

SNYDERVILLE BASIN GENERAL PLAN

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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 areas, 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. On February 26, 2014, the Summit County Council approved Phase I of the Plan. A subcommittee of the Planning Commission was then formed to begin work on Phase II of the Plan.

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 AREAS

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 mixed use areas should benefit, not detract from, the general health, safety and welfare of the entire community. A variety of smart growth strategies to locate development in the most suitable locations should be considered. These strategies may include the use of density transfers, land acquisitions, conservation easements, and clustered development principles.

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.

SUSTAINABILITY

The long term success of the Snyderville Basin will depend largely on future sustainability efforts. This Plan addresses sustainability throughout each Chapter, and more specifically in Chapter 5. Sustainability Goals, Objectives, and Policies in each Chapter are identified with this symbol:



ANNUAL REVIEW

This Plan will be reviewed on an annual basis.

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: Encourage the creation of highly-livable neighborhoods and mixed use areas that are connected by open spaces and multi-modal transportation systems.

Policy 2.1: Identify, plan, and create neighborhood master planned specific areas where development/redevelopment should occur. These designated areas should be rezoned accordingly.

Policy 2.2: Identify specific areas where development should not occur and zone it accordingly.

Policy 2.3: Do not approve any new entitlements beyond those permitted by the Development Code until such time that existing entitlements are significantly exhausted, unless the County legislative body first determines that:

- a. a compelling countervailing public interest, specifically identified in the General Plan exists and cannot be reasonably satisfied without expanding one or more entitlement(s);
- b. such new entitlement(s) do not simply result in an incidental benefit to the public interest, but rather such entitlement(s) are intended primarily to promote such compelling countervailing public interest; and
- c. any new entitlement(s) are consistent with the Neighborhood Planning Area Plans and the Snyderville Basin General Plan's Future Land Use Maps, as amended.

Policy 2.4: Work with local, state, and federal agencies to create a multi-modal transportation network to support desired development patterns. The Snyderville Basin will be defined by its abundant open spaces, world-class resort amenities, and livable neighborhoods and not an expansive highway system.

OBJECTIVE B: Incentivize compact, dense, and nodal development, defined by abundant and contiguous open spaces, as well as a predictable process to achieve this goal through clear regulations in the Snyderville Basin Development Code.

Policy 2.5: Eliminate advisory language from the Code and include clear, predictable, and measurable standards.

Policy 2.6: Explore future smart growth strategies, which may include the use of density transfers, land acquisitions, conservation easements, and clustered development principles. Each strategy should include clear performance standards and design flexibility that is targeted to specific mixed use areas through future Code amendments

Policy 2.7: Establish reasonable development design principles to promote a quality built environment worth living in, working in, and/or visiting.

Policy 2.8: Discourage strip commercial development.

OBJECTIVE C: Create Zoning Districts that match existing development and/or promote desired future development.

Policy 2.9: Create residential zoning district to match neighborhoods that do not currently comply with existing Rural Residential zoning development standards without creating more entitlements.

Policy 2.10: Create a land use table for the current Town Center zoning district or rezone these development areas to a predictable land-use designation.

Policy 2.11: Create zoning district designations for development with land uses regulated by current or expired Development Agreements.

Policy 2.12: Maintain the residential character of existing residential neighborhoods.

Policy 2.13: Create new mixed-use, inclusive neighborhoods within existing development areas and/or future designated redevelopment areas.

Policy 2.14: Identify specific nodes where development and/or redevelopment will be encouraged and zone these areas accordingly.

Policy 2.15: Identify specific areas where development is discouraged.

OBJECTIVE D: Ensure future development is well designed and appropriately located.

Policy 2.16: Future commercial developments should be located in existing commercial areas, resort centers, town centers, mixed use areas, or future designated redevelopment nodes.

Policy 2.17: Within defined mixed use areas, a range of uses should be supported that are appropriate for each individual location and neighborhood, and may include small scale retail, offices, business and personal services, schools, and parks designed to meet the needs of the neighborhood.

Policy 2.18: Identify specific areas where mixed use areas may be appropriate in order to preserve natural open spaces and vistas, prevent urban sprawl, and

promote the mountain resort community through managed growth. These areas 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 2.19: Any land use proposal, including, but not limited to the use of density transfers, that has the potential to significantly impact the existing neighborhood character should be analyzed within the context of the neighborhood planning area. This may result in the creation of a neighborhood master plan or require modifications to an existing master plan.

Policy 2.20: Support the creation of project specific and neighborhood master plans in order to ensure well connected and compatible development within a neighborhood or area.

Policy 2.21: Encourage locally based and neighborhood commercial businesses.

Policy 2.22: Review regional commercial uses for their impacts to existing businesses, traffic/parking impacts, and architectural design. Regional commercial uses should be limited to existing commercial development areas and/or future designated redevelopment nodes.

Policy 2.23: Identify appropriate areas for light industrial/service commercial activities to meet the needs of local businesses and development activities. Light industrial/service commercial activities should be discouraged along scenic corridors or at community gateways.

Policy 2.24: Work to develop commercial areas to reduce the impact of: inappropriate site layout practices, large parking lot surface, artificial lighting, non-conforming signs, and building design.

Policy 2.25: 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 2.26: Discourage large scale commercial “one story” structures.

Policy 2.27: Encourage sustainable practices and predictable standards for commercial landscaping, lighting, signage, and parking. 🌱

OBJECTIVE E: Prevent the creation of new suburban low-density, dispersed (i.e. non-clustered) residential development.

Policy 2.28: New residential developments should be compact, connected, and incorporated whenever possible into mixed use/transit friendly areas.

Policy 2.29: New residential development should be located within existing and/or designated future redevelopment areas.

OBJECTIVE F: Use public infrastructure to direct development to desired growth areas.

Policy 2.30: All new development should utilize public water and sewer systems and be accessed by public roads and connected by multimodal transit systems.

Policy 2.31: All public infrastructure should be planned to direct future growth to existing development areas and/or future designated redevelopment nodes.

Policy 2.32: Work to ensure that all local policy documents relating to water, sewer, and road infrastructure are consistent with the objectives of this Plan.

OBJECTIVE G: Ensure the preservation of open space. 

Policy 2.33: Map significant open space and Critical Lands.

Policy 2.34: Work with landowners and non-profit agencies to protect open lands for the purposes of preserving scenic viewsheds, preventing the fragmentation of open lands, preserving important wildlife habitat, protecting watersheds, providing significant buffers between developed areas, and protecting Critical Lands. 

Policy 2.35: Use open space to actively connect communities.

Policy 2.36: Maintain extremely low density rural zoning for remote areas.

Policy 2.37: Review the potential of creating open-space zoning districts for conservation, wildlife, and/or public recreation purposes.

Policy 2.38: Review new development for potential environmental impacts and to demonstrate sensitivity to the natural environment including preservation of viewsheds, trees and native vegetation, water quality, and wildlife corridors. 

OBJECTIVE H: Preserve the Snyderville Basin's working farms and ranches, remaining unfragmented landscapes.

Policy 2.39: Work with property owners to maintain working farms and ranches as a viable industry.

OBJECTIVE I: Ensure a range of housing alternatives in self-contained, well-designed communities.

Policy 2.40: Support a variety of housing types.

Policy 2.41: Support the development of viable opportunities for affordable housing and home ownership.

Policy 2.42: Encourage the development/redevelopment of mixed use neighborhoods designed to protect the natural environment and connect to community open spaces. 🌱

Policy 2.43: Incorporate integrated conservation design in order to preserve portions of the property for shared public open space through regulations in the Development Code.

Policy 2.44: Encourage alternatives to the conventional pattern of low-density dispersed single-family lot subdivisions for example by: 🌱

- a. allowing the same number of units as allowed by current zoning, but in a more dense development on a portion of the property, or by
- b. strategic sales of small portions of the overall property in order to retain ranching, farming, or public open space on the remainder of the lands.

OBJECTIVE J: Improve or eliminate the negative impacts of legal non-conforming uses.

Policy 2.45: Support the elimination or improvement of non-conforming uses in order to bring properties into conformance and to eliminate land use conflicts.

Policy 2.46: Support the conversion of non-conforming uses to legal uses or to other uses that have reduced impacts.

OBJECTIVE K: Minimize the impacts of local and/or regional utility systems and related facilities on the environment and community character.

Policy 2.47: Review all proposed transmission lines, pipelines, communication towers, landfills, and truck hauling routes to minimize the potential impacts on local neighborhoods, the environment, open space, and wildlife corridors.

OBJECTIVE L: Support programs that encourage the reduction of solid waste and ensure solid waste is managed in a manner that minimizes environmental impacts.

Policy 2.48: Work closely with landowners and other applicable agencies to implement strategies that encourage the diversion of waste from local landfills.

Policy 2.49: Review all proposed development for impacts created by the generation of solid waste and ensure they are providing necessary and reliable solid waste management facilities.

Policy 2.50: Support increased education and communication with landowners and business owners regarding solid waste impacts and recycling benefits.

Policy 2.51: Reevaluate and strengthen programs that relate to construction waste and commercial recycling.

Chapter 3

Open Space

GOAL: Open Space is the backbone of the Snyderville Basin economy. 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 based on specific attributes. Parcels may contain attributes of one or more categories of open space and each category may contain one or more of the attributes listed.

1. Pristine Open Space
 - a. Critical for environmental quality and ecological function, such as drinking water sources, watershed, and wildlife habitat and/or corridors. 🌱
 - b. Strictly limited development, use, access, or disturbance
 - c. Undisturbed, natural environment and scenic values are the priorities.
 - 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. May be contiguous to other open spaces.
 - f. Is of sufficient size to achieve the purposes for which it is being protected.
 - 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, Hi Ute's Three Mile Canyon, Toll Canyon, and Quarry Mountain.
3. Active Spaces:
 - a. Spaces that are used more intensively than Managed-Recreational Open Space.
 - b. Easily accessible land that offers both passive and active recreational opportunities.
 - c. 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.

- d. Land suitable for civic needs that serve the public, such as cemeteries and fairground facilities.
- 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: Open space should be maintained and preserved 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. Recommend the acquisition of development rights from properties considered important to the community for open space purposes.

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 formal mechanisms 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 mixed use areas 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. BOSAC may or may not be asked to advise on such open space parcels.

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 3.13: 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

Sustainability, 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, or
- 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: Enhance, promote, and protect a sustainable development framework for the future. 

Policy 5.14: Water Quality: Coordinate with the Summit County Health Department to ensure watershed areas and well sources are protected through the implementation of Development Code amendments. 

Policy 5.15: Wastewater Systems: Develop a plan to implement strategies to construct/upgrade public sewer facilities. Where public systems are not available, promote the utilization of advanced wastewater systems. 

Policy 5.16: Storm Water: Coordinate with the Summit County Engineering Department to encourage sustainable and efficient storm water management practices. 

Policy 5.17: Irrigation: Promote advanced irrigation techniques, including the use of wastewater on golf courses and other large irrigated areas. 

Policy 5.18: Landscaping: Study and implement an urban landscaping management plan to be included in the Development Code to ensure the on-going health of the community flora. 

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 by:

- a. Coordinating with the Summit County Health Department to support and implement air quality initiatives. 🌱
- b. Prohibiting the use of new wood burning appliances and incentivize the replacement of old wood burning devices. 🌱
- c. Adopting an anti-idling ordinance. 🌱
- d. Coordinating with the Summit County Engineering Department to amend the Construction Mitigation Plan requirements to ensure mitigation of post emissions on constructions sites. 🌱

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 by:

- a. Coordinating with Summit County Public Works and the Engineering Department to study and adopt a multi-modal neighborhood transit enhancement plan. This plan should ensure that transportation routes function appropriately and meet the needs of the individual neighborhoods. 🌱
- b. Coordinating with Basin Recreation to continue updating the Snyderville Basin Trails Master Plan to enhance neighborhood connectivity and encourage a reduction in driving. 🌱
- c. Coordinating with Summit County Public Works, the Engineering Department, Basin Recreation, and the Park City School District to study and implement a safe route to schools program. 🌱

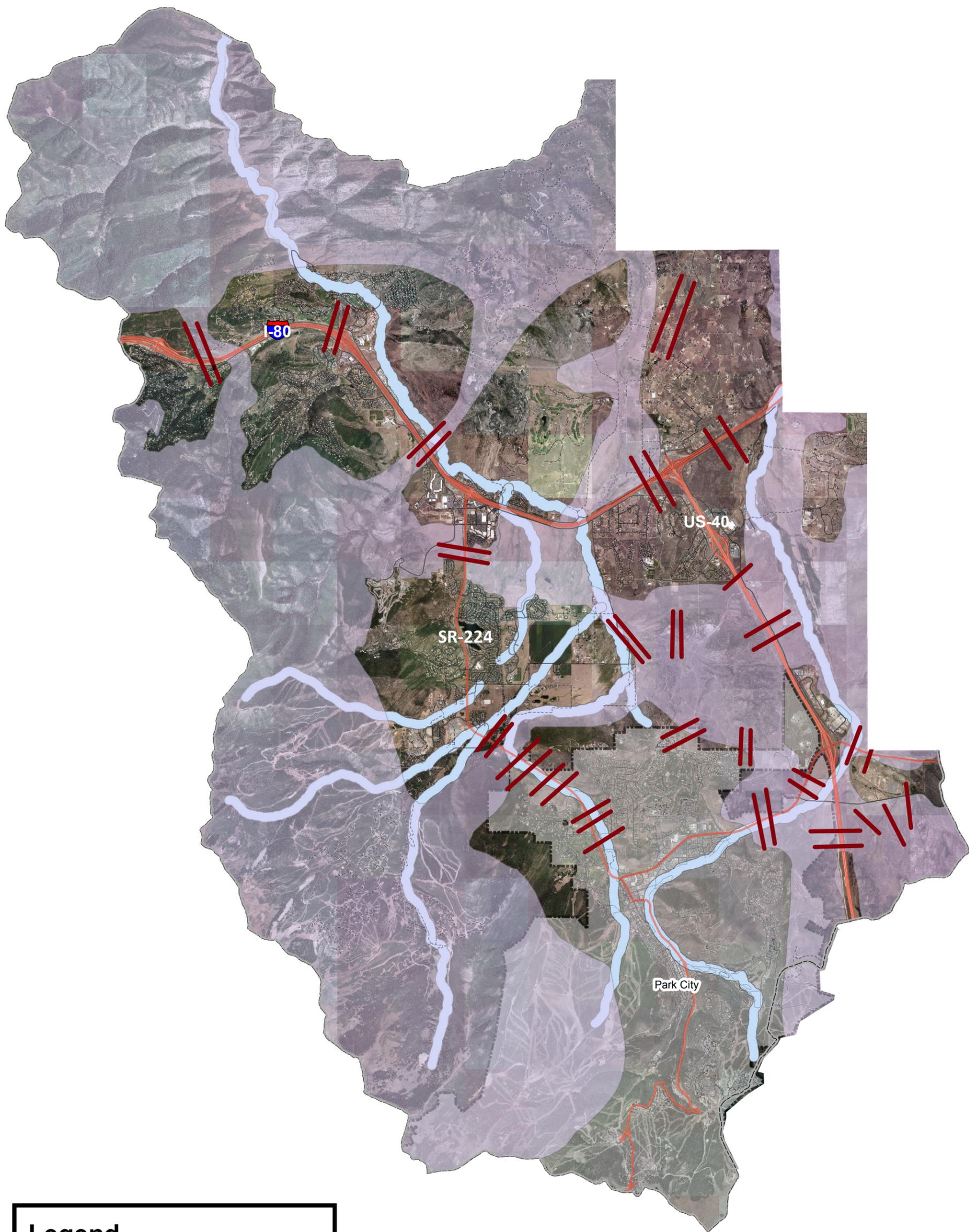
Policy 5.21: Site Design: Encourage community site design techniques that promote sustainable land use practices by:

- a. Implementing requirements for lot and building orientation to maximize sustainable design opportunities. 🌱
- b. Coordinating with the Summit County Building Department to implement incentives for energy efficiency and sustainable site design. 🌱
- c. Updating the lighting regulations to allow for the newest technologies that allow for the most efficient lighting. 🌱

Policy 5.22: Wildfire Management: Development layout and design should take into consideration the risks associated with wildfires. 🌱

Policy 5.23: Wildlife: Ensure the protection of wildlife and habitat from adverse impacts of development by:

- a. Coordinating with the Utah State Division of Wildlife Resources to map critical winter and summer ranges, birthing areas, and migration corridors. 🌱



Legend

-  sde.DBO.Migration_Routes
-  sde.DBO.Wildlife_Habitat
-  sde.DBO.Riparian_Areas



**Snyderville Basin
Wildlife Map**



Chapter 6

Housing Element

GOAL: Provide equal housing opportunities to meet the needs of people of various income levels living, working, or desiring to live or work in the Basin by facilitating reasonable opportunities for a variety of housing, including low and moderate income housing, both rental and for sale.

