AGENDA
SNYDERVILLE BASIN PLANNING COMMISSION
Tuesday, November 10, 2026

NOTICE is hereby given that the Snyderville Basin Planning Commission will meet electronically, via Zoom, and at the anchor location of
Sheldon Richins Auditorium
1885 W. Ute Blvd., Park City, UT 84098
(All times listed are general in nature, and are subject to change by the Board Chair)

You may attend in person or Join Zoom webinar:
https://summitcountyut.zoom.us/j/98189226475 **OR**
To listen by phone only: Dial 1-669-900-9128
or 1-253-215-8782, Webinar ID: 981 8922 6475

6:00 P.M. Regular Session

1. Public comment for items not on the agenda or pending applications.
2. Discussion and possible recommendation to the Summit County Council regarding amendments to Chapters 1–11 of the Snyderville Basin General Plan including the Future Land Use Maps.
   Ray Milliner, Principal Planner, Mustapha Osman, AICP, County Planner.
   Basin PC Public Hearing Staff Report November 10, 2026.pdf
   General Plan Draft 11.10.2026.pdf
3. ****THIS PUBLIC HEARING HAS BEEN CANCELLED AND WILL BE RESCHEDULED AT AT LATER DATE**.** Public Hearing and Possible Action regarding a Conditional Use Permit for an accessory building located at 1078 E Parkway Dr; Parcel SL-D-243; Applicant: Matt Swindel; Owner(s): McPhee Allison; Administrative Process. Project #26-094.
   Mustapha Osman, AICP, County Planner.
4. ****THIS PUBLIC HEARING HAS BEEN CANCELLED AND WILL BE RESCHEDULED AT A LATER DATE**.** Public Hearing and Possible Action regarding a Conditional Use Permit (CUP) for a remodel and expansion of the existing skate park facility within the Trailside Park complex. The improvements also include parking and trailhead expansion in the same location. The project is located at 5715 Trailside Drive; Applicant: Isabelle Zytka - Snyderville Basin Special Recreation District; Administrative Process. Project #26-161.

   Amir Caus, AICP, Senior Planner.

Commission Items

Director Items

Adjourn

To view staff reports available at the end of the Friday before the meeting please visit www.summitcountyutah.gov.

Individuals needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Vicki Geary, Summit County Community Development Department at (435)336-3123.

Community Development Department
P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcounty.org

STAFF REPORT

To:	Snyderville Basin Planning Commission
From:	Ray Milliner, Mustapha Osman
Date of Meeting:	November 10, 2026
Type of Item:	General Plan Amendment – Discussion, Possible Recommendation
Process:	Legislative

Project

Over the past six months, the Planning Commission has held several work sessions on the proposed Snyderville Basin General Plan amendments. At its October 13, 2026, meeting, the Commission closed the public hearing and directed staff to incorporate its comments into the draft and return for further consideration and a possible recommendation to the County Council. The revised draft is attached to this report.

Context

The Snyderville Basin General Plan provides long-term direction for growth and development in the Basin. This update considers changes in population, transportation, housing, water resources, and other issues affecting the Basin.

County staff, the Planning Commission, and community members helped develop the update. The Our Summit visioning process and later public engagement identified priorities including open space, community character, trails and recreation, housing options, transportation, and access to local services. Existing conditions, growth trends, infrastructure needs, and County policies also contributed to the draft.

The current amendments address Chapters 1 through 10 of the Snyderville Basin General Plan. Chapter 11, which contains the neighborhood plans, will be reviewed and updated through a future planning effort. The Future Land Use Map will also be reviewed as part of that effort, with changes made as needed based on local conditions, public input, infrastructure, and neighborhood goals. The only change proposed as part of the current review is to change the designation of the FJ Gillmor Subdivision (located behind Home Depot) from “Very Low Density (potential open space) to Mixed Use Area.

The future neighborhood plan updates will include additional public outreach and opportunities for community input. The process is expected to include neighborhood-specific surveys, map-based open houses or workshops, and focused discussions for areas with significant land use questions or competing interests. Outreach may be combined

across neighborhoods where appropriate, with additional engagement focused on areas where major changes or unresolved issues require further discussion. Public input will help guide updates to the neighborhood plans and Future Land Use Map.

General Plan Criteria for Approval

Section 10-7-2 of the Snyderville Basin Development Code states that a General Plan amendment may not be recommended by the Planning Commission or approved by the County Council unless it is consistent with the goals, objectives, and policies of the General Plan and its land use maps. The Code also identifies the following criteria for reviewing amendments.

Criterion 1: The proposed amendment will not affect the existing character of the surrounding area in an adverse or unreasonable manner.

> **Analysis**: The amendment establishes policies to guide future growth and does not approve a specific development or change the use of an individual property. The Plan supports appropriate growth while addressing open space, community character, transportation, housing, and public services. These policies provide direction for managing future development in a way that considers surrounding areas.

Criterion 2: The amendment is consistent with the General Plan land use map, the goals, objectives and policies of the General Plan and neighborhood planning area plans, and the program for resort and mountain development established in Chapter 1 of this title.

> **Analysis**: The proposed amendments update the General Plan's goals, objectives, policies, and Future Land Use Map to reflect current conditions and community priorities. The Plan and map work together to guide land use, community character, housing, transportation, open space, recreation, infrastructure, and public services. Staff finds that the proposed amendments are consistent with the Plan's overall direction and has not identified a conflict with an applicable neighborhood plan or the program for resort and mountain development in Chapter 1 of the Development Code.

Criterion 3: The amendment is consistent with the uses of properties nearby.

> **Analysis**: The amendment applies to the Snyderville Basin as a whole and does not approve a specific use on an individual property. The Future Land Use Map and related policies provide general direction for compatible growth and transitions between land uses. More detailed consideration of local land use patterns and compatibility will occur as neighborhood plans are prepared or updated and as development applications are reviewed.

Criterion 4: The property for which the amendment is proposed is suitable for the intensity of use which will be permitted on the property if the amendment is allowed.

> **Analysis**: The amendment does not approve a specific development or establish development intensity for an individual property. The Future Land Use Map provides general direction on where different types and intensities of growth may be appropriate. Suitability will be considered in more detail through neighborhood planning and site-specific development review, including consideration of infrastructure, transportation, environmental constraints, community character, and access to services.

Criterion 5: The removal of the then existing restrictions will not unduly affect nearby property.

> **Analysis**: The amendment updates the County's long-range planning policies and does not remove a specific development restriction from an individual property. The effects of any future changes to land use regulations or development approvals will be reviewed through the applicable processes.

Criterion 6: The public health, safety and welfare will not be adversely impacted by the proposed amendment.

> **Analysis**: The proposed amendments provide policy direction for coordinating land use with transportation, housing, water resources, infrastructure, open space, recreation, and public services. The update does not approve a specific development, and future development will remain subject to applicable County standards and review. Staff finds that the proposed amendments are not expected to adversely affect public health, safety, or welfare.

Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the County Council on the proposed Snyderville Basin General Plan amendments, based on the findings and analysis in this report.

Findings of Fact

1. The Snyderville Basin General Plan is intended to provide a long-term basis for guiding the growth and development of the Basin.
2. The Snyderville Basin has experienced significant growth and change since the existing General Plan was adopted, including changes in population, development patterns, transportation needs, housing, water resources, and community priorities.
3. The General Plan update was developed through a public planning process involving County staff, the Snyderville Basin Planning Commission, and community

participants. That process informed the proposed chapters and Future Land Use Map.

4. The County's Our Summit community visioning process and subsequent public engagement were used to identify community priorities and values, including open space, community character, trails and recreation, housing options, transportation, and access to local services.
5. The proposed amendment applies throughout the Snyderville Basin and does not approve a specific development, alter the use of a particular property, or remove a site-specific development restriction.
6. The proposed chapters and Future Land Use Map provide a Basin-wide policy framework for growth, land use, infrastructure, community character, open space, housing, transportation, and access to services. The map provides general direction and will be reviewed in more detail through future neighborhood planning. Site-specific development remains subject to County regulations and development review.

Conclusions of Law

1. The proposed amendments are consistent with the goals, objectives, policies, and Future Land Use Map presented as part of the updated Snyderville Basin General Plan.
2. The proposed amendment will not affect the existing character of the surrounding area in an adverse or unreasonable manner;
3. The amendment is consistent with the general plan land use map, the goals, objectives and policies of the general plan and neighborhood planning area plans, and the program for resort and mountain development established in chapter 1 of this title;
4. The amendment is consistent with the uses of properties nearby;
5. The property for which the amendment is proposed is suitable for the intensity of use which will be permitted on the property if the amendment is allowed;
6. The removal of the then existing restrictions will not unduly affect nearby property; and
7. The public health, safety and welfare will not be adversely impacted by the proposed amendment.

