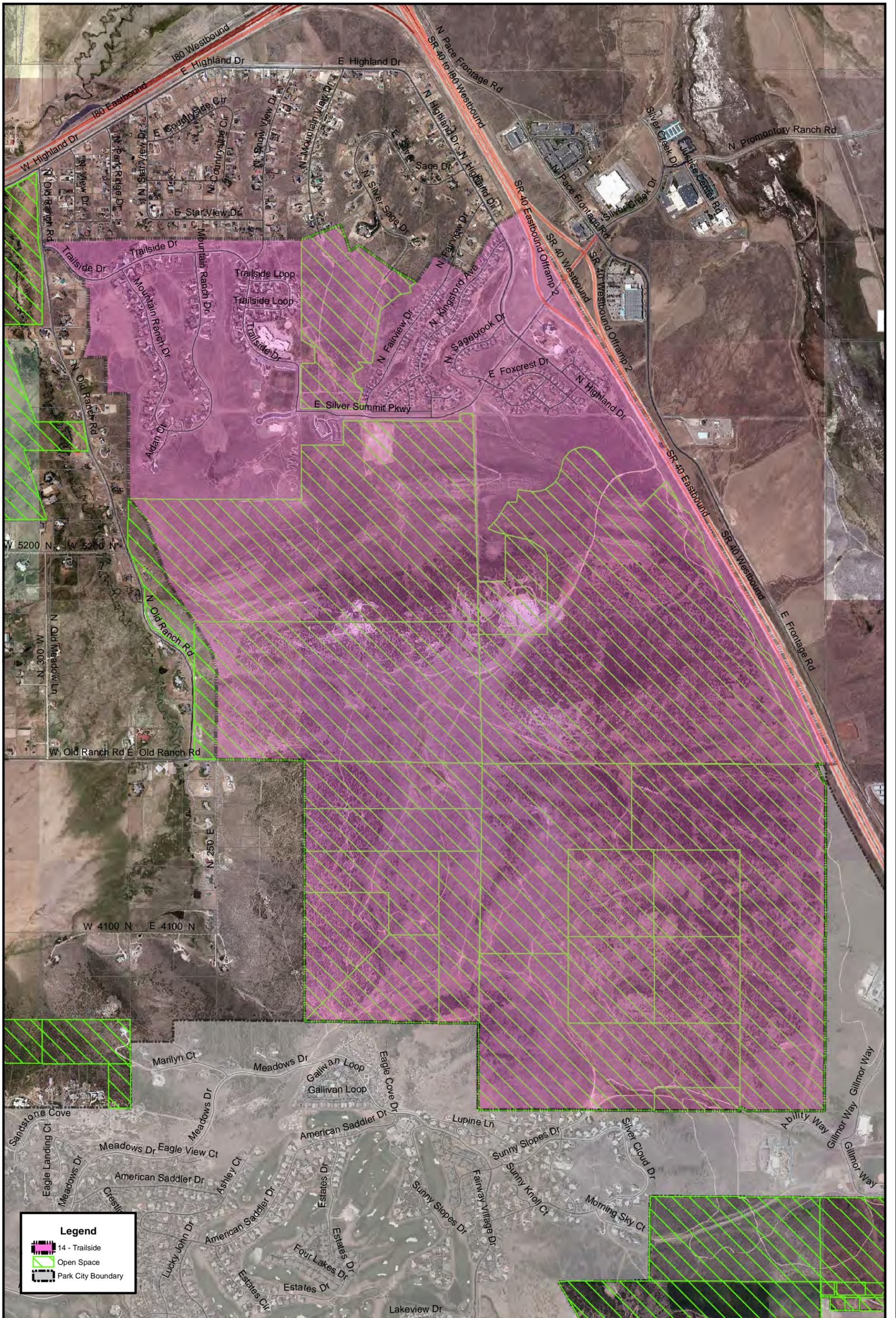
density detached single family residential development.

The north end of the planning area contains mostly clustered, detached single family residential lots in existing, platted subdivisions nearing build out. The south end of the neighborhood planning is comprised by the greater Round Valley area—a deed restricted open space preserve containing equestrian hiking and cycling trails, critical viewsheds, sensitive lands, and wildlife corridors. The viewsheds from this area are an important character defining feature of this neighborhood.

The remaining undeveloped lands in the neighborhood are critical for maintaining the strong and cohesive connectivity of the area.