OBJECTIVE A: Develop strategies to ensure that an adequate supply of housing is provided that meets the needs of various moderate and low income groups living, working, or desiring to live or work in the Basin identified in the Housing Needs Assessment and/or Department of Workforce Services database, as updated.

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.
- f. Explore the creation of a Summit County Housing Authority and/or regional housing authority.
- g. Incorporate the definition of “Middle Income Housing” in the Development Code and other policy documents.
- h. Beginning in 2020, conduct a biennial review of Chapter 5, Affordable Housing, Snyderville Basin Development Code and update the County’s inclusionary housing ordinance as necessary.

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

Policy 6.3: Support 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: Study and implement strategies to achieve attainable housing in the Basin.

Policy 6.5: 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 6.6: 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.

Policy 6.7: Support nonprofit agencies and organizations that provide shelter, housing, and related services to low and moderate income households.

Policy 6.8: Support the use of private, local, state, and federal assistance for housing development or preservation.

OBJECTIVE B: Support strategies that allow persons with moderate and low incomes to benefit from and fully participate in all aspects of neighborhood and community life.

Policy 6.9: Encourage in-fill housing development in mixed use areas that offer residents easy access to goods, services, jobs, transportation, and recreation.

Policy 6.10: Encourage and incentivize the distribution of workforce housing in the Snyderville Basin.

Chapter 6.1

Moderate Income Housing Element

INTRODUCTION

Rather than being monolithic, moderate-income housing is a multifaceted challenge for Summit County. It is tied closely to a variety of Snyderville Basin challenges including extremely high median housing costs; traffic congestion and legacy transportation issues; availability of sufficient local laborers; business challenges due to lack of access to labor; an increasingly non-diverse community; a shrinking number of full-time residents with long-term community and generational ties; increasing environmental degradation due to increasing development pressures; concerns about sustainability of air, land, and water natural resources; and the critical need to manage and limit rapid growth in a County that seeks to preserve open spaces, agricultural and cultural heritage (collectively, “Critical Concerns”). Accordingly, creating standards and strategies concerning moderate-income housing in this Chapter would be incomplete, ineffective, and potentially harmful to the vision and goals of this General Plan as well as the County Council’s vision, values, and strategic goals without carefully evaluating the impacts of any such standards and strategies on the Critical Concerns to determine if they will aggravate or mitigate and provide solutions to those Critical Concerns. All such standards and strategies and the Critical Concerns should continually be evaluated given the dynamic nature of growth in and on the borders of the County.

The Summit County Manager, relevant staff as determined by the County Manager, and the County Council should regularly assess the County’s moderate-income housing needs and seek to articulate where such housing is most appropriate and for whom the need is greatest at any given moment always taking into careful consideration the Critical Concerns (“Moderate-Income Housing Assessment”). A priority of any such assessment should seek to identify if housing challenges are creating significant labor shortages in critical areas such as law enforcement, emergency medical services, education, doctors and nurses and other health care professionals, and local government workforce. In addition, the Moderate-Income Housing Assessment should examine the needs of long-term resident seniors seeking to age in place in the County, vulnerable populations, as well as the County’s tourism industry’s workforce. With respect to tourism workforce, any strategies developed in this Chapter 6.1 should seek to require major employers to bear some of the burden of providing employees with housing opportunities as well as reasonable wages that take into account the high housing costs in resort counties much like the difference in wages paid in rural Utah compared to San Francisco, California.

External influences also need to be part of the Moderate-Income Housing Assessment, such as whether nightly rentals are removing long-term housing from the available housing capacity with a result of hollowing out formerly well-established neighborhoods, particularly outside of resort cores. Such assessment should consider

any moderate-income housing permitted, platted, commenced and/or built since the prior Moderate-Income Housing Assessment. Careful consideration of where to locate housing is a fundamental question the Moderate-Income Housing Assessment needs to examine in each instance with a focus on the Critical Concerns. For example, building or incentivizing affordable housing in the Snyderville Basin for County workforce that work primarily in County offices in Coalville requires commuting, which the moderate-income housing plan should seek to reduce. In addition, approving a large ratio of market rate housing to obtain a smaller ratio of affordable housing exacerbates the dearth of affordable housing given the additional services and workers required to service the market rate housing, and should be avoided.

The critical questions of each Moderate-Income Housing Assessment should include: for whom, ideal location(s), transit and transportation access, trails access, and access to services to reduce commuting and car trips, as well an assessment of the state of each of the Critical Concerns. Those preparing the Moderate-Income Housing Assessment need to include specific metrics that are transparent, effective, and easy to understand that can be used to provide of positive or negative impacts that may be used by the County to adjust the goals and strategies contained in this Chapter 6.1.

With respect to any and all analyses and changes to land use regulations contained in this Chapter 6.1, the County should carefully consider the positive and negative impacts on each of the Critical Concerns to make sure any such changes are likely to reduce deficits identified in the Moderate-Income Housing Assessment and do not result in unintended consequences that negatively impact the Critical Concerns.

Moderate income housing is defined as: “Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located.” However, given that the median gross income for the County is substantially higher than the national average, consideration should be given to requiring moderate-income housing that is targeted to lower median gross income depending upon the intended solutions sought as identified in the Moderate-Income Housing Assessment.

GOAL: Provide moderate-income housing opportunities that address the moderate-income housing needs identified in the Moderate-Income Housing Assessment, as updated in accordance with the Introduction of this Chapter. Due to already aggressive market rate housing growth pressures, it is essential that moderate-income housing does not come as a trade-off for additional market rate housing that may ultimately increase the moderate-income housing deficit due to the additional impacts created by the market rate housing and coincident infrastructure, services, and other needs that generate requirements for additional workforce. The primary goal should be meaningful reductions in existing deficits identified in the Moderate-Income Housing

Assessment.

OBJECTIVE A: Develop strategies to facilitate an adequate supply of moderate-income housing to reduce the identified deficits of housing in the Snyderville Basin for various moderate and low income groups living, working, or desiring to work in the Snyderville Basin, all as identified and prioritized in the Moderate-Income Housing Assessment, as updated, while minimizing negative impacts on the Critical Concerns.

The County shall measure demand and the County's progress toward meeting such demand through annual reporting, consistent with the requirements of Utah law.

GOAL: Rezone for densities necessary to facilitate the production of moderate income housing. (*Utah Code § 17-27a-403(2)(b)ii(A)*)

Policy 6.1: Identify and implement a wide range of strategies to increase housing densities and diversity in appropriate locations. Implementation measures are as follows:

Implementation Measure 6.1.1a: Annually review, and amend as necessary, the Development Code moderate income housing provisions relating to the Neighborhood Mixed Use Zone, Town Center Zone, and Resort Center Zone as necessary to meet the goals and strategies of this Chapter.

Implementation Measure 6.1.1b: Commence a study to determine the suitability of using some or a portion of various County owned properties for moderate income housing, within two years of approval of the Moderate Income Housing Plan, to meet specific needs and deficits identified in the Moderate-Income Housing Assessment. Such study should take into consideration the Moderate-Income Housing Assessment as well as other important County needs and uses for such properties. Properties found suitable and appropriate for moderate income housing development should be considered for moderate income housing to meet deficits identified in the Moderate-Income Housing Assessment but in all instances any study must make findings concerning the impacts on Critical Concerns. No County property acquired as public open space or on which conservation easements have been granted shall be considered for the purposes contemplated herein.

Implementation Measure 6.1.1c: Annually review the current mixed-use zoning and density to determine whether the Moderate-Income Housing Assessment indicates that additional zones or

rezones for higher density or moderate income residential development in commercial or mixed use zones, commercial centers, or employment centers are required to achieve the purposes of this Section 6.1.

Implementation Measure 6.1.1d: Annually, after the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the Planning Commission should:

1) Review the General Plan to identify, plan, and possibly create additional neighborhood master planned development and/or redevelopment areas, if and as necessary, to relieve deficits identified in the Moderate-Income Housing Assessment, as updated, in accordance with this Chapter 6.1, and thereafter amend the General Plan accordingly. Note that such review should take into account such areas that the County has already identified in the Snyderville Basin as well as in Eastern Summit County; and

6.1.4.1 2): Review the Future Land Use Maps in Chapter 9 of the General Plan to identify and define specific densities that would be appropriate in mixed use areas to facilitate the deficits identified in the Moderate- Income Housing Assessment with careful consideration of negative and positive impacts on the Critical Concerns.

Implementation Measure 6.1.1e: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the Planning Commission should prepare and submit to the County Council an analysis of the benefits of creating a moderate income housing zone district to address the deficits identified in the Moderate-Income Housing Assessment, with careful consideration of negative and positive impacts on the Critical Concerns as a critical part of such analysis.

Policy 6.1a: Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones commercial centers, or employment centers.

(Utah Code § 17-27a-403(2)(b)ii(F))

Implementation Measure 6.1a.2: Upon completion of “Our Summit”, a community visioning project, completed in 2024, the Planning Commission will review and update, if necessary, the General Plan Future Land Use Maps and identify specific rezone areas as well as opportunities to create additional

mixed use zones.

Implementation Measure 6.1.a.3: Continue to regularly review, and amend as necessary, the comprehensive long range Snyderville Basin Transportation Master Plan.

Policy 6.1b: Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing. (*Utah Code § 17-27a-403(2)(b)ii(W)*)

Implementation Measure 6.1b.1: Annually review the Affordable Housing chapter of the Snyderville Basin Development Code and amend, if necessary, to ensure affordable housing best practices are implemented. Maintain the requirement that all new residential development be required to develop or ensure the development of moderate income housing at a rate of twenty percent (20%) of the units in a development. The moderate income housing obligation shall continue to be met concurrently with the construction of market rate units.

Policy 6.1c: Require commercial, industrial, and resort projects to provide housing for a percentage of their projected workforce.

Policy 6.1d: Require a long-term commitment to affordability.

Policy 6.1e: Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing. (*Utah Code § 17-27a-403(2)(b)ii(T)*)

Implementation Measure 6.1e.1: Facilitate discussions with local political subdivisions to enter into a joint agreement within two years.

Implementation Measure 6.1e.2: Within two years, coordinate with local political subdivisions to accurately assess regional moderate income housing needs, including a regional employment study.

Implementation Measure 6.1e.3: Annually, coordinate with local political subdivisions in the development and implementation of regional moderate income housing strategies.

Implementation Measure 6.1e.4: Within one year, coordinate with

local political subdivisions to identify local, state, and federal funding sources to create moderate income housing through a regional housing authority or other forms of cooperation.

Policy 6.1f: Explore the creation of a Summit County Housing Authority and/or regional housing authority.

Implementation Measure 6.1f.1: Within one year, begin discussions with the Summit County Council regarding the creation of a Summit County Housing Authority and/or regional housing authority.

Policy 6.1g: Incorporate the definition of “Middle Income Housing” in the Development Code and other policy documents.

Policy 6.1h: Beginning in 2024, conduct a biennial review of Chapter 5, Affordable Housing, Snyderville Basin Development Code and update the County’s inclusionary housing ordinance as necessary.

Policy 6.2: Develop and implement measures that hold developers of moderate income housing strategies accountable for the implementation of their strategies, actions, and results. Monitoring must be transparent with clear, easily understood metrics that enable the developers, elected officials, and the public to easily understand if and how progress is being made in implementing the strategy.

Implementation Measure 6.2a: Require developers of moderate income housing to file annual reports with reasonably detailed criteria that reports the compliance with applicable deed restrictions; create penalties for failure to comply with such deed restrictions and related enforcement mechanisms.

Implementation Measure 6.2b: Create land use regulations that prohibit nightly rentals of any housing units that are created using any moderate income housing incentives or pursuant to land use regulations created, amended, or modified to facilitate the creation of moderate income housing.

Implementation Measure 6.2c: Following receipt of the Annual Moderate Income Housing Reporting Form, establish a stakeholder committee that meets annually with the purpose of adopting and monitoring specific measures to be used when evaluating moderate income housing projects.

Implementation Measure 6.2d: Develop and implement a public engagement program to communicate, educate, and collaboratively problem solve issues related to creating

moderate income housing in appropriate areas.

Implementation Measure 6.2e: Annually report the County's progress toward meeting the moderate income housing demand as required by Utah law.

Implementation Measure 6.2f: Annually review the number of moderate-income units entitled, permitted, and constructed against the Moderate-Income Housing Assessment, as updated.

Policy 6.3: Support 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: Implement zoning incentives for moderate income units in new developments. (*Utah Code § 17-27a-403(2)(b)ii(J)*)

Implementation Measure 6.4a: Amend the Development Code, within two years, to incentivize the creation of moderate income housing units such as increased building height, reduced setbacks, reduced parking standards, and expedited building permit reviews.

Implementation Measure 6.4b: Maintain the incentive community benefit criteria for incentive zoning for deed restricted moderate income housing in the Town Center and Resort Center zone districts.

Implementation Measure 6.4c: Amend the Development Code, within two years, to incentivize the creation of deed restricted affordable senior living communities for residents that are 55 years old or older.

Policy 6.5: Amend land use regulations to allow for single room occupancy developments.

(*Utah Code § 17-27a-403(2)(b)ii(I)*)

Implementation Measure 6.5a: Amend the Development Code in 2024 to allow for 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 in residential zone districts, taking into consideration the proximity to public transportation, shopping, medical services, and other essential support services.

Policy 6.6: Allow the development of seasonal housing to address the needs of the

resort economy, through cooperation with current and future employees and housing agencies in the area.

Policy 6.7: Demonstrate creation of, or participation in, a community land trust program for moderate income housing.