Exhibits

A: Proposed amendments to Chapters 1 through 10 of the Snyderville Basin General Plan and the Future Land Use Map

SUMMIT COUNTY, UTAH
ORDINANCE NO. _____
AMENDING CHAPTERS 1 THROUGH 11 OF THE SNYDERVILLE BASIN GENERAL PLAN AND ADOPTING THE UPDATED FUTURE LAND USE MAP

PREAMBLE

WHEREAS Section 10-7-2 of the Snyderville Basin Development Code establishes the procedure for amending the General Plan, including review and recommendation by the Snyderville Basin Planning Commission and final action by the County Council; and

WHEREAS the Snyderville Basin General Plan supports sustainable land use planning, predictable development standards, and clear land use administration; and

WHEREAS the Snyderville Basin has experienced significant changes in population, development patterns, transportation needs, housing, water resources, and community priorities since adoption of the existing General Plan; and

WHEREAS the County prepared the updated General Plan through a planning process involving County staff, the Snyderville Basin Planning Commission, the Our Summit community visioning process, and subsequent public engagement; and

WHEREAS that planning process identified community priorities and values including open space, community character, trails and recreation, housing options, transportation, and access to local services; and

WHEREAS the updated General Plan and Future Land Use Map are intended to guide future land use and development decisions, inform infrastructure and public investment, and provide a consistent framework for addressing continued growth in the Snyderville Basin; and

WHEREAS the proposed amendment updates Chapters 1 through 11 of the Snyderville Basin General Plan and the Future Land Use Map, as set forth in Exhibit A; and

WHEREAS the Snyderville Basin Planning Commission held a public hearing on August 25, 2026, regarding the proposed General Plan amendment; and

WHEREAS following the August 25, 2026 public hearing and deliberation, the Snyderville Basin Planning Commission continued its review and did not forward a recommendation to the Summit County Council; and

WHEREAS the Snyderville Basin Planning Commission held a public hearing on October 13, 2026, and forwarded its recommendation to the Summit County Council regarding the proposed General Plan amendment; and

WHEREAS the Summit County Council held a public hearing on _____, 2026, regarding the proposed General Plan amendment.

NOW, THEREFORE, the County Council of Summit County, State of Utah, hereby ordains as follows:

Section 1. SNYDERVILLE BASIN GENERAL PLAN. Chapters 1 through 11 of the Snyderville Basin General Plan and the updated Future Land Use Map are hereby adopted as set forth in Exhibit A.

Section 2. Effective Date. This Ordinance shall take effect immediately after publication.

Enacted this ___ day of _____, 2026.

ATTEST:

_____
Malena Stevens
Summit County Clerk

APPROVED AS TO FORM

_____
David L. Thomas
Chief Civil Deputy

SUMMIT COUNTY COUNCIL

_____
Canice Harte
Chair

VOTING OF COUNTY COUNCIL:

Councilmember Mckenna	_____
Councilmember Robinson	_____
Councilmember Harte	_____
Councilmember Armstrong	_____
Councilmember Hanson	_____



SNYDERVILLE BASIN GENERAL PLAN 2026

DRAFT

ACKNOWLEDGEMENTS

COUNTY COUNCIL

PLANNING COMMISSION

PLANNING STAFF

ADVISORY COMMITTEE

COUNTY STAFF

Thank you to Summit County staff for your collaboration, technical expertise, and commitment to developing a General Plan that serves the Snyderville Basin community.

SNYDERVILLE BASIN RESIDENTS

Thank you to all who shared their time, experiences, and ideas throughout the General Plan process. Your participation through Our Summit Vision and Strategic Plan (Our Summit), surveys, public meetings, and, open houses helped shape the vision, goals, and priorities that will guide the future of our community.

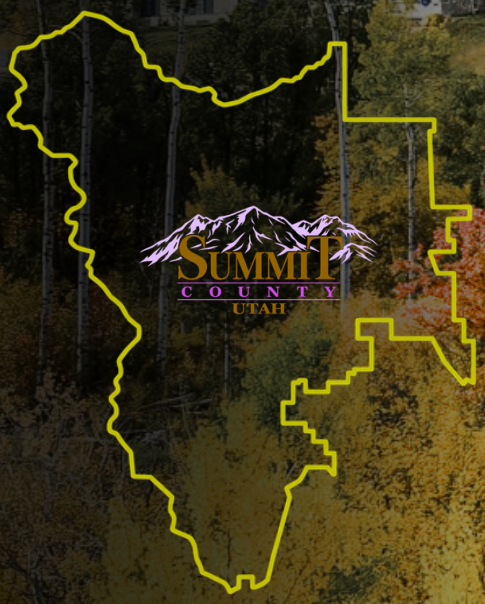
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01

INTRODUCTION

Understanding Snyderville Basin and the purpose of the General Plan.



IN THIS CHAPTER

ABOUT THE PLAN
HOW TO USE THE PLAN
HISTORY OF THE BASIN
DEMOGRAPHICS
COMMUNITY ENGAGEME

WHAT IS A GENERAL PLAN

A general plan is a long-range plan for the physical development of a community. General plans in Utah are authorized and required by the Land Use Development and Management Act (LUDMA) located in Utah State Code, Titles 10 and 17. Section 17-79-401 of the Utah Code requires counties to prepare and adopt a comprehensive, long-range general plan addressing present and future needs and the growth and development of unincorporated areas. The general plan should also be flexible to account for future changes unforeseen at the time of its creation.



COMMUNITY VISION

Documents the community's vision for the future



ROADMAP FOR THE FUTURE

Establishes a road map for development and conservation



GOALS & POLICIES IN ACTION

Contains goals and policies upon which land use decisions will be made



CONSISTENT & INFORMED DECISIONS

Ensures that future decisions are consistent with the community's vision

The Snyderville Basin General Plan (General Plan) is an advisory, non-binding document. County decision makers use the Plan to guide land use planning decisions, direct and coordinate efficient and orderly development based on analysis of the present and future needs of the County, and to promote the vision and goals of the County.

THE PLANNING AREA

The Snyderville Basin Planning Area (Basin) encompasses the neighborhoods in western Summit County. The Basin is characterized by a mix of established neighborhoods, commercial and employment centers, resort development, open space, and extensive natural landscapes.



HISTORY OF THE SNYDERVILLE BASIN

From pioneer settlement and mining boomtown to world class recreation destination, the Snyderville Basin has evolved through innovation and community belonging. The rich history continues to shape the character and quality of life we value today.



1848
PIONEER SETTLEMENT
The first Mormon pioneers, Parley Pratt and Samuel Snyder settle in the Basin, establishing the foundation for future communities.

1862
KIMBALL HOTEL & STAGE STATION
William Kimball builds the Kimball Hotel and Overland Stage Station, visited by Mark Twain, Walt Whitman, and Horace Greely.

1869
SILVER DISCOVERED
Silver, lead, and gold ore are discovered in Park City, sparking a boomtown with miners, saloons, brothels, and cemeteries.

1870s - 1880
RAILWAY CONNECTION
Mormon settlers build the Summit County Railway between Echo and Coalville, after which was extended to Park City in 1880, spurring silver mining and growth.

1898
MAIN STREET FIRE
A fire engulfs most of Park City's Main Street, but the community rebuilds in an incredible 90 days.

1963
THE SKI ERA BEGINS
Treasure Mountains (later Park City Mountain Resort) opens as the first of three resorts, launching decades of outdoor recreation and economic growth.

TODAY
A VIBRANT COMMUNITY
From mining roots to recreation destination, Snyderville Basin offers scenic beauty, historic character, and a high quality of life for its residents and visitors.

HOW TO USE THE PLAN

This General Plan is a long range guide for the Snyderville Basin. It is organized to help the community understand the issues we face, the outcomes we seek, and the actions we can take together.

HOW EACH CHAPTER WORKS

Each chapter is based on a specific element and uses a clear framework to guide decisions and actions

GOAL — A direct expression of community desires.

OBJECTIVE — A concrete target that helps achieve the goal.

POLICY — A guideline that directs future development decisions.

STRATEGY — A measurable activity that advances the goals, objectives, and policies.