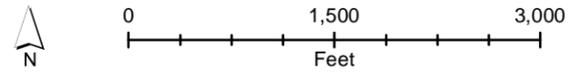
The objective for this neighborhood is to:

- Preserve the existing public deed-restricted open space and recreation areas.
- Maintain and protect existing low-density, low profile single family detached residential, open space, and public land uses.
- Prevent development in sensitive lands or within critical viewsheds.
- Mitigate traffic impacts through the neighborhood to maintain safety for school, parks, pedestrian, equestrian, and cycling users.
- Enhance pedestrian, equestrian, and non-motorized trail connectivity between residential areas, schools, parks, and open space areas.
- Preserve and protect critical wildlife habitat and migration corridors.
- Streetlights and large parking area floodlighting should be discouraged within this neighborhood, except that which is necessary to ensure public safety.
- Fencing that impedes or adversely affects wildlife or wildlife migration patterns should be discouraged.



Trailside Neighborhood Planning Area 2013 General Plan Update

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UTAH OLYMPIC PARK

Location

The Utah Olympic Park is surrounded by property located within the West Mountain neighborhood.

Zoning

The zoning in this neighborhood is Resort Center (RC). The density in the RC zone is determined through the Specially Planned Area process (SPA).



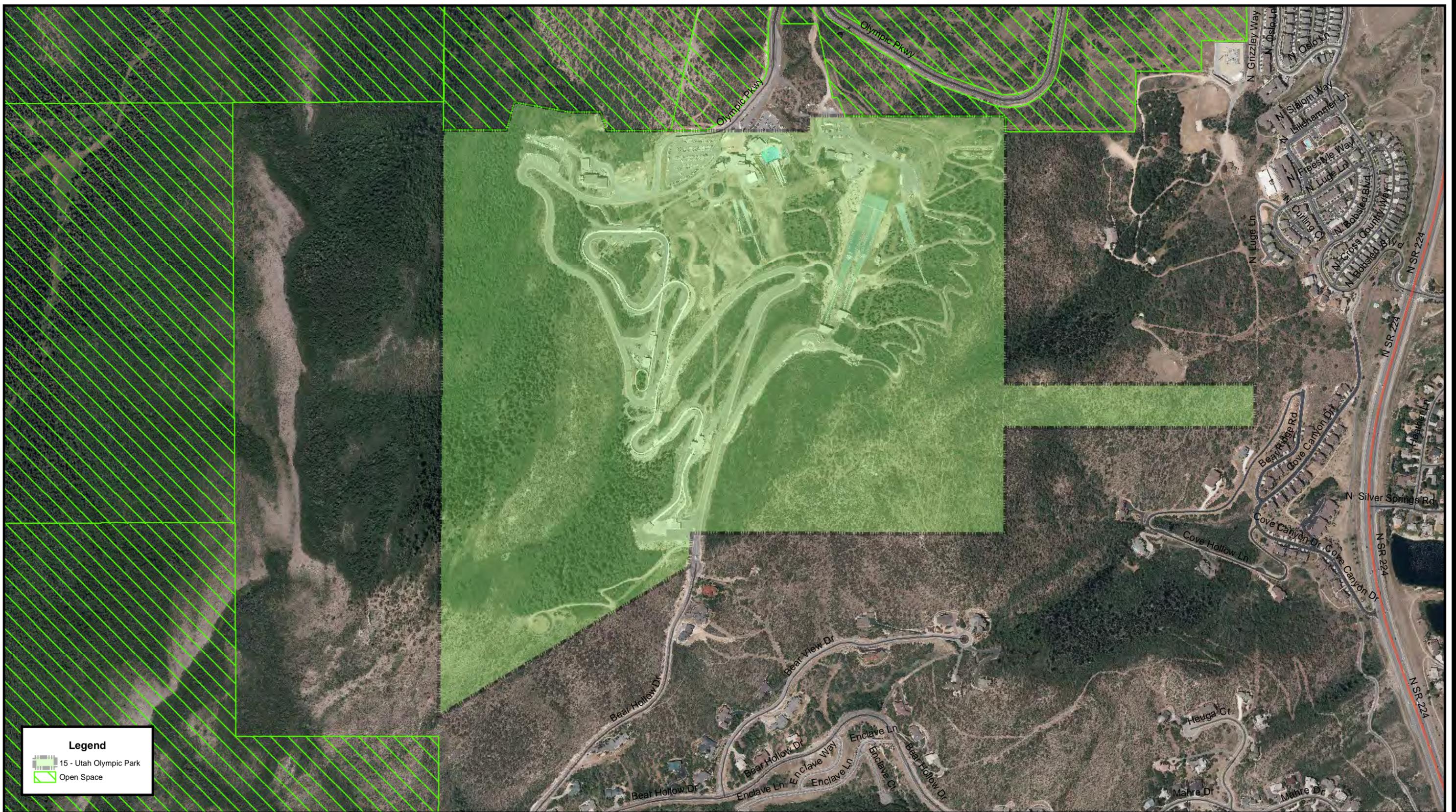
Neighborhood Description

The Utah Olympic Park neighborhood planning area consists of an Olympic venue from the 2002 Winter Olympics and associated resort support facilities and features. A portion of the facility is located on a hillside that is highly visible from many areas within the Snyderville Basin.