(Utah Code § 17-27a-403(2)(b)ii(M))

Implementation Measure 6.7a: Annually meet with local non-profit organizations who support the creation of and intend to ensure the long-term affordability of moderate income housing to establish on-going cooperation and coordination and to maintain public/private partnerships.

Implementation Measure 6.7b: Establish a stakeholder committee, within one year, comprised of local governments, community housing agencies, and residents to establish numerical goals and associated milestones to track and monitor progress of creating moderate income housing and to uncover shortfalls.

Policy 6.8: Identify and utilize county general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the County for the construction or rehabilitation of moderate income housing.

(Utah Code § 17-27a-403(2)(b)ii(D))

Implementation Measure 6.8a: Maintain, and annually review, and amend as necessary, Development Code provisions regarding fee waivers for moderate income housing units.

Implementation Measure 6.8b: Maintain, and annually review, and amend as necessary, the fee in lieu of constructing moderate income housing established in the Development Code.

Implementation Measure 6.8c: Amend the Development Code, within one year, to allow fees in lieu that have been collected to subsidize construction related fees for moderate income housing on private property.

GOAL: Support strategies that allow persons with moderate and low incomes to benefit from and fully participate in all aspects of neighborhood and community life.

Policy 6.9: Encourage in-fill housing development in mixed use areas that offer residents easy access to goods, services, jobs, transportation, and recreation.

Policy 6.10: Encourage and incentivize the distribution of workforce housing in the Snyderville Basin.

Policy 6.11: Create a housing and transit reinvestment zone (HTRZ) pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act. (*Utah Code § 17-27a-403(2)(b)ii(Q)*)

Implementation Measure 6.11a: Hold community public hearings to acquire input in the criteria that the County should consider in selecting a HTRZ within one year.

Implementation Measure 6.11b: Amend the General Plan and Development Code to codify HTRZ criteria and establish zones where HTRZs are allowed within one year after the community public hearings are closed.

Implementation Measure 6.11c: Establish a development permit application process for projects in the HTRZ within one year after the community public hearings are closed.

Policy 6.12: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. (*Utah Code § 17-27a-403(2)(b)ii(E)*)

Implementation Measure 6.12.1: Amend the Development Code in 2024 to add a definition of Internal Accessory Dwelling Unit that is consistent with State Code, and to modify regulations related to accessory dwelling units, both internal and detached, to facilitate their creation, including the removal of the minimum land size required for detached accessory dwelling units, deed restricted for workforce/employee housing.

Policy 6.13: Amend the Development Code, within one year, to require adequate bicycle parking requirements.

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.

Policy 7.3: Encourage the widespread use of the latest communications technology. This will include supporting the development of facilities and infrastructure for broadband service.

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, reliable, and efficient services that meet the travel requirements of users.* 🌱

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

Policy 8.1: Comprehensive Transportation Plan: Annually review and update as necessary the comprehensive long range Snyderville Basin Transportation Master Plan (the “Transportation Master Plan”). The County has adopted this Plan as the primary transportation planning tool 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 is attached as an appendix to this Chapter.

Policy 8.2: Trails Plan: Coordinate with Basin Recreation and adjacent regional jurisdictions on updates to their Trails Master Plan to address such items as location, construction, connectivity, maintenance, and funding of community wide trails. The County has adopted this as the primary Trails Plan for the Snyderville Basin.

OBJECTIVE B: The following principles will 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. All future motorized roadways will be constructed to allow for non-motorized transportation activities. Additionally, all existing road construction projects will be designed and constructed to provide an alternative pathway for other modes of transportation. Examples of these types of corridors are sidewalks, soft surface or paved trail that are separated from or adjacent to the road, widened shoulders, and bike lanes. 🌱

Policy 8.4: Exhaust Alternatives Before Increasing Capacity: Study and implement strategies to regularly audit streets and transit systems for upgrades. All efforts will be made to use existing transportation resources to their maximum efficiency before new infrastructure is built. Expanding capacity of any roadway will be considered as a last resort. 🌱

Policy 8.5: Access and Level of Service: Access to major roadways, including highway and other arterial roads, will be limited and managed to maintain an adequate “level of service” and to maintain the “functional classification” of the

roadway. Property owners will be responsible for coordinating access to optimize the location of roadway intersections.

Policy 8.6: Traffic Control and Management: The County will 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 Transportation Master Plan, working in conjunction with Park City, U.D.O.T., and Basin Recreation; 🌱
- 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 will be designed to provide multimodal connectivity between adjacent subdivisions, commercial areas, 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 will 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 will 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 highly encouraged. 🌱

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

Policy 8.10: Traffic Calming: Traffic calming devices will be incorporated where appropriate. Reduced traffic speeds will 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 will be placed within all new major developments.

Policy 8.12: Entry Corridors: The County, working with the UDOT, will adopt a landscape enhancement and management master plan for SR 224, SR 248, I-80, and US-40 corridors. The County will 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 will 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 and Future Land Use Maps

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, Trailside, Utah Olympic Park, and West Mountain.

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.

The Future Land Use Maps are not zoning maps. The boundaries illustrated on the maps are, to a degree, flexible. Depending upon the details of any future land use proposal, the uses identified may deviate from those shown on the current illustrations. These maps are meant to convey a general intent as to preferred future land uses and are expected to evolve over time.

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.

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.

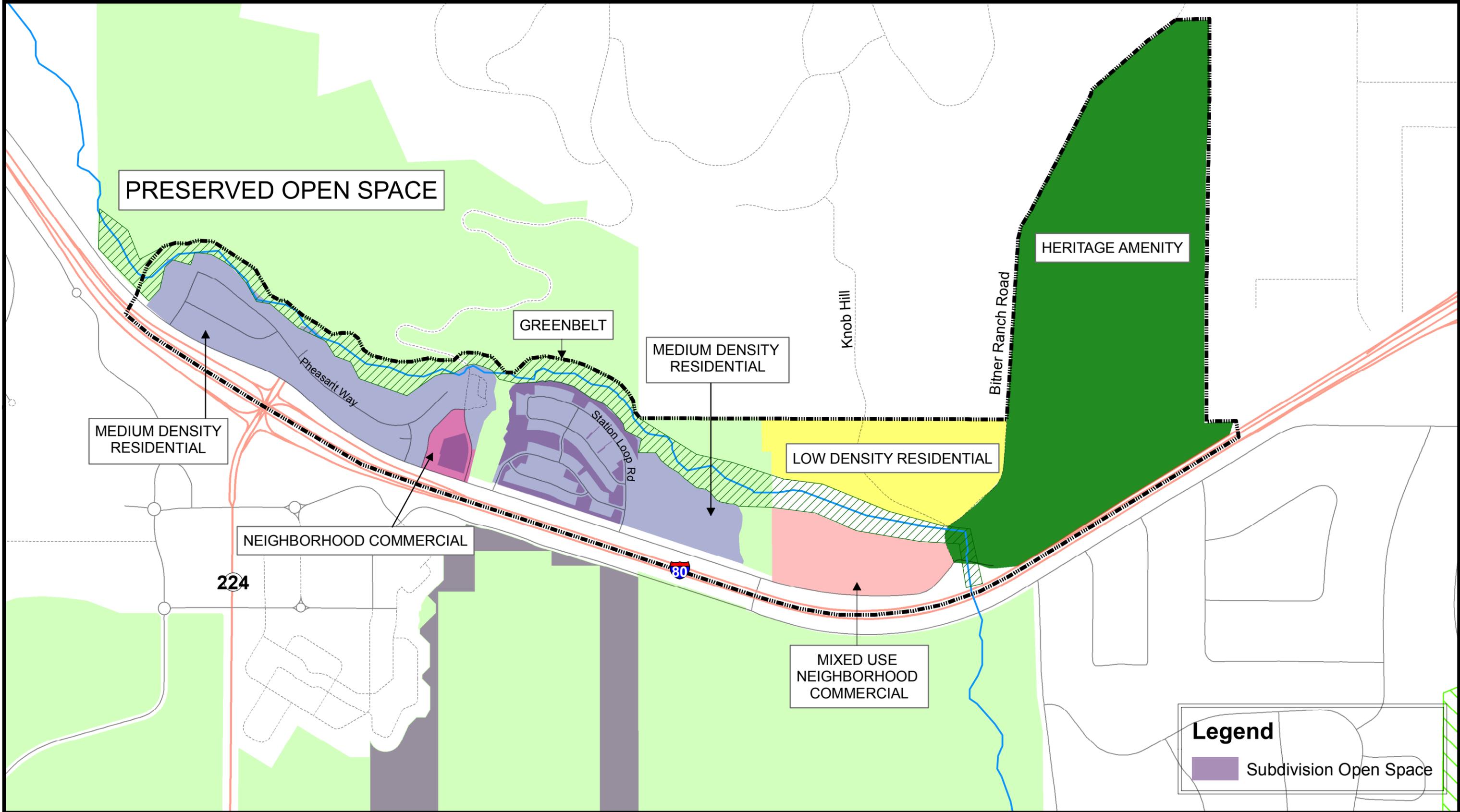
There are a few undeveloped parcels located within this neighborhood. While this is a linear neighborhood that parallels I-80, future uses should not be designed to create typical strip development patterns. Based on the boundaries of the neighborhood and current Development Code criteria, such as setbacks, 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 TDRs, future Code amendments and possible rezoning of parcels located within the neighborhood. Prior to utilizing TDRs, a neighborhood master plan may be developed. 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.





**Bitner Neighborhood Planning Area
Future Land Use Map**



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.

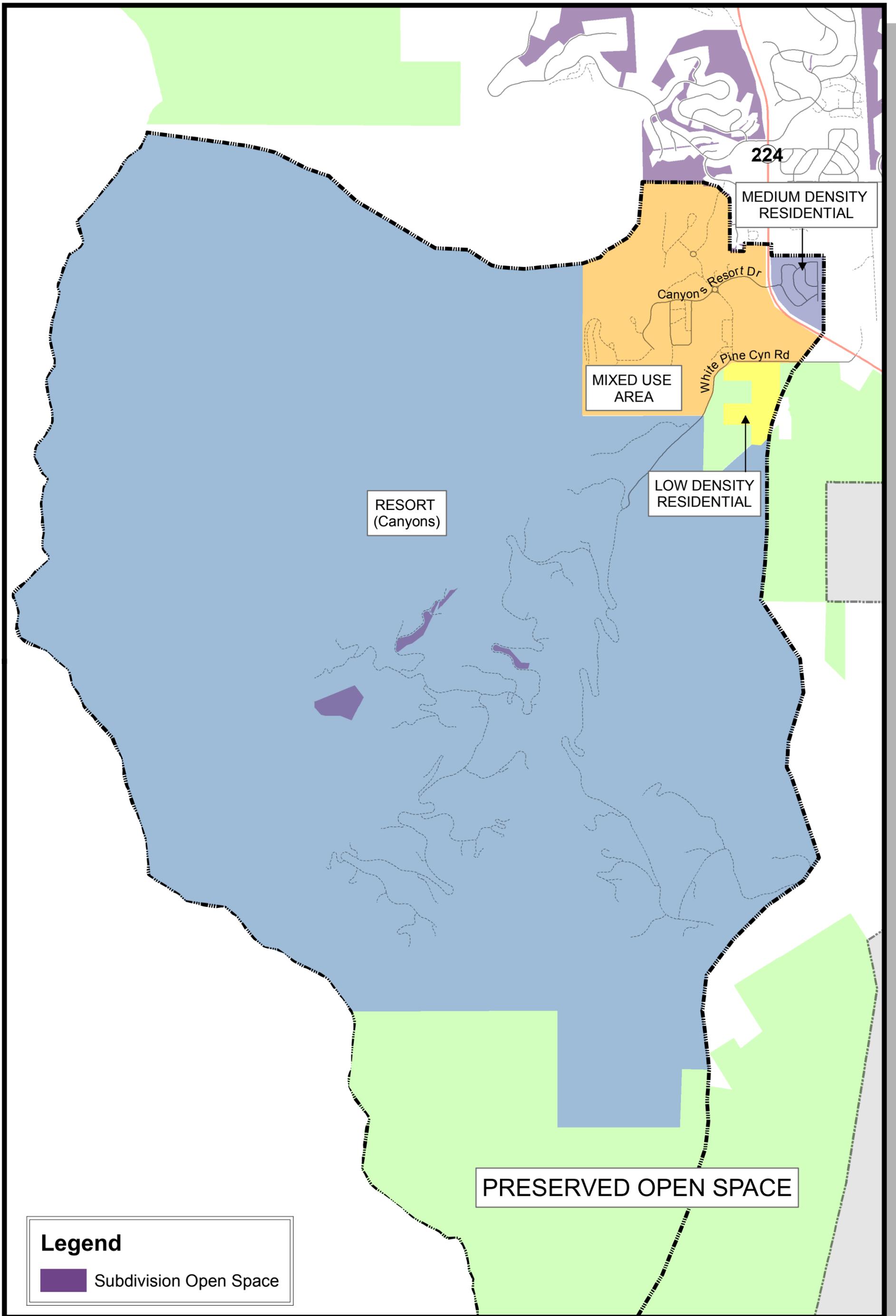


Neighborhood Description

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. Ongoing 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.



**Canyons Neighborhood Planning Area
Future Land Use Map**



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

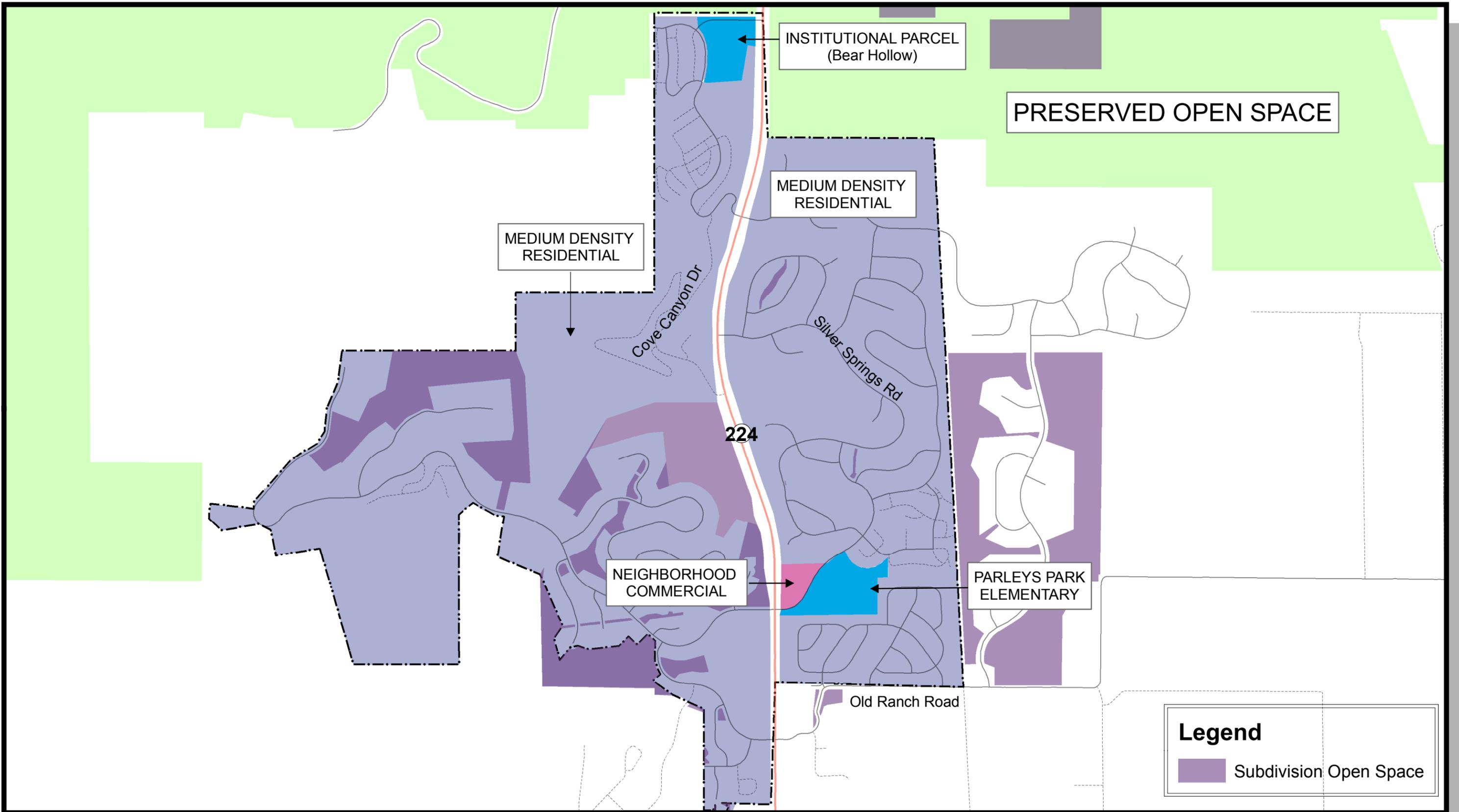
The Central Basin neighborhood is comprised mainly of residential subdivisions that are mostly built out, with a few small pockets of neighborhood commercial uses, an elementary school, and institutional uses.