PLAN ORGANIZATION

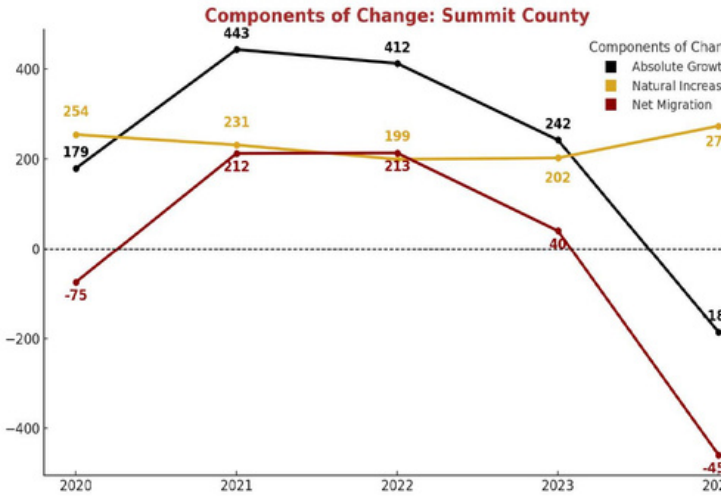
INTRODUCTION

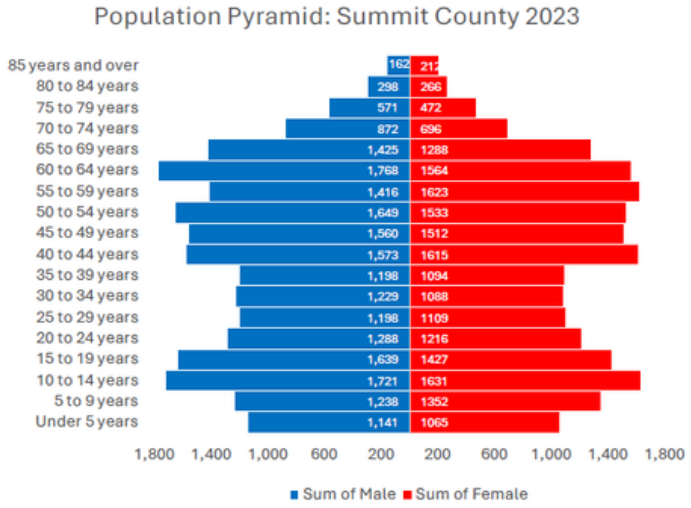
Purpose, planning, how the plan was created

- Land Use
- Housing
- Transportation
- Economic Dev't
- Natural & Cultural Resource
- Open Space
- Community Health & Recreation
- Sustainable Dev't & Water Use
- Public Facilities & Services
- Neighborhood Plans

DEMOGRAPHICS

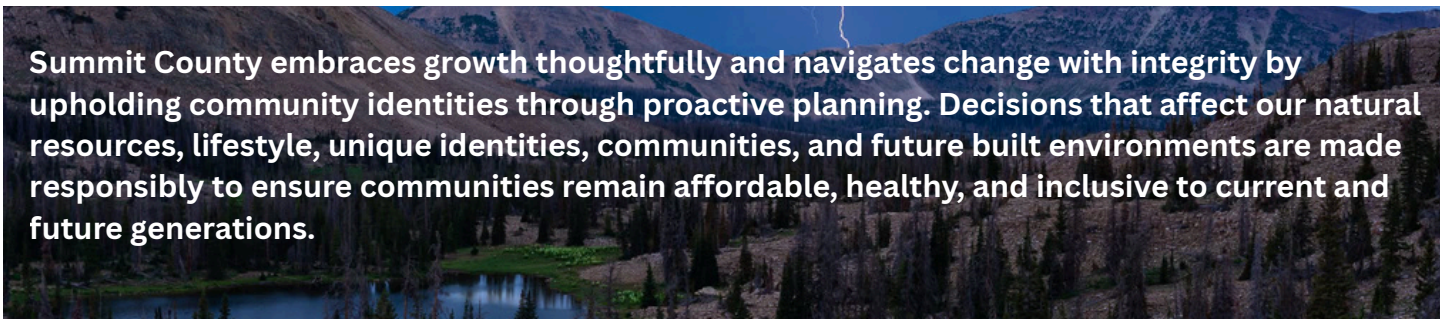
Summit County has one of the oldest populations in the state, with a median age of 41.8 years, significantly higher than Utah's statewide average of 31.3 years. As of 2023, Summit County, Utah, had an estimated population of 43,304 residents, with approximately 49% (21,206 individuals) residing in the unincorporated Snyderville Basin.





COMMUNITY ENGAGEMENT

Summit County underwent a year-long process to build consensus around a vision for the future of Summit County as a whole. A consultant was hired to engage community members on a variety of topics and to prepare strategies that could aid in achieving the vision. This plan is called *Our Summit* Vision *and Strategic Plan (Our Summit)*. The resulting vision statement, as adopted by the Summit County Council, is as follows:

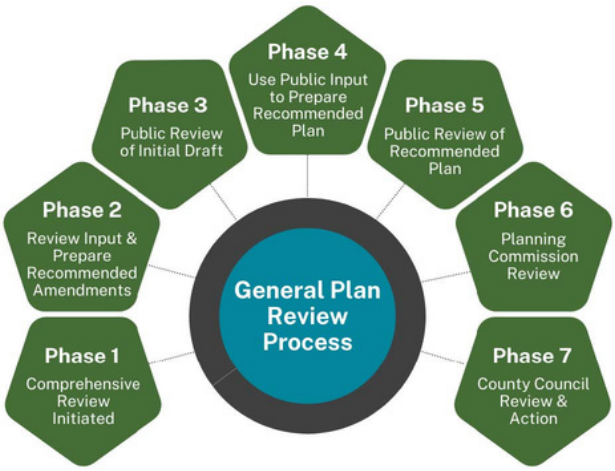


In addition to the vision statement, *Our Summit* identified five objectives based on the community values that emerged from the visioning, which include the following:

- Manage Natural Resources
- Promote Healthy Living
- Preserve Unique Identities
- Create Inclusive Communities
- Grow Responsibly



One of the next steps following the completion of *Our Summit* was to update the General Plan. Building off *Our Summit*, Summit County entered an engagement period for the General Plan, which sought to refine themes and expand upon strategies that can help achieve the County-wide vision. Where possible, the General Plan engagement continued to use the five objectives from the visioning for consistency and ease in digging deeper into specific topics. The Summit County Health Department was simultaneously conducting the quinquennial Community Health Assessment, and shared relevant data points to the Planning Department to inform the General Plan. Park City Municipal was simultaneously updating its general plan. Summit County and Park City shared relevant data to better align the general plans. The feedback collected from *Our Summit* and the General Plan-specific engagement opportunities have been considered in the policies and strategies within this document. Detailed summaries of County-initiated engagement responses.





02

LAND USE

Planning for how and where our communities grow.



IN THIS CHAPTER

- EXISTING CONDITION
- GOAL
- OBJECTIVE
- POLICY & STRATEGY
- FUTURE LAND USE MAP

INTRODUCTION

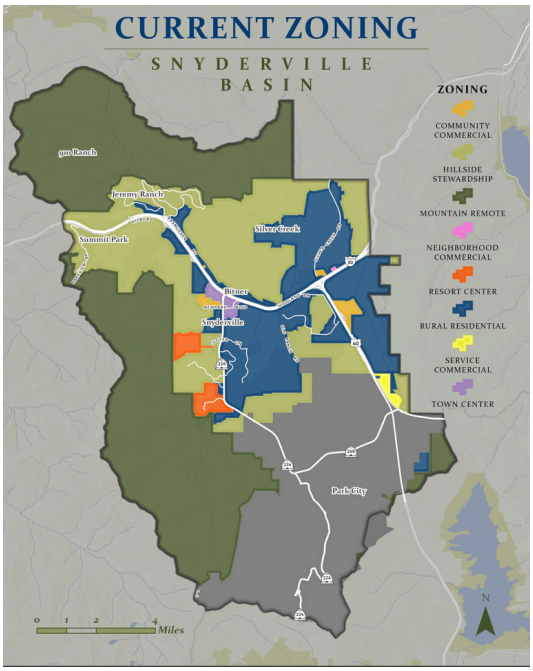
The Land Use Element establishes the framework for how land is used, developed, and conserved in the Snyderville Basin. It guides zoning, development decisions, and infrastructure planning in a manner that balances growth, community needs, and the protection of rural character, open spaces, and natural resources. The policies in this chapter provide direction for where development should occur, the form it should take, and how land use decisions support the long-term vision of the Basin.

The broader regional context, existing conditions, and community engagement findings that inform the Land Use Element are described in Chapter 1. This Chapter builds upon that foundation by translating community values and planning priorities into land use goals and policies. Community engagement consistently emphasized the importance of protecting open space and rural character, improving housing options, managing traffic, and supporting vibrant, well designed commercial areas.

EXISTING CONDITIONS

EXISTING ZONES

In accordance with the requirements of the Utah Code, the Snyderville Basin is divided into ten (10) zoning districts.



PLANNING AGREEMENTS

Existing agreements within the Snyderville Basin represent established entitlements and approved development frameworks that shape current land use conditions. There are 4 Settlement Agreements, 8 Consent Agreements and 36 Development Agreements in the Snyderville Basin.