The goal of this planning area is to ensure that training opportunities and support services are available and can be sustained for athletes, as well as ensuring the Park provides a unique opportunity and experience to the surrounding community, and the general public. New development should be located in the most appropriate areas on the site taking into consideration topography and views from the Kimball Junction area.

In addition to resort related facilities, residential uses that provide limited housing opportunities for athletes as well as workers are appropriate. This neighborhood should be designed in accordance with the Utah Olympic Park Specially Planned Area Development Agreement. Should that Agreement expire or otherwise no longer be applicable, the following design principles should apply to any future development.

- Minimization of the visual impacts to the Kimball Junction area should be taken into consideration when locating future development.
- The mass of larger buildings should be broken down into groups of smaller buildings, which should be clustered in areas that will minimize disturbance to the hillsides and other sensitive areas.
- Future trails and/or trailhead locations should be considered in conjunction with the Snyderville Basin Special Recreation District.
- Due to the visibility of the neighborhood from the Kimball Junction area, efforts to minimize lighting should be explored.
- Buildings should be designed to follow the natural terrain and help break up the mass.
- Due to the variation in topography, rooftop designs should be taken into consideration as roofs may be visible from above.
- Existing vegetation should be preserved as much as possible.
- Consideration should be given to flexibility in the sign provisions to facilitate potential signage that could provide information for not only the Utah Olympic Park venue, but other community activities as well.
- Traffic reduction measures are a high priority in this area. On-going opportunities to provide transportation to and from the Park should be explored.



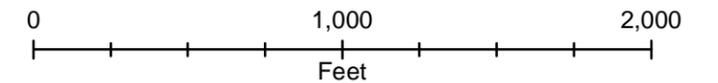
Legend

-  15 - Utah Olympic Park
-  Open Space



**Utah Olympic Park
Neighborhood Planning Area
2013 General Plan Update**

Prepared September 2013 by the Summit County Community Development Department



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WEST MOUNTAIN

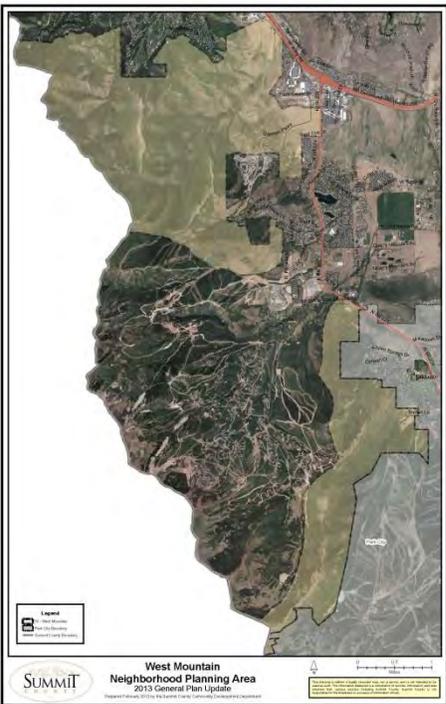
Location

West Mountain is located in 2 different areas. The first area is bordered on the north by the southern boundaries of Summit Park, Pineridge, and other adjacent subdivisions. It extends to the east, to the western boundary of the Park City Tech Center and includes the property surrounding the Utah Olympic Park; it continues south to the northern border of Canyons Resort; it is bordered on the west by the Summit County/Salt Lake County boundary.

The second area is bordered on the north by SR-224; on the east and south by the Summit County/Park City boundary; and on the west by the eastern boundary of property located in Canyons Resort.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Hillside Stewardship (HS), and Mountain Remote (MR). The base density in the RR zone is 1 unit per 20 acres. The base density in the HS zone is 1 unit per 30 acres. The base density in the MR zone is 1 unit per 120 acres.



Neighborhood Description

The West Mountain neighborhood is generally a remote, mountainous area that contains varying degrees of topography, wildlife habitat, and sensitive and critical areas, with little to no development. There is a large area of preserved, public open space located in this neighborhood.