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.





**Central Basin Neighborhood Planning Area
Future Land Use Map**



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

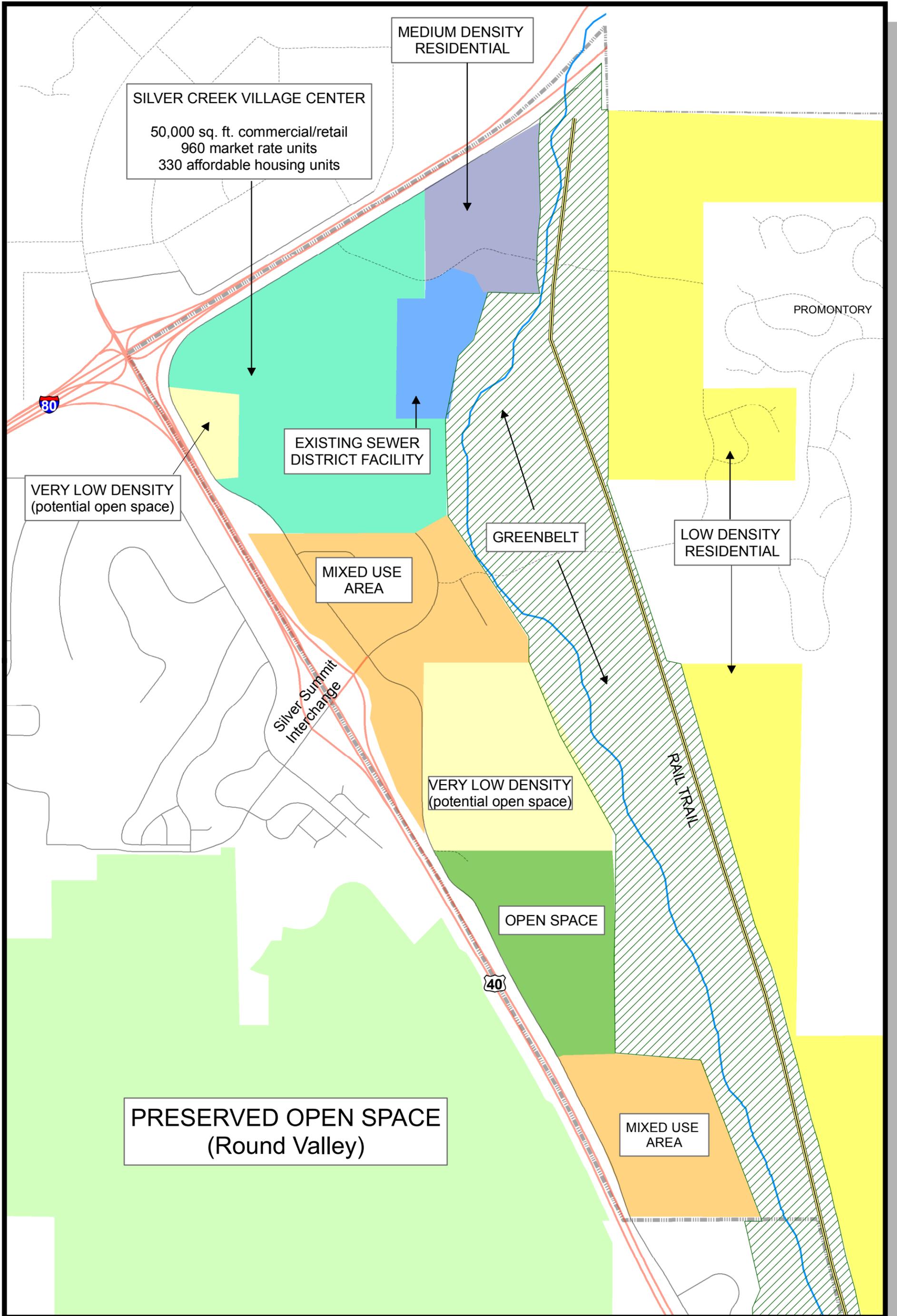
The East Basin neighborhood is highly visible from US-40 and others areas in the immediate vicinity. It is an important entry corridor into the Snyderville Basin and an additional entrance into Park City.

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. Prior to utilizing TDRs, a neighborhood master plan may be developed. 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
Future Land Use Map**



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.

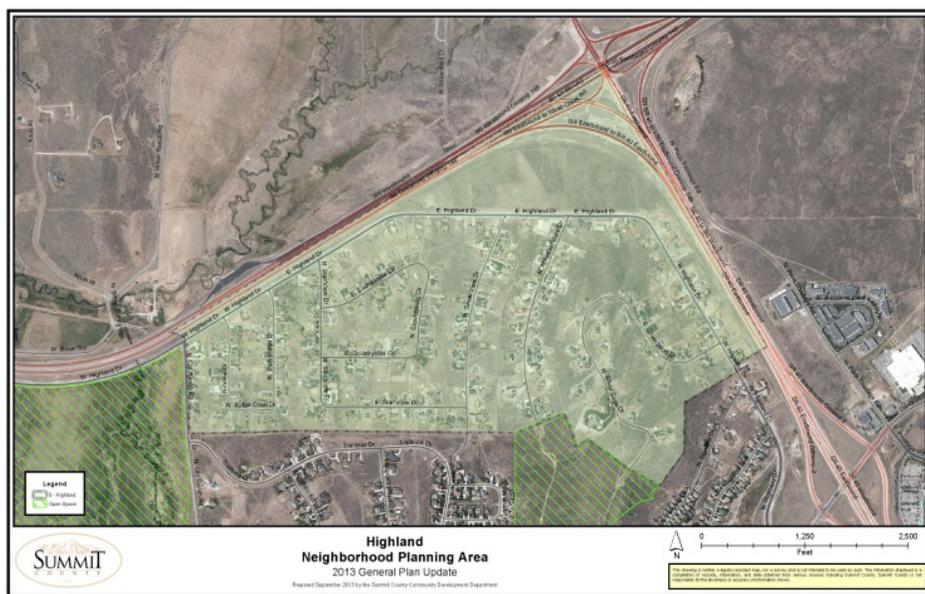
Neighborhood Description

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.





VERY LOW DENSITY
(potential open space)

MEDIUM DENSITY RESIDENTIAL

Snow View Drive

Highland Drive

Silver Sage Dr

Silver Summit
Interchange

Highland Neighborhood Planning Area
Future Land Use Map



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

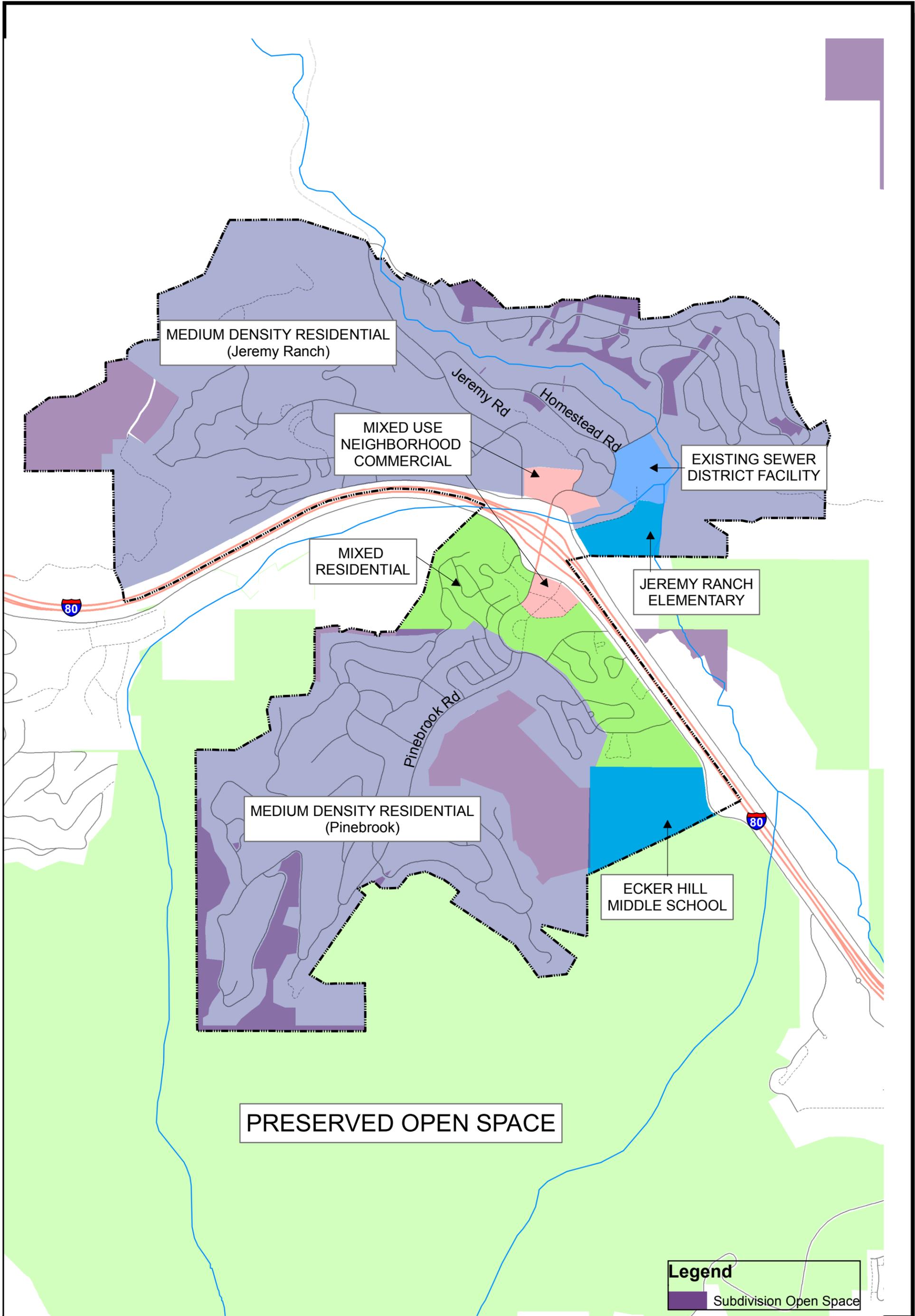
The Jeremy Ranch / Pinebrook neighborhood contains subdivisions that are largely built-out. They are primarily single family detached residential areas with some multi-family areas interspersed throughout. They both contain commercial areas; the commercial area in Jeremy Ranch is around the intersection of Rasmussen 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.





**Jeremy Ranch / Pinebrook Neighborhood Planning Area
Future Land Use Map**



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.

While the Utah Olympic Park is a separate neighborhood planning area, it has also been recognized in this plan because the connectivity between the two neighborhoods is critical.

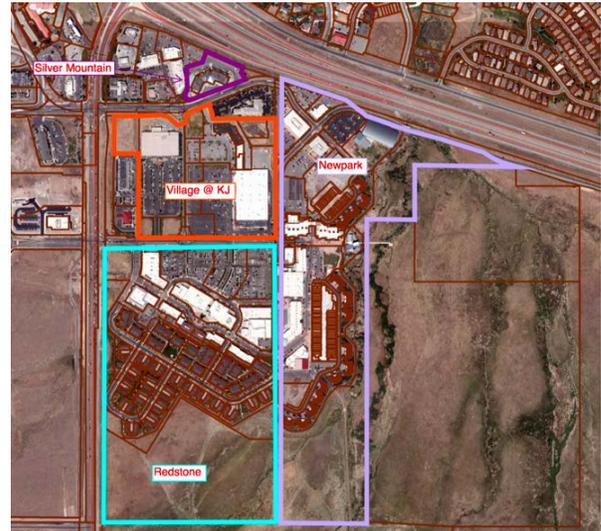


Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Community Commercial (CC), and Town Center (TC). The base density in the RR zone is 1 unit per 20 acres; 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. The base density in the TC zone is determined through the Specially Planned Area process and is memorialized through a Development Agreement.

Existing Development Agreement Areas

Each Development Agreement establishes project specific development standards that are unique and supersede the underlying base zoning requirements.



Kimball Junction East



Kimball Junction West

Neighborhood Description

The Kimball Junction neighborhood is the designated Town Center in the Snyderville Basin. It is the primary retail-commercial shopping district in the region. Recent developments have introduced new residential, workforce housing, lodging, entertainment, and social uses into the neighborhood beyond the original regional commercial business.

Kimball Junction is the arrival point for the greater Snyderville Basin-Park City region. Among the neighborhood's strengths are its proximity to several primary transportation corridors, its economic vitality, and the nearby open space and recreation amenities.



Despite the neighborhood's positive attributes, four decades of zoning administration, land use litigation, and site specific-Development Agreements have resulted in a number of significant challenges. These challenges include a marginal sense of arrival, poor neighborhood interconnectivity, a hostile pedestrian environment, and a weak public realm.

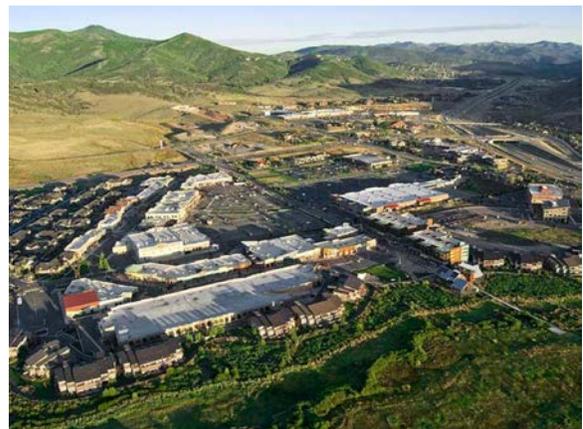
One of the most prominent challenges is traffic congestion. The design principles addressed throughout this plan provide opportunities to address the efficiency of traffic flow through SR-224.