WHAT WE HEARD ABOUT LAND USE

Community feedback highlights the importance of balancing growth, housing, mobility, open space, and community character.

COMMUNITY VALUES

OPEN SPACE | HOUSING | MOBILITY | RURAL CHARACTER

Communities in the Snyderville Basin greatly value open space, affordable housing, traffic management, and rural character.

54.1%
A GREAT PLACE
Strongly agree that the Snyderville Basin is a great place to live, work, and/or recreate.

60.61%
HOUSING OPTIONS NEEDED
Said housing options—including affordable, attainable, low-income, and senior housing—are missing but would benefit the community.

65.22%
OPEN SPACE & CHARACTER
Chose open space and agricultural views as most important to creating or maintaining community character.

86.57%
DRIVE BY THEMSELVES
Mainly access places within their community by driving themselves.

78.79%
COMMERCIAL AREAS
Chose a variety of stores, restaurants, and services as a characteristic of an enjoyable commercial area.

GOALS, OBJECTIVES, POLICIES, & STRATEGIES

GOAL: Promote sustainable land use planning principles that preserve Critical Lands, maintain neighborhood character, protect the economic base, prevent sprawl, enhance climate resiliency, and provide efficient delivery of services.

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

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
2.1	Create neighborhood master plans for each Neighborhood Planning Area identified in Chapter 11 of this Plan. **Strategy 2.1.1:** Assess each Neighborhood Planning Area's current conditions, including, but not limited to, land uses, housing availability, environmental conditions, and transportation to determine a priority list for the creation of neighborhood master plans. **Strategy 2.1.2:** After the initial assessment described in Strategy 2.1.1, begin the process
2.2	Identify specific areas where development should and should not occur and zone them accordingly. **Strategy 2.2.1:** Establish clear criteria in the Development Code that guides where development should be encouraged or discouraged in anticipation of rezoning specific areas.
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.** 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 General Plan's Future Land Use Maps, as amended.
2.4	Collaborate with local, state, and federal agencies to create a multi-modal transportation network to support desired development patterns.

GOALS, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE B: Incentivize human scale, compact, dense developments defined by contiguous open spaces and multi-modal transportation, as well as a predictable process to achieve this goal through clear regulations in the Development Code.	
2.5	Explore future smart growth strategies, which may include 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. **Strategy 2.5.1:** Review the Development Code provisions related to the Neighborhood Mixed Use Zone, Master Planned Development process, and the development standards to ensure current best practices are being utilized.
2.6	Establish reasonable development design principles to promote a quality built environment ideal for living in, working in, and/or visiting. **Strategy 2.6.1:** Update the architectural standards in the Development Code. **Strategy 2.6.2:** Evaluate the development standards in the Development Code and revise them as needed to align with current best practices. **Strategy 2.6.3:** Evaluate current infill requirements to support development in suitable areas.
OBJECTIVE C: Create Zoning Districts that match existing development and/or promote desired future development.	
POLICY	**POLICY DIRECTION AND ASSOCIATED STRATEGIES**
2.7	Create residential zoning districts for neighborhoods that do not currently comply with existing zoning development standards without creating more entitlements. **Strategy 2.7.1:** Create an existing residential zone district that recognizes those subdivisions that were established prior to the existing zoning regulations.
2.8	In areas previously governed by Development Agreements, shift from Development Agreement requirements to zoning standards. **Strategy 2.8.1:** Create a land use table for the current Town Center and Resort Center zoning districts or rezone these development areas to a predictable land-use designation.
2.9	Encourage the creation of new mixed-use, inclusive neighborhoods within existing development areas and/or areas designated on the future land use maps as mixed-use.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE D: Ensure future development is well designed and appropriately located.	
2.10	Future commercial developments should be located in existing commercial areas, resort centers, town centers, mixed-use areas, or areas designated mixed-use on the Future Land Use Maps.
2.11	Within defined mixed-use areas, a range of uses should be considered 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.
2.12	Mixed-use 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.
2.13	Any land use proposal 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.
2.14	Encourage locally based and neighborhood commercial businesses. **Strategy 2.14.1:** Review the Development Code provisions relating to allowed and prohibited uses and update as necessary. **Strategy 2.14.2:** Ensure any standards related to neighborhood commercial uses prioritize and maintain the residential nature of the neighborhood.
2.15	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.
2.16	Identify additional areas for light industrial/service commercial activities to meet the needs of local businesses and development activities. **Strategy 2.16.1:** Collaborate with the Planning Commission and Summit County Council to assess their support for expanding Service Commercial zones
2.17	Minimize inappropriate site layout practices, large parking lot surfaces, artificial lighting, non-conforming signs, and building design. **Strategy 2.17.1:** Hold quarterly meetings with County Departments to ensure continued communication and implementation of best practices during the development review process.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE D: Ensure future development is well designed and appropriately located.	
POLICY	**POLICY DIRECTION AND ASSOCIATED STRATEGIES**
2.18	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. **Strategy 2.18.1:** Create development standards that encourage more compact, and connected commercial centers rather than linear, scattered developments.
2.19	Discourage large scale commercial “one story” structures. **Strategy 2.19.1** Create development standards that limit allowed building footprints.
2.20	Promote environmentally sustainable practices and establish clear, consistent standards for all types of development, including commercial landscaping, energy-efficient lighting, appropriately sized and styled signage, and well-planned, accessible parking design. **Strategy 2.20.1:** Work with the Summit County Sustainability Department to ensure that current Development Code regulations are up to date with best practices for sustainable development. **Strategy 2.20.2:** Prioritize low-impact development techniques (e.g. permeable paving, rain gardens, vegetated buffers) for stormwater management. **Strategy 2.20.3:** Enforce erosion and sediment control measures during construction.
OBJECTIVE E: Prevent the creation of new low-density suburban dispersed (e.g. non-clustered) residential development.	
POLICY	**POLICY DIRECTION AND ASSOCIATED STRATEGIES**
2.21	New residential developments should be compact, connected, and incorporated whenever possible into mixed-use/transit friendly areas.
2.22	New residential development should be located within existing and/or designated future redevelopment areas.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE F: Use public infrastructure to direct development to desired growth areas.	
2.23	All new development should utilize public water and sewer systems and be accessed by public roads and connected by multimodal transit systems.
2.24	All public infrastructure should be planned to direct future growth to existing development areas and/or future designated redevelopment nodes.
2.25	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, conservation, and restoration of open spaces, agricultural areas, and Critical Lands.	
2.26	Maintain and keep a current map of preserved, protected, conserved, and deed restricted open space and Critical Lands. **Strategy 2.26.1** Work with the County Lands and Natural Resources Department to map preserved open spaces and Critical Lands.
2.27	Work to protect open lands for the purposes of preserving scenic viewsheds, preventing the fragmentation of open lands, preserving wildlife habitat and corridors, protecting watersheds, and providing significant buffers between developed areas.
2.28	Utilize open space to intentionally connect communities by providing shared areas for active and passive use.
2.29	Review the potential of creating open-space zoning districts for conservation, wildlife, and/or public recreation purposes.
2.30	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.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