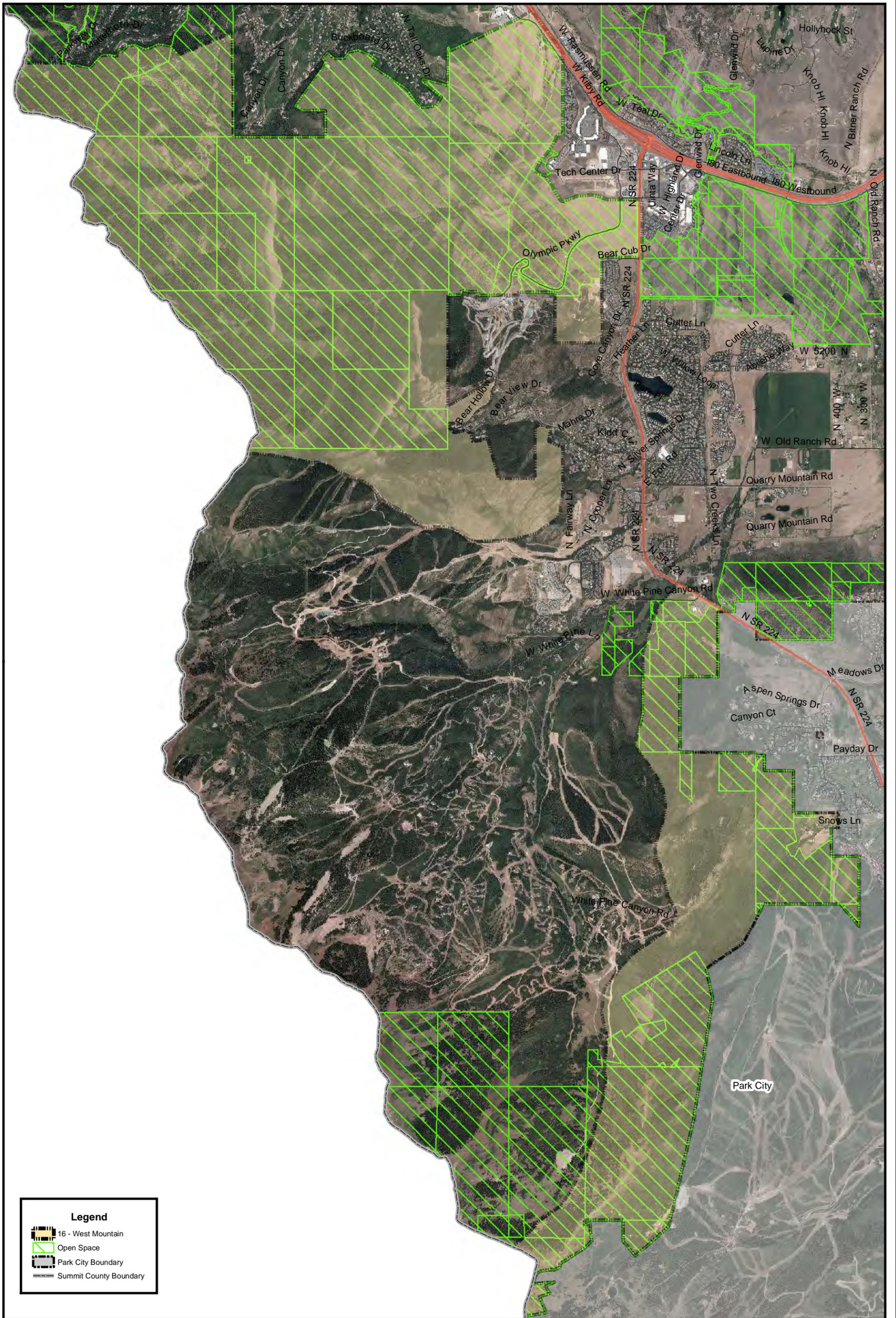
The intent of this Plan is to protect the remote, mountain character of this neighborhood and preserve the sensitive and critical lands, including existing open spaces, trails, recreation, wildlife migration corridors, and the scenic qualities.

The appropriate character of the neighborhood includes trails (equestrian, pedestrian, and bicycle), equestrian uses and facilities, large lot single family detached dwellings, and other uses that are both compatible with and preserve the mountain and open character of the land.

While development should be placed on the periphery of open spaces, efforts should be made to minimize the removal or disturbance of trees and hillside shrub vegetation. Protection of wildlife and the enhancement of wildlife habitats should be a high priority in this area.

Other design considerations include:

- Traffic speeds should be consistent with the remote mountain character of the neighborhood, which could include narrow pavement surfaces and curves at appropriate locations.
- Fencing in the neighborhood is encouraged to be ranch style and wildlife sensitive with consideration given to the need to safely enclose and protect large animals and to promote the open character of the area.
- Curb and gutter is not appropriate in this neighborhood; drainage along roadways should be consistent with the rural character, such as the use of ditches.
- Special consideration should be given to the use of property located around the protected open space to ensure the future development won't diminish the character of that open space.



Legend

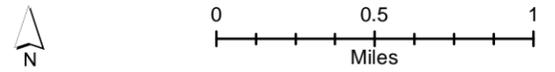
-  16 - West Mountain
-  Open Space
-  Park City Boundary
-  Summit County Boundary



West Mountain Neighborhood Planning Area

2013 General Plan Update

Prepared September 2013 by the Summit County Community Development Department



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