On-going engagement with community members, the Planning Commission, and County Council has identified a number of potential opportunities to address and enhance the Kimball Junction's built environment. These opportunities include:

- **Improving the flow of the regional through traffic;**
- **Strengthening the neighborhood's mix of uses;**
- **Reestablishing a traditional; neighborhood building-street pattern;**
- **Centralizing parking;**
- **Bettering the overall neighborhood connectivity and walkability;**
- **Enhancing and expanding community and civic spaces;**
- **Improving the visual quality of built environment; and**
- **Promoting community participation in the neighborhood planning process.**

A number of fundamental planning and community design principals have been established for the Kimball Junction neighborhood to achieve these opportunities. These concepts and associated illustrations are presented in the following pages of this Snyderville Basin General Plan section.



Create a Mixed-Use Neighborhood

Mixed-Use neighborhoods are designed with people in mind. They are “Places”. They are places where residential, retail, service, and civic uses are connected by a network of public spaces. Mixed-Use neighborhoods promote efficiencies in people, services, mobility, and infrastructure.



Key Action Points

Amend the Snyderville Basin Development Code to establish a **mixed-use zoning district** targeting a **broad palette** of residential uses, workforce housing, retail, service, civic, and multi-modal transit uses. Consider using this zone as a rezoning tool for redevelopment and new **infill development proposals**.

Amend the Snyderville Basin Development Code to create a **Master Planned Development** process to achieve greater design flexibility and **incentivize workforce housing**, multi-modal facilities, and parking mitigation.

Amend the Snyderville Basin Development Code’s existing Community Commercial zoning district to **strengthen performance standards** relating to connectivity to the public realm, multi-modal transportation and related facilities, and parking mitigation.

Audit and re-evaluate existing Development Agreements and consider strategic amendments that increase mixed-use, workforce and attainable housing, multi-modal connectivity, and parking mitigation.

Enhance and expand civic space and community activity areas both in and around the Richins Building/Transit Center and in other locations where neighborhood service, people, and **community social interaction can be connected**.



Create a People Oriented Built Environment

Establishing a more traditional street and building environment will ensure priority is given to the needs of pedestrians rather than the movement of vehicles. Traditional streets are not dominated by large parking lots, blank building walls, service areas, and utility infrastructure. Creating buildings with a continuous active edge, with doors and windows opening onto the street, and parking located behind and/or underneath the buildings can help encourage comfortable pedestrian activity. The goal should be to accommodate vehicles in an environment built for people.



Key Action Points

Ensure all new development proposals are designed to **first accommodate pedestrians, rather than vehicles**. Developers should provide a written narrative describing how this is accomplished as part of the application submittal requirements.

Developers should not only consider pedestrian connectivity within their development, but also those **connections to existing routes and adjacent developments**.

Encourage property owners of existing developed projects to **enhance the pedestrian experience**. Elements could include: updating existing infrastructure, such as adding missing sidewalk connections or adding bike lanes, relocating utility boxes, adding benches, and landscaping to create gathering areas.

Explore opportunities within Kimball Junction to **convert streets either permanently or seasonally for pedestrian traffic**.

Require that all new development proposals include provisions to ensure a **comfortable pedestrian experience**. Items such as benches, landscaping for shaded areas, and trash/recycling receptacles should not be an afterthought.

Support ongoing education and training opportunities for the Planning Commission, Design Review Committees, and the public at large to educate them on **traditional street and building design concepts**.



Achieve a Seamlessly Connected Neighborhood

Successful neighborhoods are designed to connect people to where they want to go in a simple, safe, comfortable, and enjoyable manner.



Key Action Points

Think of streets and pedestrian connections as places. Design them accordingly.

Place highest density where access to **transit and active-transportation** is best.

Partner with UDOT and Park City Municipal Corporation to update the 2012 SR-224 Corridor Study and analyze and identify specific projects and programs to **improve regional north-south vehicular flow through the neighborhood**. Enhance safe pedestrian, bicycle, transit, and vehicular connection between the east and west sides of the neighborhood and beyond.

Partner with UDOT and property owners to complete a **connectivity study** to analyze existing traffic patterns, volumes, land uses, directness of routes, existing and future transit routes, and **active-transportation corridors**.

Complete the Active Transportation Plan to increase walking, biking, and other non-motorized opportunities.

Amend the Summit County Code to implement a **Complete Streets** ordinance to ensure public rights-of-way are designed and constructed to **accommodate all anticipated users** including pedestrians, bicyclists, transit users, motorists, and service/delivery vehicles.

Implement Transportation Demand Strategies to **increase overall system efficiency of the neighborhood transportation system**; reduce single-occupant vehicle (SOV) trips and shift SOV trips out of peak periods by providing incentives and information to encourage and help individuals modify their travel behavior at peak periods.

Explore aerial tramway/gondola connections between Kimball Junction and the Utah Olympic Park.

Create a Walkable Neighborhood

Human beings became bipedal nearly two million years ago. We are good walkers. Successful neighborhoods should be designed to reflect this skill. Walkable neighborhoods foster a diversity of people, uses, and experiences. They are easier to move to, move through, and move around. Mixed-Use neighborhoods create a greater sense of community.



Key Action Points

Promote mixed-use developments with people in them throughout the day.

Develop additional above or below-ground pedestrian and non-motorized linkages across SR-224. **Connect the east and west sides of the neighborhood** and integrate uses.

Consolidate parking areas.

Strategically locate consolidated parking areas proximate to **transit facilities and primary pedestrian corridors**.

Complete, adopt, and implement the **Park City-Summit County Active Transportation Plan**.

Create a sense-of-arrival at the SR-224/I-80 gateway which introduces a network of highly visual cues that direct people to destinations, services, parking, transit, pedestrian, and other non-motorized mobility routes.

Complete, adopt, and implement the **Park City-Summit County Wayfinding Plan**. The plan should create a full range of wayfinding infrastructure for users of all ages and abilities using **evolving communication technologies and media**. The plan should also enhance both legibility and understanding of the neighborhood and help **minimize clutter**.

Prohibit drive-thru businesses, gas stations, car lots, and blank building walls along primary pedestrian and non-motorized routes.

Install bicycle facilities, including but limited to aid/repair stations, bicycle lockers, and racks.

Develop public space along pedestrian and non-motorized routes that are **safe and desirable to be in**. Enliven these spaces with public art and activities.

Develop Centralized Parking Facilities

Parking lot location is significant in influencing transportation habits, since almost all car trips start and end in a parking space. When parking is concentrated in an appropriately located facility, it frees space for more offices, restaurants, stores, parks, and landscaped areas for people to gather.



Key Action Points

Parking facilities should be located near developments that generate significant movement so that **the need to travel in an automobile will be minimized** and the use of sustainable transportation modes can be maximized.

Conduct a design analysis of the Kimball Junction area to determine traffic patterns, pedestrian patterns, and appropriate locations for centralized parking facilities.

Amend the Snyderville Basin Development Code to **provide developers with incentives** to build centralized parking facilities through the Master Planned Development process.

Require centralized parking facilities to be integrated into the transit infrastructure to **ensure easy access to the public transit system and pedestrian network**.

Design parking facilities to meet the needs of **multiple stake holders**.

Incorporate alternative parking solutions such as valet parking or mechanical lift systems to mitigate the impacts and needs of multiple users on the structure.

Design structures to **blend architecturally** with the surrounding area.

Incorporate **revenue generating commercial uses** into the street level of parking facilities.

Incorporate **charging stations and other facilities for ultra-low emission vehicles**.

Create safe and secure facility layouts that minimize conflicts between traffic, cyclists, and pedestrians.

Provide a Variety of Housing Choices

Housing Choice is a key component of a strong and healthy community. Kimball Junction housing will meet the diverse needs of the region in a variety of forms that responds to our local context. Providing a variety of housing options with a wide range of affordability gives people of all social and economic backgrounds the opportunity to live in a quality built environment.



Key Action Points

Integrate more housing into Kimball Junction to **create a livable community**.

Update the existing affordable housing regulations in the Snyderville Basin Development Code. Regulations should require developers to build affordable units instead of contribute in lieu fees.

Continue work with various County entities and departments to prepare and **adopt a Needs Assessment** to assess the housing needs of Kimball Junction. The Needs Assessment should:

- Identify the scale and mix of housing and the **range of housing types** that the Kimball Junction population is likely to need over the plan period.
- Address the need for different groups in the community such as, but not limited to, **families with children, the elderly, and people with disabilities**.
- **Establish realistic assumptions** about the availability, suitability and the economic viability of land to meet the identified need for housing over the plan period.

Modify the Snyderville Basin Development Code density requirements to **promote housing in a mix of housing types** to appeal to a broad market, to promote diversity and make Kimball Junction accessible to a wide variety of people.

Develop design guidelines or Code regulations that **encourage quality construction** that contributes to public spaces, such as windows and doors at the street level, stoops and porches, patios, balconies, and **high quality building materials**.

Evaluate the County permitting and fees to **promote an efficient approval process**.

Make Visual Quality a Top Priority

How a neighborhood looks affects how residents feel about where they live, work, and recreate. Creating a sense of place greatly depends on the quality of the buildings and the spaces around them. Uncluttered and well-maintained areas that are designed for a variety of experiences will help create places that are lively and pleasant to use.



Key Action Points

Implement a Master Planned Development process to ensure the visual quality of **development is integrated** appropriately into the surrounding context.

Encourage owners of existing developed properties to amend Development Agreements and associated design advisory documents to achieve **higher visual quality**.

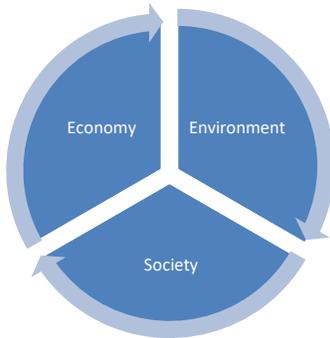
Create a **voluntary peer review program** to review projects through the **collective experience and knowledge of Kimball Junction** held by local designers and architects. Key themes could vary depending on the project scale, but would typically be structured around:

- Building **location, height, scale**, and architecture.
- **Public realm**, including public spaces and landscaping elements.
- **Ensuring that all details of a project are reviewed** and taken into consideration upfront, not as an afterthought (e.g. mailbox locations, utility box locations, public furniture locations, and dumpster locations).
- **Enhance both legibility and understanding of the neighborhood** and minimize clutter.
- Consider how a **climate responsive design** would influence the physical nature of the built environment.

Support ongoing education and training opportunities for the Planning Commission, Design Review Committees, and the public at large to educate them on the **value of good design**.

Create a Sustainable Community

Sustainable Growth is more than promoting environmentally friendly policies and regulations; it is about making positive economic, environmental and social progress for this and future generations.



Key Action Points

Support Summit County's transition to a **low carbon future** in a changing climate, encourage the **reuse of existing resources**, including adaptive reuse of existing buildings, and **encourage the use of renewable resources**.

Promote the vitality of Kimball Junction's main commercial spaces and protect the natural areas around them.

Amend the Snyderville Basin Development Code to better **conserve and enhance the natural environment**, to reduce pollution and protect steep slopes, ridgelines, riparian corridors, and ground water.

Amend the Snyderville Basin Development Code to enhance recycling requirements for construction, demolition, and existing development.

Amend the Snyderville Basin Development Code to **enable the reuse of land** that has been previously developed, provided it is not of high environmental value.

Support a pattern of development which **facilitates the use of a variety of sustainable modes of transportation**.

Locate developments that generate significant movement where the **need to travel will be minimized** and the use of sustainable transportation modes can be maximized.

Contribute to building a strong, responsive and competitive economy, by ensuring that the Snyderville Basin General Plan and Development Code support **appropriate growth and innovation**.

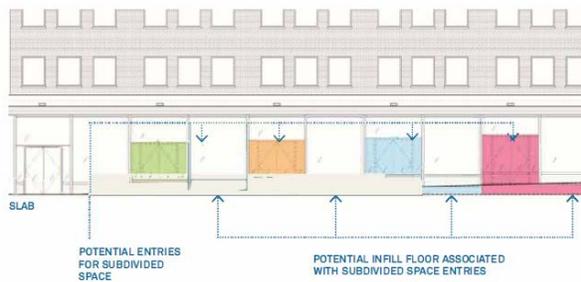
Support **strong, vibrant and healthy communities**, by providing the supply of housing required to meet the needs of present and future generations.

Create a **high quality built environment**, with accessible local services that reflect the community's needs and support its health, social, and cultural well-being.

Design for Change

Development needs to be flexible enough to respond to future changes in demography and lifestyle. This means designing for energy and resource efficiency, creating flexibility in the uses of property, public spaces and service infrastructure, and introducing new approaches to transportation, traffic management and parking.

Sample Design Guide



Sample Context Analysis



1. This development has excellent walking routes within the site, and is well connected to the town center.
2. The project offers a whole range of 'live-work-play' opportunities.
3. This mixed use development offers a choice in terms of housing types, modes of transportation and lifestyle.
4. Residents' facilities, including gymnasium, sauna and spa, help to provide a sense of community.
5. The retention of mature trees and the refurbishment of existing buildings add a sense of heritage, character and identity to the development.

Key Action Points

Promote adaptability through development that can respond to changing social, technological and economic conditions. Projects will be **required to demonstrate** that they work now and into the imagined future. Phased projects will be required to demonstrate how each phase will contribute to an **increasing level of success**.

Promote diversity and choice through a mix of compatible developments and uses that work together to create **viable places** responding to local needs. Projects will be required to demonstrate how the proposed spaces, places and uses relate to each other, and how they will **successfully integrate** into the neighborhood context.

Promote **successful places** that meet a variety of demands from the widest possible range of users, amenities and social groups. **Prioritize accessibility** and require public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including the disabled, the elderly and the very young.

Create **design advisory documents** and checklists for mixed use developments that **promote critical success factors**. Where necessary, **update existing standards** to address contradictory requirements of the Development Code and existing Development Agreements. For example; height limitations may inhibit the utility of ground floor retail spaces that would otherwise facilitate a variety of tenant buildouts.

Recognize that both **the natural and developed worlds continually evolve**. In order to create a successful built environment, promote a culture of **continuous learning and adaptability** to such change.

Neighborhood Engagement

Successful plans must always include a quality neighborhood engagement effort. Plans fail when property owners, neighborhood residents and other important community stakeholders feel left out of the neighborhood planning and design implementation process.



Key Action Points

Identify and involve the people and organizations with an interest in the **focus of the engagement**.

Identify barriers to **public participation** and engage all segments of the community.

Create a **Community Engagement-Public Hearing Guide** to educate community members on the planning and design processes. Provide tools and assistance to community members so they can be **pro-active and effective partners** in the neighborhood re-creation.

Gather evidence of the needs and available resources and use this to agree to the **purpose, scope, and timescale** of the engagement and the actions to be taken.

Use clear procedures to **enable the participants to work with one another** efficiently and effectively. Ensure **necessary information is communicated** between participants.

Provide resources to participants so they can actively develop the skills, knowledge, and confidence to **provide quality ideas and solutions**.