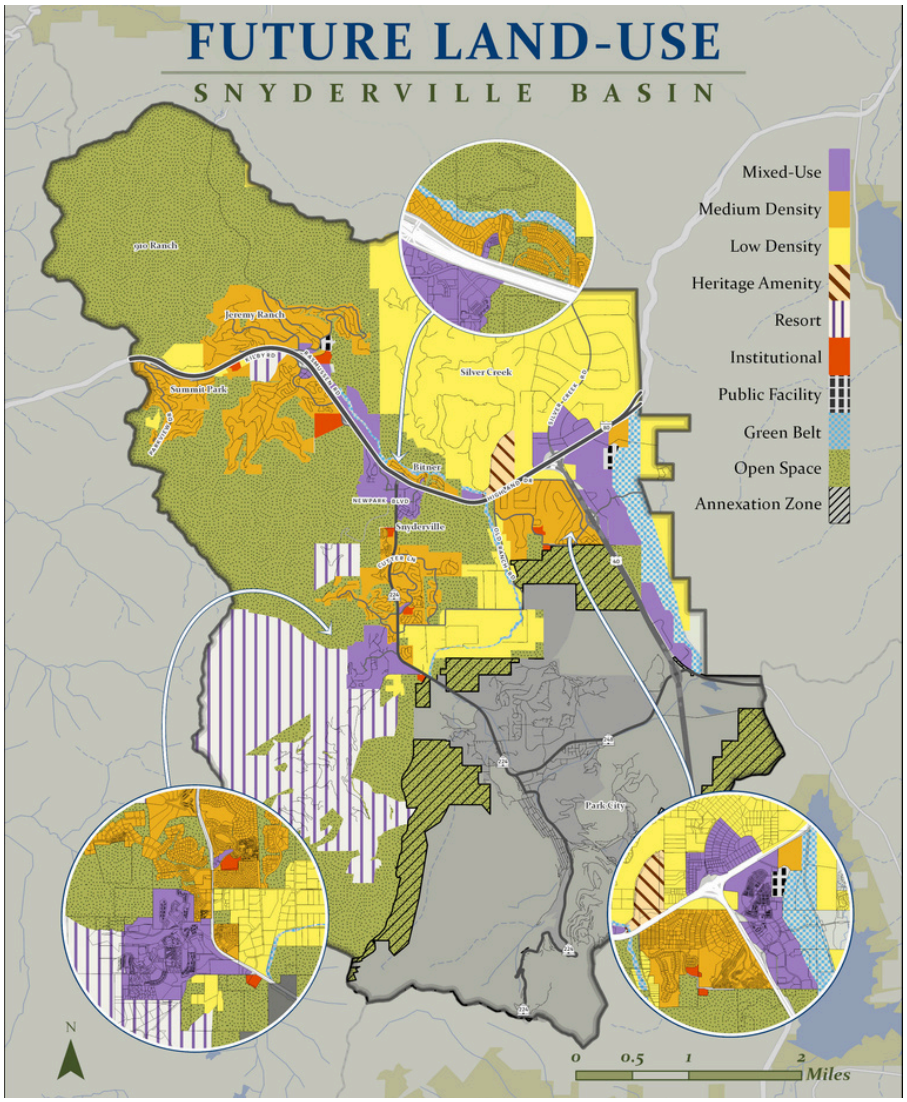
OBJECTIVE H: Preserve the Snyderville Basin's working farms and ranches and remaining unfragmented landscapes.	
2.31	Work with property owners to maintain working farms and ranches as a viable industry. **Strategy 2.31.1:** Develop land use policies that prioritize agriculture and ranching. **Strategy 2.31.2:** Create an agritourism program to support the continued use of the agriculture.
OBJECTIVE I: Ensure a range of housing alternatives in self-contained, well-designed communities.	
2.32	Support a variety of housing types.
2.33	Support the development of viable opportunities for affordable housing and home ownership.
2.34	Encourage the development/redevelopment of mixed-use neighborhoods designed to protect the natural environment and connect to community open spaces and existing trail networks.
2.35	Incorporate integrated conservation design to preserve portions of the property for shared public open space through regulations in the Development Code.
2.36	Encourage alternatives to the conventional pattern of low-density dispersed single-family lot subdivisions. **Strategy 2.36.1**: Allow the same number of units as allowed by current zoning, but in a denser development on a portion of the property. **Strategy 2.36.2**: Encourage the strategic sales of small portions of agricultural land in order to retain ranching, farming, or public open space on the remainder of the lands. **Strategy 2.36.3:** Adopt standards in the Development Code that incentivizes long-term rentals over short-term rentals.
OBJECTIVE J: Improve or eliminate the negative impacts of legal non-conforming uses.	
2.37	Support the elimination or improvement of non-conforming uses in order to bring properties into conformance and to eliminate land use conflicts.
2.38	Support the conversion of non-conforming uses to legal uses or to other uses that have reduced impacts.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE K: Support programs that encourage the reduction of solid waste and ensure solid waste is managed in a manner that minimizes environmental impacts.	
POLICY	**POLICY DIRECTION AND ASSOCIATED STRATEGIES**
2.39	Work closely with landowners and other applicable agencies to implement strategies that encourage the diversion of solid waste from local landfills. **Strategy 2.39.1** Support increased education and communication with landowners and business owners regarding solid waste impacts and recycling benefits.

FUTURE LAND USE MAP

The Future Land Use Map illustrates the long-term vision for how land in the Snyderville Basin is intended to be used and developed over the life of this General Plan. It reflects community values, environmental constraints, and policy direction by identifying where growth should be focused, where existing development patterns should be maintained, and where sensitive lands should be preserved.

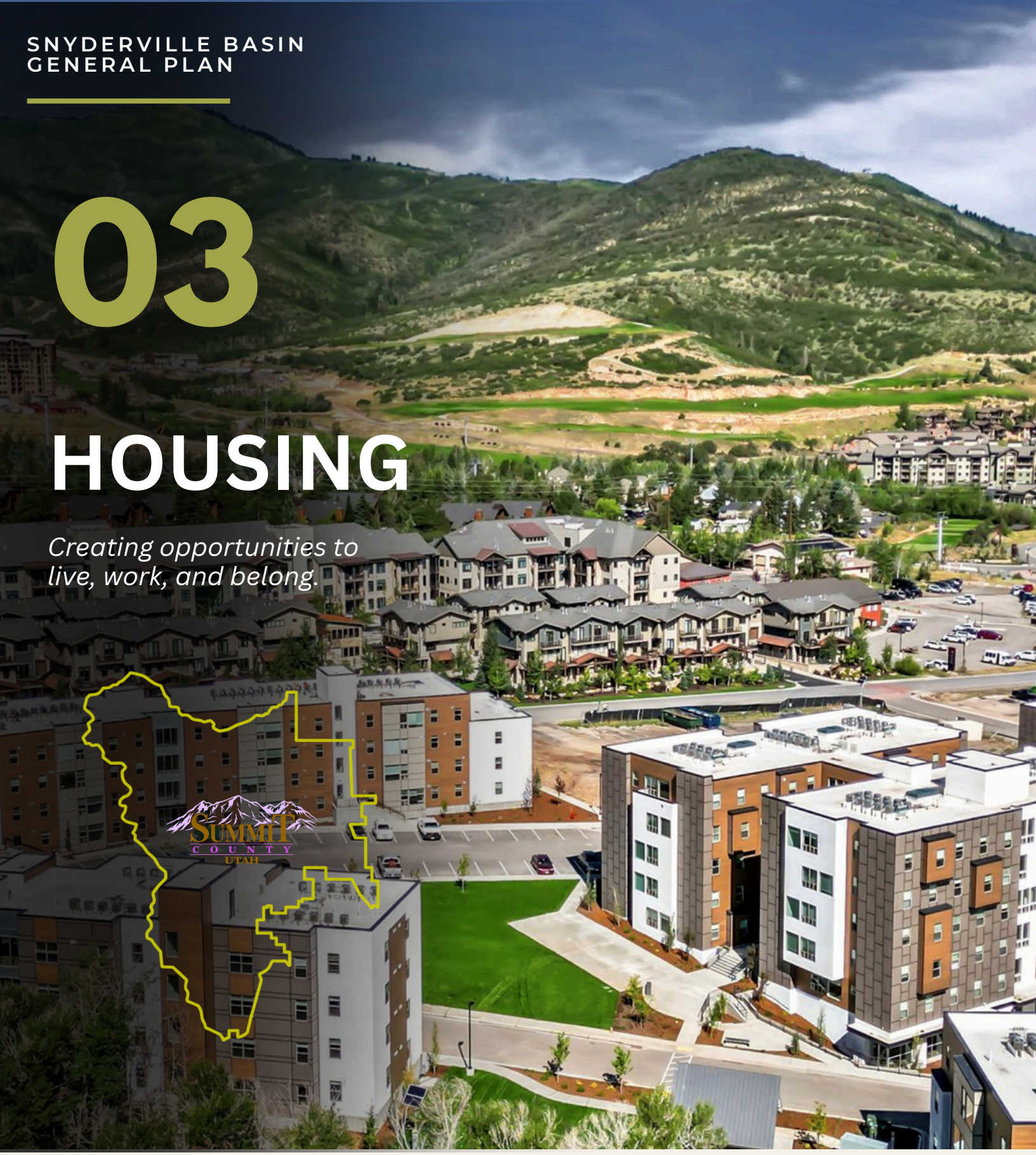


This map will be revised and submitted for approval and adoption after the neighborhood plans are complete.

03

HOUSING

Creating opportunities to live, work, and belong.



IN THIS CHAPTER

EXISTING CONDITION | WHAT WE HEARD | GOAL | OBJECTIVE | IMPLEMENTATION MEASURES

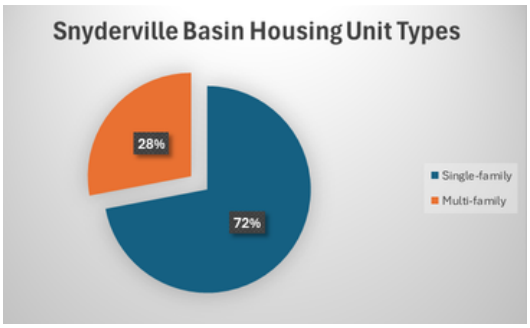
INTRODUCTION

The Housing Element is an integral component of the General Plan intended to provide safe, attainable, and varied housing options. It is critical for long-term economic and community health. This Element guides future plans for developing and redeveloping areas to include new housing. The Snyderville Basin has had a growing number of jobs, but a decreasing number of workers living within the community. Inadequate new housing development and rising costs has forced many out of the community and creates a barrier to entry for new members of the workforce.