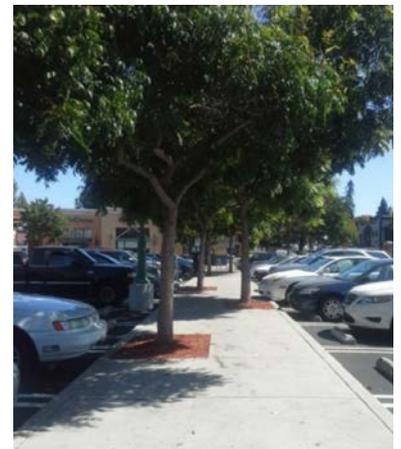
Ensure that the **results of the neighborhood engagement are provided to the wider community** and any agencies affected.

Develop new or collaborative ways of implementing neighborhood planning efforts.

Recognize that a **clear vision of what would make a better neighborhood** can only be achieved if the “how” is described. Leaders need to be motivated to make hard choices to implement the “how”.

Actively review progress of the plan and **make refinements where necessary**.

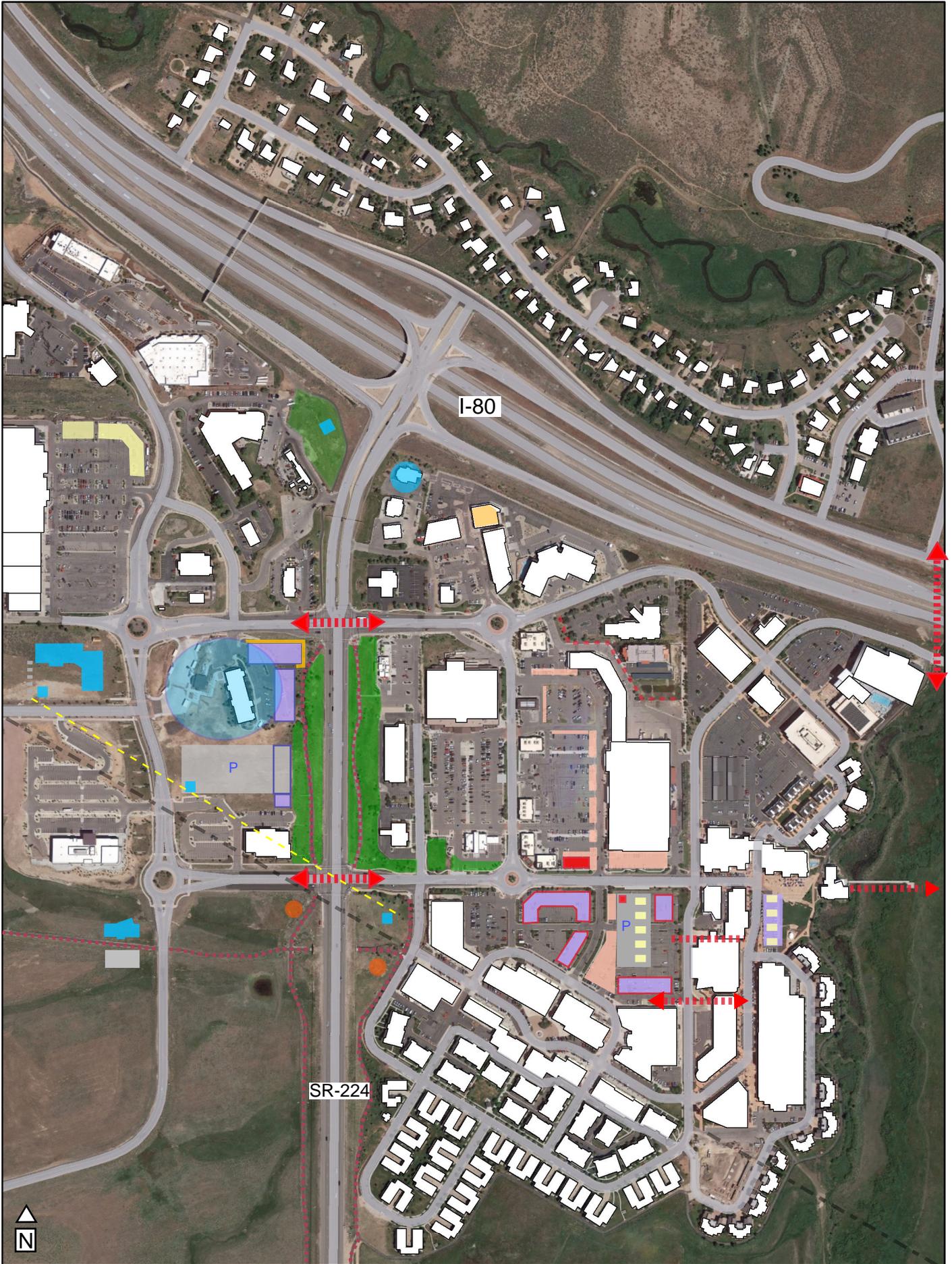
Existing Challenges and Possible Futures





0 500 ft

Kimball Junction West



I-80

SR-224

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P

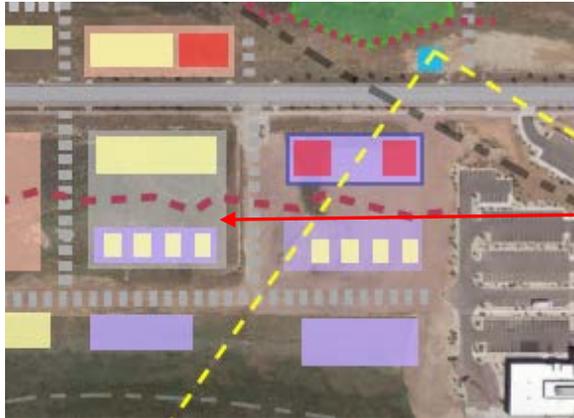


0 500 ft

Kimball Junction East

Create a Mixed Use Neighborhood

Places where residential, retail, service and civic uses are connected by a network of public spaces



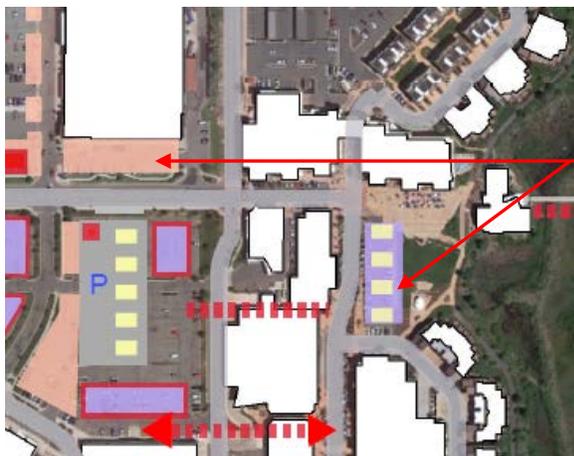
Existing Challenges and Possible Futures:

Review and if necessary change existing development agreements to allow a greater variety of complimentary uses.

Introduce additional uses within the previously approved Tech Center site. Consider additional residential, retail commercial, and other support uses in addition to the already anticipated business commercial, office, and research uses. Consider also the development of public facilities that could compliment, extend or replace those uses and services currently found at the existing Richins building.



Exploit opportunities to add uses within existing developments. Review all large lot surface parking areas and look for opportunities to develop workforce housing within or over existing facilities.



Build on the success of existing public spaces. Develop new pedestrian plaza areas adjacent to ground level retail spaces. Add upper level residential uses over commercial area.

Create a People Oriented Built Environment

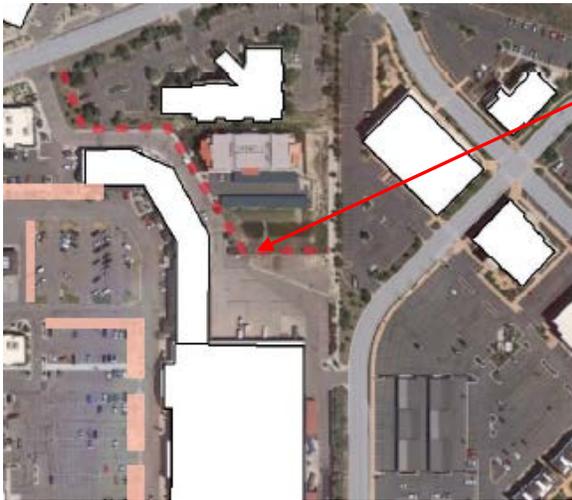
Ensure priority is given to the needs of pedestrians rather than the movement of vehicles.



Existing Challenges and Possible Futures:

Eliminate drive through uses. A reduction in driveways will reduce pedestrian/auto conflicts, provide opportunities for wider sidewalks, landscape enhancements, and alternative transit stop locations.

Enhance existing trails and connections, add useful pedestrian oriented street furniture, kiosks, and if necessary, buildings. Draw attention to trail access points, provide wayfinding information and features to encourage pedestrian and bicycle mobility.



Identify areas of urgent need and provide improved sidewalks that are safe, uncluttered, and work for all segments of society.

Require developments to provide sidewalks of sufficient width to provide safe, comfortable, and attractive spaces. Increase widths at restaurant and café locations to allow sidewalk dining. Redesign existing parking areas where angled parking can be modified to parallel parking thereby allowing an increase in sidewalk widths.



Consider redevelopment of the Richins Building site and the possible relocation of the civic uses to the west of Landmark Drive. This would allow development of pedestrian access and plaza areas while reducing existing traffic conflicts.

Achieve a Seamlessly Connected Neighborhood

The neighborhood needs to be easy to get to, through, and around.



Existing Challenges and Possible Futures:

The barrier created by SR-224 is the single biggest challenge to integrating pedestrian, bicycle and transit circulator systems within Kimball Junction. The two major intersections, designed for auto efficiency create pedestrian obstacles north and south as well as east and west.

Previous suggestions aimed at reducing existing congestion at the I-80 interchange include a dedicated flyover connecting I-80 to SR-224, lowering SR-224 below grade, a possible relief road connecting Kilby Road to Overland Drive immediately west of the Powderwood Condominiums and many others. All these suggestions necessarily emphasize movement of passenger vehicles, and always to the future detriment of pedestrian connections.

If non-auto connections are being considered they need to be given the same level of emphasis within the broader transportation plan. Trails and sidewalks, bridges and tunnels, existing and future, need to be attractors as well as merely functional. The mere ability to walk between two points indicates a passable. The degree to which this route contributes to the success of a neighborhood depends on whether it is also; accessible, safe, convenient, comfortable, and enjoyable.

Create a Walkable Neighborhood

Design pedestrian friendly projects and neighborhoods that are easy to move to, through and around.



Existing Challenges and Possible Futures:

Existing large lot surface parking areas need to be reconfigured to provide safer pedestrian routes.

Where possible reduce driveway access and eliminate parking spaces to create alternative pedestrian and bicycle access ways

Widen sidewalks to create plaza spaces that allow café dining opportunities - be aware of microclimate, consider sun and wind exposure.



Build on existing successful spaces, develop new uses to compliment those spaces.

Central parking facilities need to be easy to find and well connected to a pedestrian and bike friendly network.

Strengthen and develop connections. Existing routes that are neither easy to locate nor simple to navigate should be reconfigured.

Develop narrower streets and alleys with appropriately scaled boutique retail outlets. Explore opportunities to make existing long blank facades more permeable: visually and physically activated.



Eliminate unnecessary driveways. Consider transit stops in lieu, extend existing sidewalk connections, and enhance existing greenspaces.

Encourage use of the existing trail network by providing points of interest, public art, shelter, seating, lookout points and wayfinding information. Consider all options for crossing SR-224: under, surface and overhead by bridge or aerial flyover.

Drive-through uses should not be allowed.

Develop Centralized Parking Facilities

Structured parking frees surface space for a mix of alternative uses. Commercial offices and retail, restaurants and stores, pocket parks and plazas. People spaces.



Existing Challenges and Possible Futures:

A parking structure should be considered and located on the west side of SR-224, south of the existing Richins Building and transit center. This location would serve the existing and proposed future increase in civic uses and allow commercial development of areas that are currently underutilized without need for an increase in surface parking lots.

Located near to the existing transit center (to be possibly redesigned and further developed) this parking structure could also act as an intercept location for those travelling on to the Utah Olympic Park, the ski resorts or Park City via public transport. Other uses could be incorporated into the structure including ticket offices, information booth, and possible tunnel, bridge, or aerial tramway connections. This should be looked at as an 'opportunity space'.

The topography of the site provides the ability to connect both from the North and from the South on different levels of the structure. The narrow side of the structure would face SR-224, while the existing (and possible future) development of the sites to the North and South would mitigate the visible impact of what could be a large facility.

A smaller parking structure should also be considered on the east side of SR-224. This might be located on one of the Redstone development surface lots west of the Newpark 'gateway'. At two or three levels of parking this would replace the surface lot to the west and south. Appropriate development of these lots should encourage more pedestrian activity contributing to an increase level of commercial success. It is important that the failure of the existing pedestrian connections here, especially between Redstone and Newpark be corrected.

The plan also indicates the possibility of adding a workforce housing component on or in the parking structure.

Provide a Variety of Housing Choices



Existing Challenges and Possible Futures:

There is a current demand and a need for a variety of housing types. One of the few locations within the Snyderville Basin with land area to develop housing is the current Tech Center. It is possible to introduce a mix of housing within the physical constraints of the original master plan layout. Mixing medium to high density residential uses above or adjacent to existing and proposed commercial uses would relieve market pressure on peripheral areas of the Snyderville Basin.

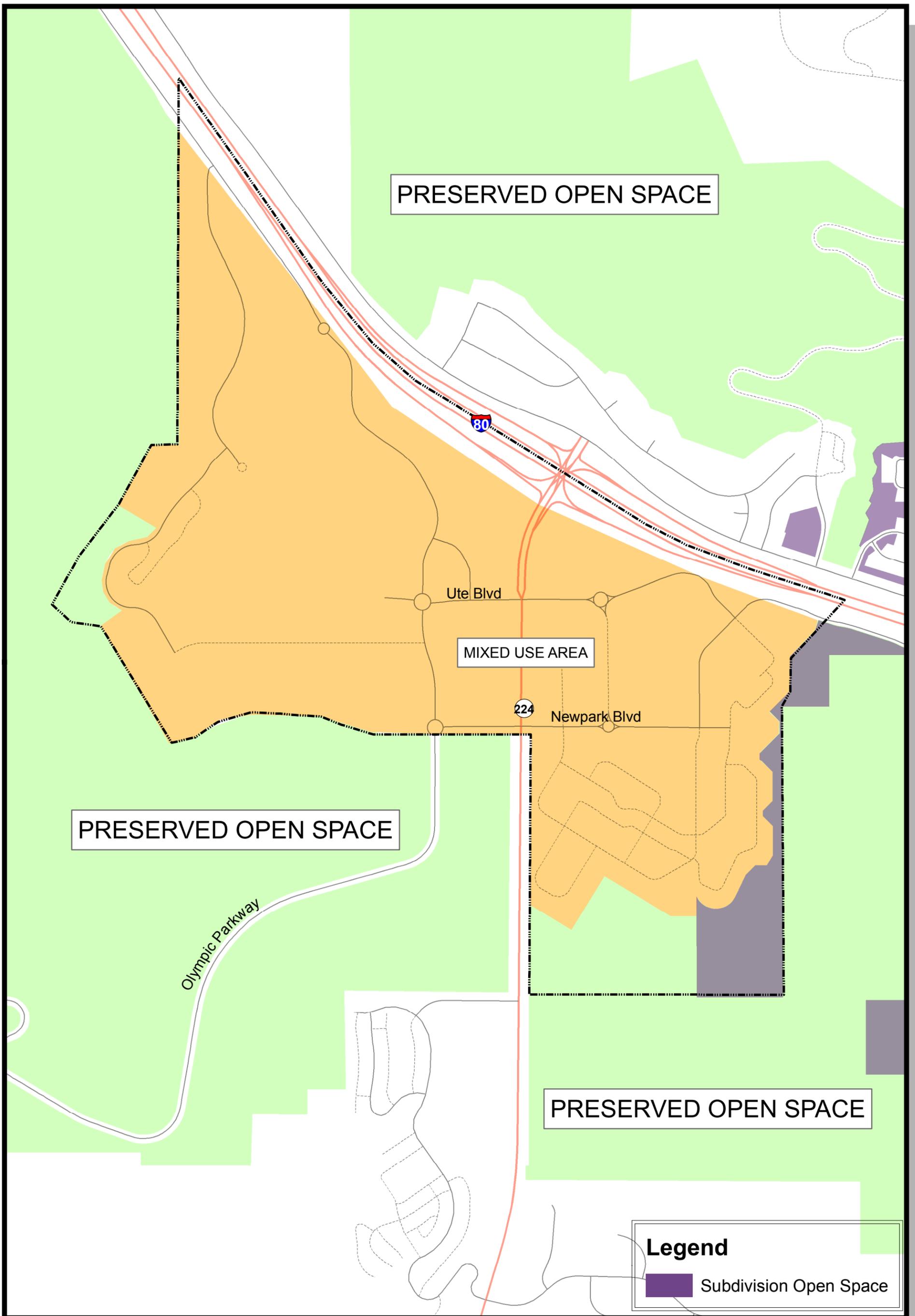


The map extract (top) shows in diagrammatic form the possible variety with alley access townhouse type units, apartments over commercial uses and a sheltered housing prototype for the elderly. The ability to make easy connections with alternative transit options, walking and biking opportunities, and close connections to existing services provides distinct advantages when proposing medium to high density residential uses.



Opportunities exist to create pockets of additional workforce housing within existing developments. The Walmart parking lot is a good example of a site that could support the development of studio and one bedroom units for workers in the immediate vicinity.

The east side of SR-224 is reasonably well served by a mix of existing residential uses. However, opportunities exist and should be taken advantage of when any new development or redevelopment is proposed. The supply of additional workforce housing in an area where employment opportunities exist without the need for car ownership is clearly advantageous to the neighborhood.



**Kimball Junction Neighborhood Planning Area
Future Land Use Map**



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

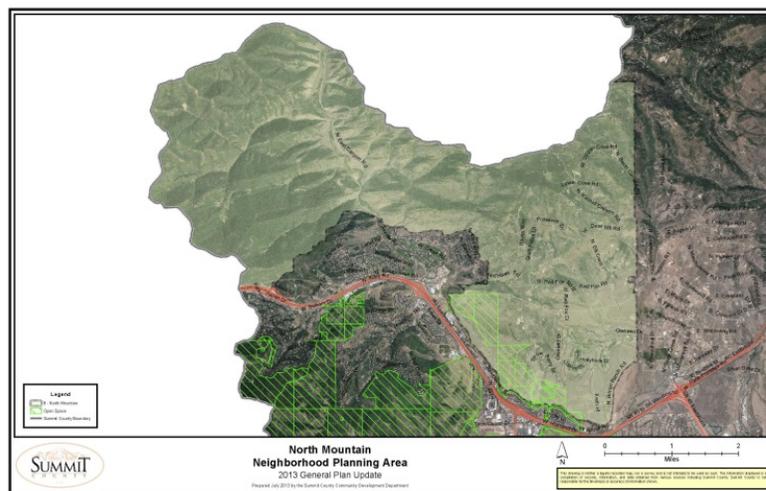
The North Mountain neighborhood contains large tracts of undeveloped land as well as existing subdivided areas for single family detached use. There are many miles of community trails throughout this neighborhood. The topography varies from generally flat to steeply sloped and the vegetation also varies 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.



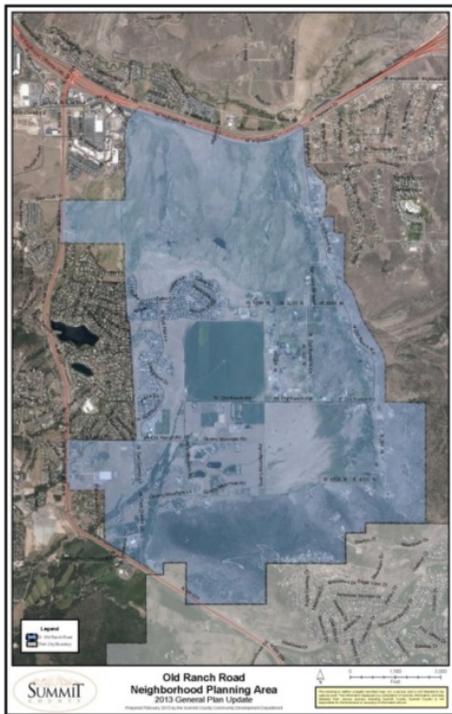
OLD RANCH ROAD

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

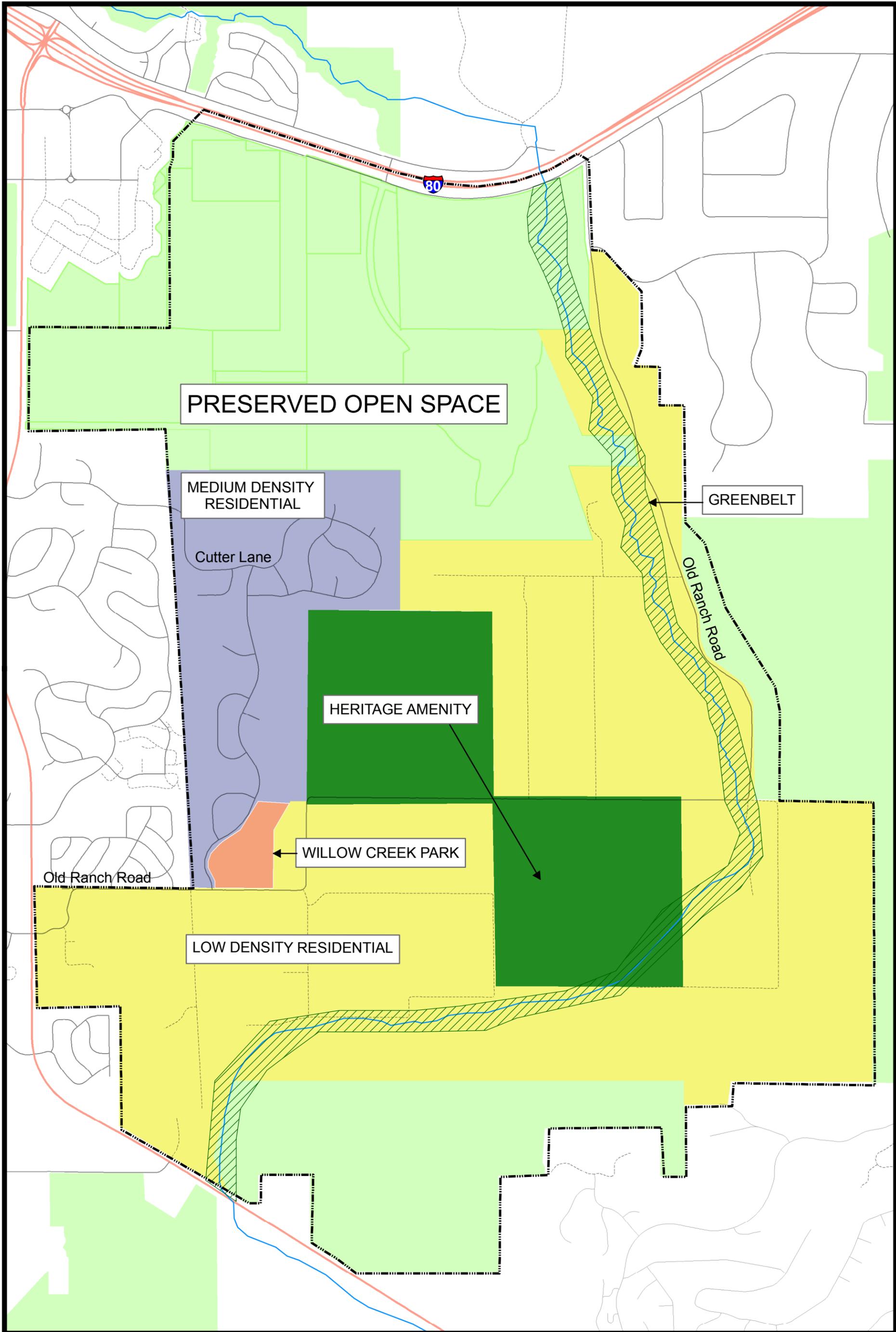
of life in order to maintain the mountain-ranching feeling. Preservation and enhancement of the existing natural resources is an important aspect of this neighborhood.

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
Future Land Use Map**



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.

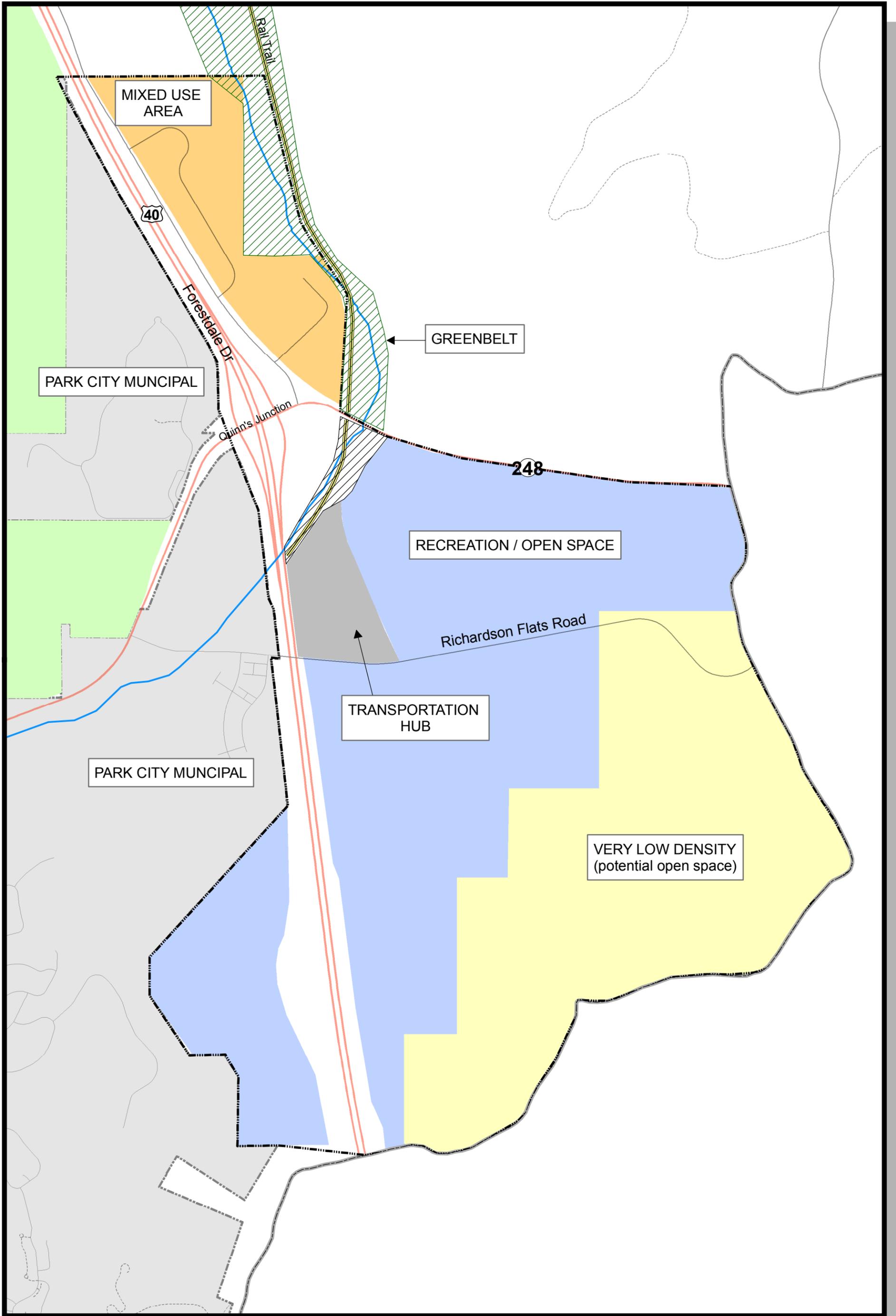
The types of uses in this area support a viable economy in Summit County. Recognizing this,

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.





**Quinns Junction Neighborhood Planning Area
Future Land Use Map**



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.

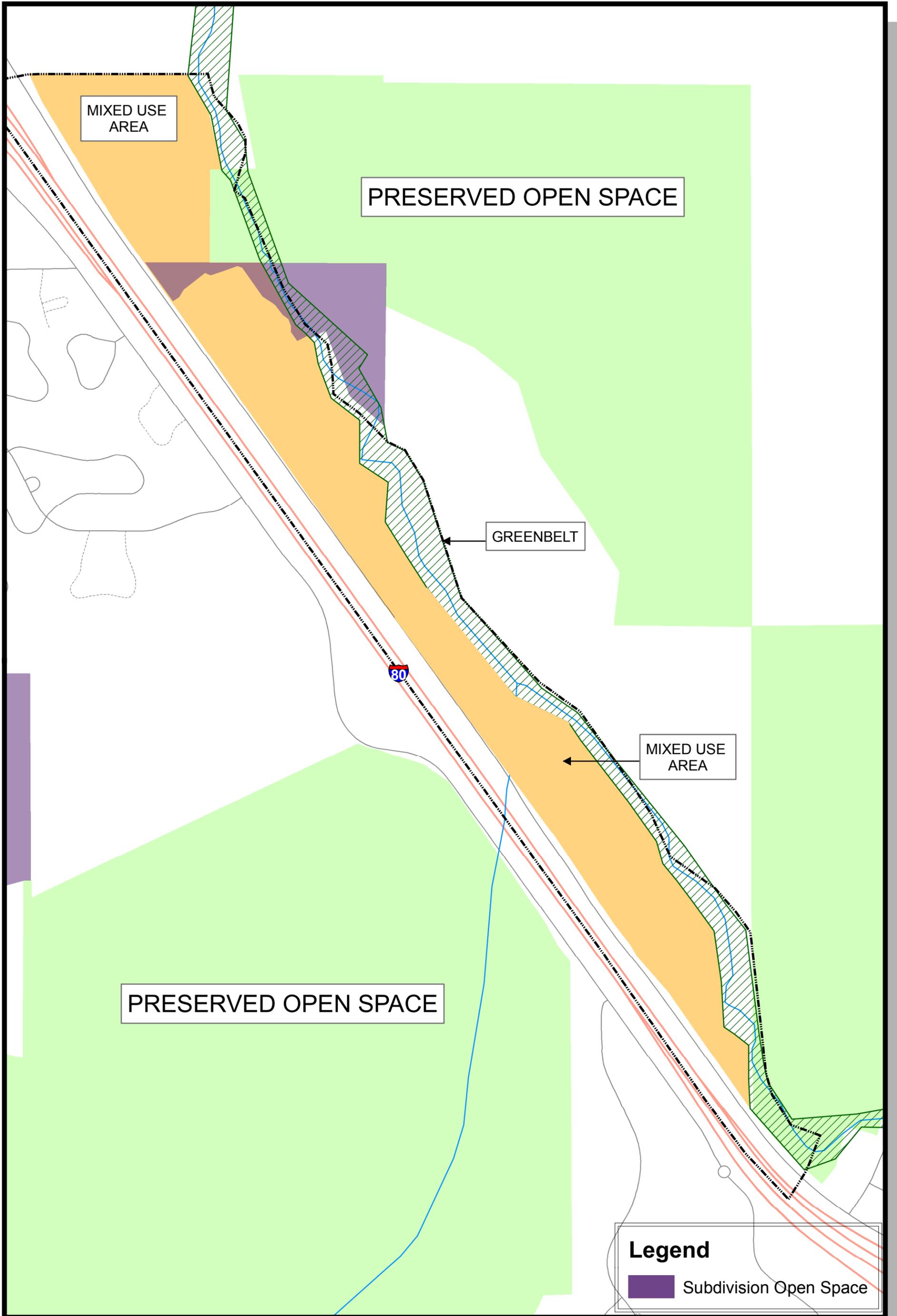
There are no existing residential uses in this planning area. The current zoning on the property is Rural Residential, which is not reflective of the current uses, nor is it consistent

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. Prior to utilizing TDRs, a neighborhood master plan may be developed. 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.