EXISTING CONDITIONS

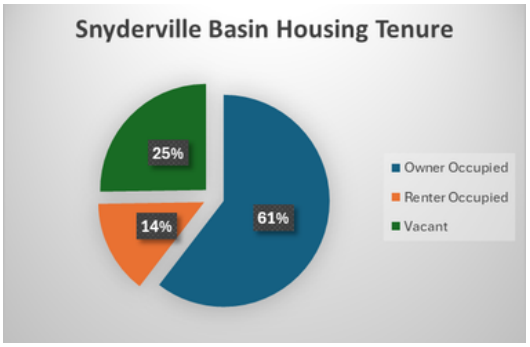
HOUSING UNIT TYPE

There are 10,537 total housing units in the Snyderville Basin. About 7,587 are single family homes, 2,950 are multi-family homes.



HOUSING TENURE

Out of the 10,537 total housing units in the Snyderville Basin, 7,876 are occupied and 2,661 are vacant. Of the occupied units, 6,368 are owner-occupied and 1,508 are renter-occupied. According to Summit County Housing Authority data, there are approximately 943 affordable rental units and 106 affordable for-sale units within the Snyderville Basin.



MODERATE INCOME HOUSING

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; 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”). Addressing housing needs requires more than simply increasing housing supply. Housing strategies should consider who needs housing, where it should be located, access to jobs and services, and potential impacts on the broader priorities of the Snyderville Basin.

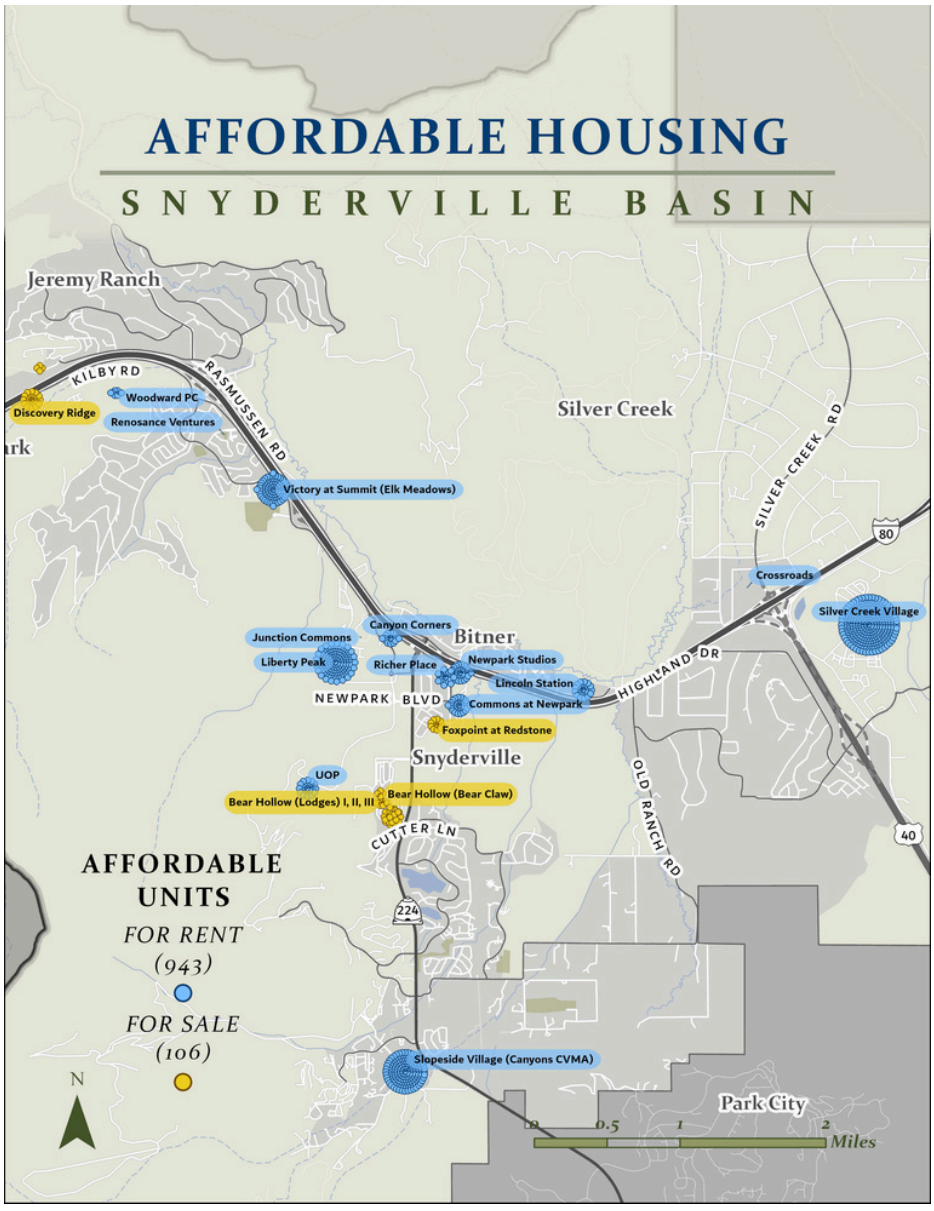
The County should regularly assess moderate-income housing needs and use measurable information to guide housing priorities, locations, and strategies. This Moderate-Income Housing Assessment should help ensure that housing actions respond to demonstrated needs while supporting the broader vision and goals of the General Plan.

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 as an assessment of the state of each of the critical concerns.



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 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.

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.



GOALS, OBJECTIVES, POLICIES, & STRATEGIES

GOAL 1: 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.

POLICY	POLICY DIRECTION AND ASSOCIATED IMPLEMENTATION MEASURE
3.1	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 2: Rezone for densities necessary to facilitate the production of moderate-income housing. (Utah Code § 17-27a-403(2)(b)ii(A))

3.1	Identify and implement a wide range of strategies to increase housing densities and diversity in appropriate locations. Implementation measures are as follows: **Implementation Measure 3.1a:** 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 3.1b**: Commence a study to determine the suitability of using one 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 assessments have been granted shall be considered for the purposes contemplated herein.

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

POLICY	POLICY DIRECTION AND ASSOCIATED IMPLEMENTATION MEASURE
3.1	**Implementation Measure 3.1d:** 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 3.1, 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 2) Review the Future Land Use Maps 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 3.1e:** 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.
3.2	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 3.2a:** 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 3.2b:** Continue to regularly review, and amend as necessary, the comprehensive long range Snyderville Basin Transportation Master Plan.
3.3	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 3.3a:** Annually review the Affordable Housing chapter of the 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.

GOALS, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED IMPLEMENTATION MEASURE
3.4	Require commercial, industrial, and resort projects to provide housing for a percentage of their projected workforce.
3.5	Require a long-term commitment to affordability.
3.6	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 3.6a**: Facilitate discussions with local political subdivisions to enter into a joint agreement within two years. **Implementation Measure 3.6b:** Within two years, coordinate with local political subdivisions to accurately assess regional moderate income housing needs, including a regional employment study. **Implementation Measure 3.6c:** Annually, coordinate with local political subdivisions in the development and implementation of regional moderate income housing strategies. **Implementation Measure 3.6d:** 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.
3.7	Explore the creation of a Summit County Housing Authority and/or regional housing authority. **Implementation Measure 3.7a:** Within one year, begin discussions with the Summit County Council regarding the creation of a Summit County Housing Authority and/or regional housing authority.
3.8	Incorporate the definition of “Middle Income Housing” in the Development Code and other policy documents.
3.9	Beginning in 2024, conduct a biennial review of Chapter 5, Affordable Housing, Development Code and update the County’s inclusionary housing ordinance as necessary.

GOALS, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED IMPLEMENTATION MEASURE
3.10	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 3.10a:** 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 3.10b:** 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 3.10c** 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 3.10d:** 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 3.10e:** Annually report the County's progress toward meeting the moderate income housing demand as required by Utah law. **Implementation Measure 3.10f:** Annually review the number of moderate-income units entitled, permitted, and constructed against the Moderate-Income Housing Assessment, as updated.
3.11	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. **Implementation Measure 3.11a:** Adopt standards in the Development Code that incentivizes long-term rentals over short-term rentals.
3.11 A	Increase affordable and attainable homeownership opportunities for local residents and workforce households to support a stable year-round community and reduce displacement.

GOALS, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED IMPLEMENTATION MEASURE
3.12	Amend land use regulations to allow for single room occupancy developments. (Utah Code § 17-27a-403(2)(b)ii(I)) **Implementation Measure 3.12a:** Amend the Development Code 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.
3.13	Allow the development of seasonal housing to address the needs of the resort economy, through cooperation with current and future employes and housing agencies in the area.
3.14	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 3.14a:** Annually meet with local non- profit organizations who support the creation of and intend to ensure the long-term affordability moderate income housing to establish on-going cooperation and coordination and to maintain public/private partnerships. **Implementation Measure 3.14b:** 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.
3.15	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 3.15a:** Maintain, and annually review, and amend as necessary, Development Code provisions regarding fee waivers for moderate income housing units. **Implementation Measure 3.15b:** Maintain, and annually review, and amend as necessary, the fee in lieu of constructing moderate income housing established in the Development Code. **Implementation Measure 3.15c:** 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.

GOALS, OBJECTIVES, POLICIES, & STRATEGIES

GOAL 3: 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	POLICY DIRECTION AND ASSOCIATED IMPLEMENTATION MEASURE
3.16	Encourage in-fill housing development in mixed use areas that offer residents easy access to goods, services, jobs, transportation, and recreation.
3.17	Encourage and incentivize the distribution of workforce housing in the Snyderville Basin.
3.18	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 3.18a:** Hold community public hearings to acquire input in the criteria that the County should consider in selecting a HTRZ within one year. **Implementation Measure 3.18b:** 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 3.18c:** Establish a development permit application process for projects in the HTRZ within one year after the community public hearings are closed.
3.19	Implement zoning incentives for moderate income units in new developments. (Utah Code § 17-27a-403(2)(b)ii(J)) **Implementation Measure 3.19a:** 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 3.19b:** 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 3.19c:** 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.

04

TRANSPORTATION

Connecting people and place through a safe and balanced transportation system.



IN THIS CHAPTER

- EXISTING CONDITION
- GOAL
- OBJECTIVE
- POLICY & STRATEGY

INTRODUCTION

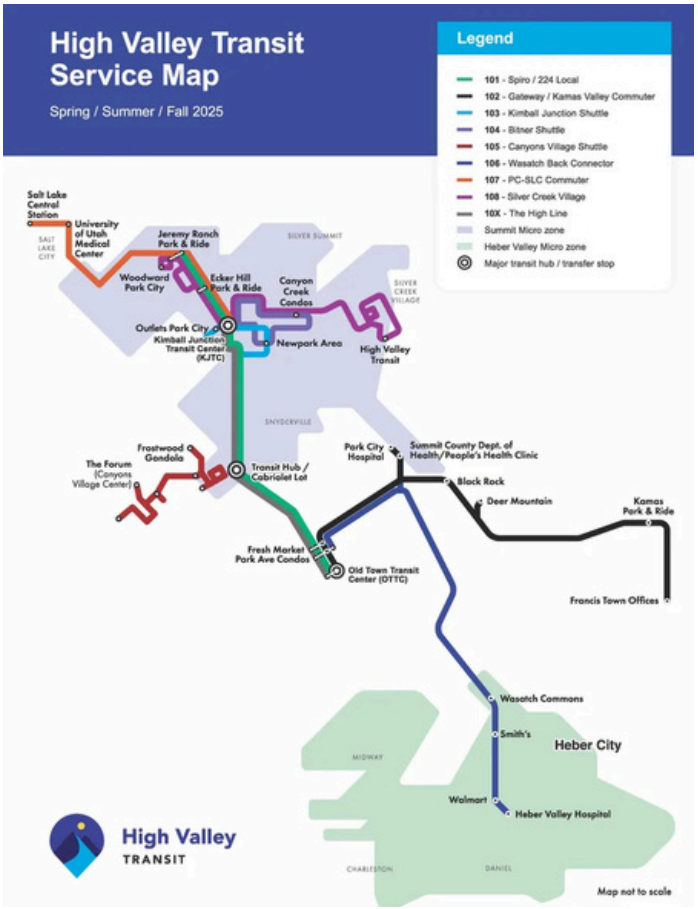
The Transportation and Connectivity Element establishes the framework for planning and maintaining a safe, efficient, and connected transportation system within the Snyderville Basin. It provides policy direction for road, transit, bicycle and pedestrian facilities, and emerging mobility options to support the movement of people and goods while promoting community livability, environmental stewardship, and economic vitality.

This Element works in coordination with Summit County's Long-Range Transportation Plan and Active Transportation Plan. While those plans provide technical analysis, capital planning, and implementation guidance, this Element sets the overarching policy direction to ensure that transportation investments align with the land use vision and growth patterns identified in this General Plan. Integrating transportation and land use planning is essential to supporting a resilient and efficient system over time.

EXISTING CONDITIONS

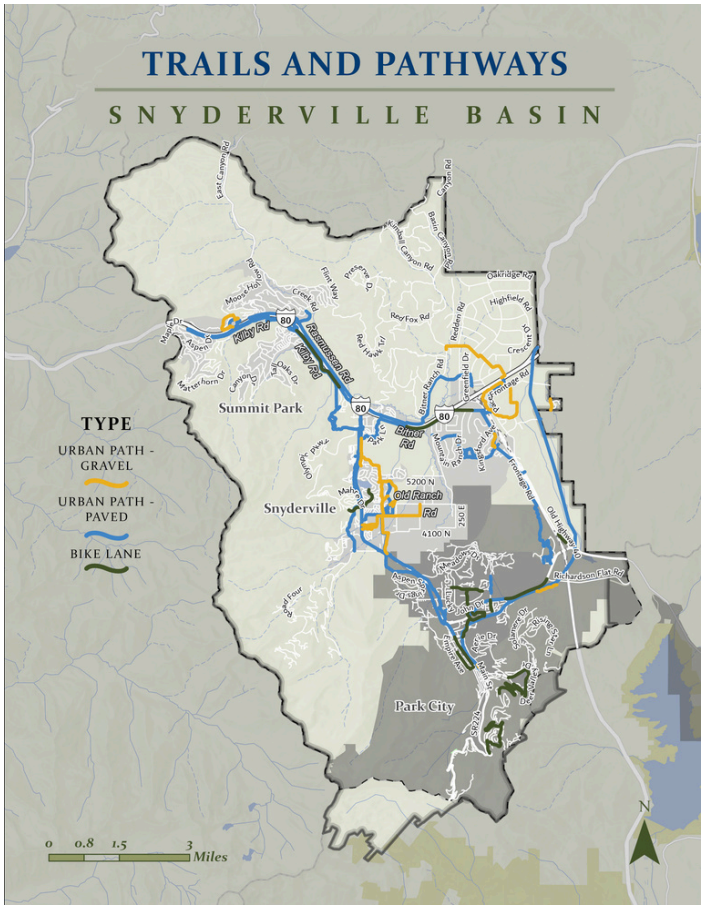
TRANSIT SERVICES

Transit service within the Basin is provided by High Valley Transit, which operates fixed-route service, commuter connections, neighborhood shuttles, and regional routes linking Kimball Junction, residential areas, Park City, and Salt Lake County. Ridership has grown since inception, reflecting increased demand for alternatives to single occupancy vehicle travel.



TRAILS AND PATHWAYS

Trails and pathways connect neighborhoods, parks, schools, commercial areas, and open spaces throughout the Snyderville Basin. Continued coordination and investment will help close network gaps, improve safety and accessibility, and expand opportunities for walking, biking, and recreation.



Map of Major Roads and Levels of Service | Long Range Transportation Plan 2022-2050 | Summit County Active Transportation Plan

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL: Promote and protect a safe, efficient, and fully integrated connected multimodal transportation system that prioritizes a variety of mobility options, reduces reliance on single-occupancy vehicles, preserves and enhances existing transportation assets, and supports and reinforces Snyderville Basin's current strengths, land use vision, environmental assets, and community character.