**Rasmussen Neighborhood Planning Area
Future Land Use Map**



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

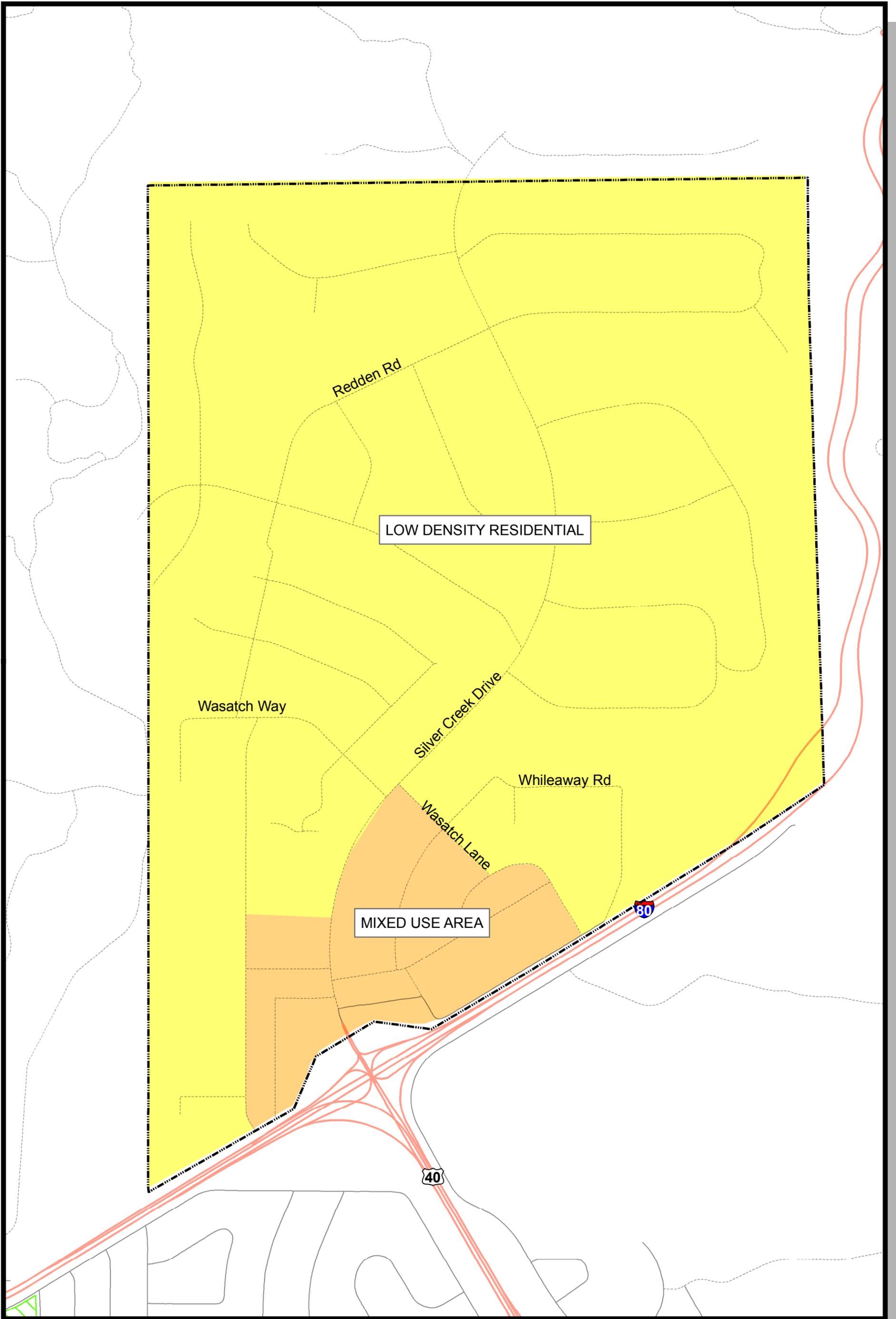
The Silver Creek neighborhood contains mostly residential and equestrian uses on large, existing subdivided lots, as well as a node of existing commercial uses and lots intended to serve the needs of the residents of Silver Creek

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
Future Land Use Map**



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

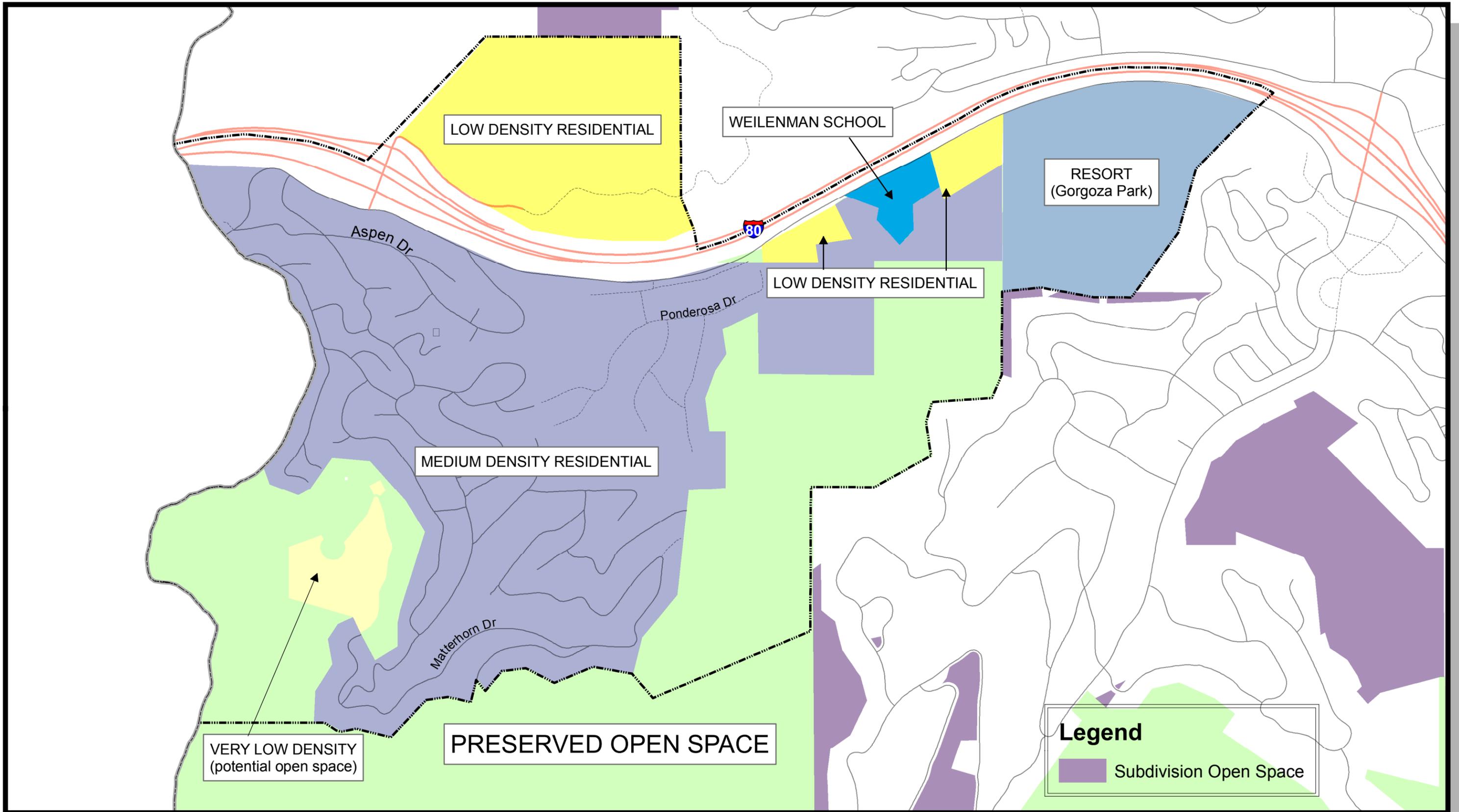
future to ensure that existing roads are modified to meet the Summit County regulations in order to ensure the safety of the residents and other users.

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.





**Summit Neighborhood Planning Area
Future Land Use Map**



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-

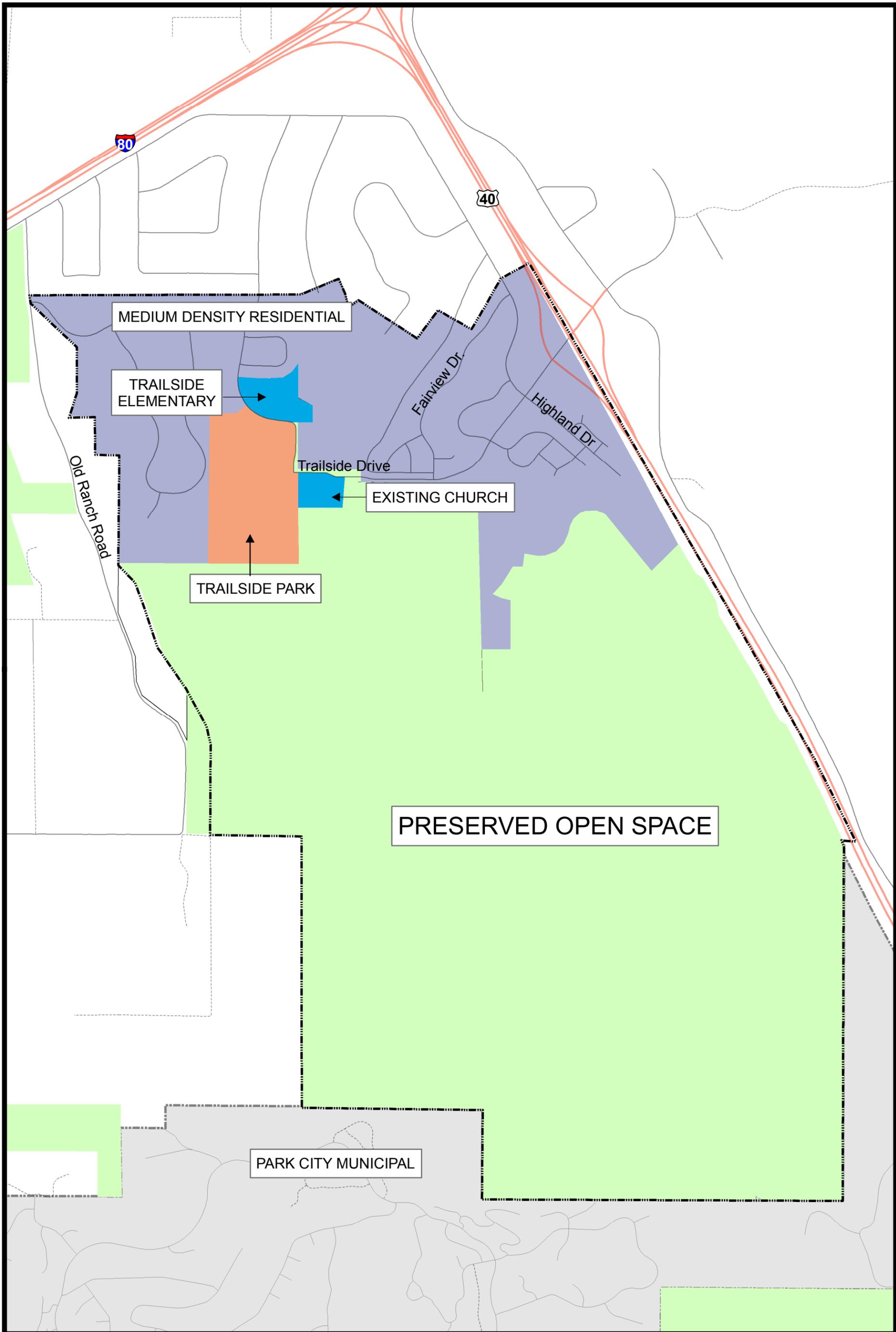
density detached single family residential development.

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
Future Land Use Map**



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.

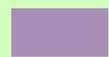
- Minimization of the visual impacts to the Kimball Junction area should be taken into consideration when locating future development.
- The mass of larger buildings should be broken down into groups of smaller buildings, which should be clustered in areas that will minimize disturbance to the hillsides 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.

PRESERVED OPEN SPACE

RESORT
(Utah Olympic Park)

224

Legend

 Subdivision Open Space



**Utah Olympic Park
Future Land Use Map**



WEST MOUNTAIN

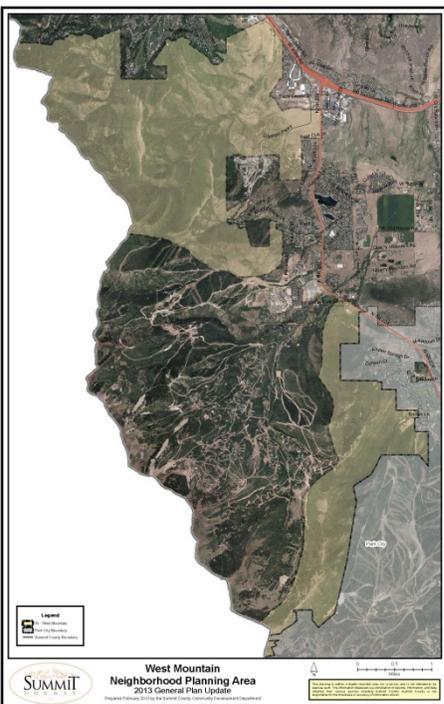
Location

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.