OBJECTIVE A: Expand, enhance, multimodal transportation options that are safe, reliable, and convenient.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
4.1	Require and maintain a Multimodal Transportation System. Plan, preserve, and maintain a transportation network that accommodates vehicles, public transit, pedestrians, bicyclists, equestrians where appropriate, and emerging mobility options, with safe, direct, and accessible connections to transit stops and mobility hubs. **Strategy 4.1.1:** Coordinate transportation improvements with the Long-Range Transportation Plan and Active Transportation Plan. **Strategy 4.1.2:** Partner with High Valley Transit to identify service gaps and prioritize service expansions.
4.2	Strengthen active transportation connectivity. Require and prioritize development, preservation, and expansion of pedestrian, bicycle, and trail networks as transportation infrastructure that connect neighborhoods, commercial areas, schools, parks, employment areas, and transit facilities, including first- and last-mile connections. **Strategy 4.2.1:** Coordinate with the Snyderville Basin Special Recreation District and regional partners to expand, maintain, and protect trail corridors that function as transportation connections, where appropriate, between neighborhoods, schools, commercial areas, and transit facilities. **Strategy 4.2.2:** Require integration of active transportation facilities into new development and redevelopment projects, including direct and accessible pedestrian and bicycle connections to transit stops, schools, and daily destinations.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE B: Improve system performance and manage congestion through strategic infrastructure investment and transportation demand strategies.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
4.3	Prioritize efficient use of existing infrastructure. Maximize the performance of existing transportation infrastructure through operational improvements, demand management strategies, and targeted system upgrades before expanding roadway capacity, and preserve opportunities for future multimodal infrastructure before development forecloses needed connections or corridors. **Strategy 4.3.1:** Support advance development of congestion management tools, corridor improvement strategies, and corridor preservation measures. **Strategy 4.3.2:** Evaluate opportunities to improve transit access, intersection performance, and roadway operations before constructing new roadways, and identify and secure needed multimodal connections while rights-of-way and corridor opportunities still exist.
4.3A	Coordinate with the Summit County Transportation Department to collect and analyze traffic data, monitor roadway performance, identify congestion hotspots, and inform transportation planning and infrastructure investment decisions.
4.4	Support transportation demand management. Encourage strategies that reduce vehicle trips and peak period congestion. **Strategy 4.4.1:** Support park and ride facilities and transit hubs at appropriate regional locations. **Strategy 4.4.2:** Encourage employer-based carpooling, rideshare, and flexible work programs. **Strategy 4.4.3:** Support mobility planning for special events and high-traffic destinations.
4.5	Improve corridor mobility and safety. Plan roadway improvements and access management strategies that improve mobility, safety, and system efficiency along major transportation corridors.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE C: Design transportation facilities that are safe, accessible, and integrated with surrounding land uses

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
4.6	Promote complete streets principles. Design and retrofit streets to safely accommodate all users, including pedestrians, bicyclists, transit riders, motorists, and other appropriate users. **Strategy 4.6.1:** Incorporate multimodal design standards into transportation and development review processes. **Strategy 4.6.2:** Prioritize improvements that enhance safety and accessibility for all users.
4.7	Integrate transportation with community design. Design transportation facilities to support neighborhood character, social interaction, and community connectivity rather than functioning solely as vehicle corridors.
4.8	Improve wayfinding and user navigation. Support coordinated wayfinding systems that assist residents and visitors in navigating vehicular, transit, and active transportation networks. **Strategy 4.8.1** Encourage development of coordinated signs and navigation systems that improve user experience and safety.
4.9	Support traffic calming and context-sensitive design. Encourage traffic calming measures and roadway designs that promote appropriate travel speeds and improve safety in residential and mixed-use areas.

OBJECTIVE D: Coordinate transportation planning across jurisdictions and agencies.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
4.10	Take a proactive leadership role in convening and coordinating with UDOT, Park City Municipal, Wasatch County, Salt Lake County, High Valley Transit, and other regional partners to identify shared transportation priorities, advance regional connectivity and efficiency, and develop coordinated solutions to transportation challenges.
4.11	Integrate transportation and recreation networks. Coordinate transportation and trail systems that serve both recreation and daily transportation purposes, and recognize trails as part of the multimodal transportation network where they provide practical connections between neighborhoods, schools, transit, commercial areas, and other community destinations. **Strategy 4.11.1:** Partner with the Snyderville Basin Special Recreation District and regional partners to align transportation and recreation planning efforts and to identify, preserve, and improve trail corridors that function as key multimodal transportation connections.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE E: Align transportation infrastructure with land use patterns to support compact, connected and walkable development.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
4.12	Promote interconnected developments. Require new development to provide street, trail, and pedestrian connections to adjacent neighborhoods, commercial areas, transit facilities, schools, parks, employment areas, and community destinations, and to preserve future connections where immediate completion is not feasible. **Strategy 4.12.1:** Encourage street and pathway connectivity between subdivisions and adjacent properties, or dedication of easements and alignments that preserve those future connections. **Strategy 4.12.2:** Identify and prioritize key pedestrian, bicycle, trail, and transit access connection corridors before development or redevelopment limits the ability to establish them.
4.13	Encourage walkable development patterns. Encourage street networks, block lengths, and intersection spacing that support safe and convenient pedestrian movement.
4.14	Incorporate transit into major development. Require integration of transit facilities, transit-supportive site design, and safe, direct, and accessible pedestrian and bicycle connections to transit stops into major development and redevelopment projects, while preserving the opportunity for future transit access and service expansion.
4.15	Expand safe routes to schools and community destinations. Prioritize partnerships to expand safe, direct, and accessible routes for students and residents of all ages and abilities, including connections to transit stops where appropriate. **Strategy 4.15.1:** Coordinate with schools, recreation providers, and community organizations to identify and prioritize safe, direct, accessible, route improvements, including crossings, sidewalks, trails, and connections to transit stops and community destinations.

05

ECONOMIC DEVELOPMENT

Supporting a resilient economy that strengthens our community.



IN THIS CHAPTER

EXISTING CONDITION | WHAT WE HEARD | GOAL | OBJECTIVE | POLICY & STRATEGY

INTRODUCTION

The Economic Development Element strives to sustain economic opportunities and prosperity by diversifying the current tourism economy. This General Plan, along with the effective implementation of its components, is closely linked to and supports the objectives of the Economic Development Plan.

Since the transition away from mining, the Snyderville Basin has relied on the tourism and recreation economy. The economy of the Snyderville Basin relies on key factors such as access to utilities and services, transportation, quality of life amenities like parks, trails, and open space, educational facilities, housing options, and available land.

Kimball Junction, a mixed-use hub, is a key area located in the Snyderville Basin, situated at the intersection of Interstate 80 and Utah State Route 224. It supports local and regional businesses, attracting residents and tourists. Some neighborhood-level retail exists throughout the Snyderville Basin near existing neighborhoods, however, the neighborhood-level retail is often insufficient to accommodate residents' daily needs, which results in trips to the Kimball Junction.

EXISTING CONDITIONS

The fastest-growing employment sectors in the Snyderville Basin are Leisure and Hospitality, the two largest employment sectors in the Snyderville Basin, with 6,854 and 2,637 jobs, respectively, in 2024 Bureau of Economic and Business Research (BEBR), David Eccles School of Business, University of Utah, Salt Lake City, 2024).

Snyderville Basin's dependence on tourism has increased since 2001, when the two industry groupings, Leisure and Hospitality, represented 55.5 percent of Snyderville Basin's employment. The public sector is the next largest, averaging over 10 percent of the Snyderville Basin's jobs from 2022 through 2024, then shrinking slightly to 9 percent in 2024 (BEBR), David Eccles School of Business, University of Utah, Salt Lake City, 2024).

The average annual wage across all industries in the Snyderville Basin was $32,986 in 2024 (BEBR), David Eccles School of Business, University of Utah, Salt Lake City, 2024. The average annual wage for Leisure and Hospitality jobs (60 percent of all jobs) in 2024 was $24,486 BEBR, David Eccles School of Business, University of Utah, Salt Lake City, 2024). The average annual wage for retail workers in 2024 was $23,900 (BEBR), David Eccles School of Business, University of Utah, Salt Lake City, 2024).

Statistics show that there are 18,645 daily workers coming into Summit County while 14,910 daily workers are leaving Summit County. Typically, the outbound jobs held by Summit County residents are higher paying jobs.



GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL: Support a resilient and diverse local economy that provides a range of employment opportunities, strengthens community-serving commercial areas, and reinforces the Snyderville Basin's land use vision and quality of life.

OBJECTIVE A: Support economic diversification by aligning infrastructure investment and land use planning with long-term economic opportunities.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
5.1	Coordinate infrastructure investment with economic development. Prioritize infrastructure improvements that support existing businesses, redevelopment opportunities, and targeted economic growth areas. **Strategy 5.1.1:** Align the County's Capital Improvement Program with identified economic development priorities and redevelopment areas.
5.2	Encourage redevelopment of underutilized commercial and mixed-use properties. Focus economic development efforts on infill, redevelopment, and intensification within established commercial areas **Strategy 5.2.1:** Identify key commercial and mixed-use sites suitable for reinvestment and adaptive reuse.
5.3	Support a diverse mix of industries and employment opportunities. Encourage land use patterns and development regulations that accommodate a range of business types and employment sectors.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
	OBJECTIVE B: Promote economic conditions that support improved wages, workforce stability, and long-term economic resilience.
5.4	Strengthen the Basin's competitive economic position by supporting local-serving commercial areas and fostering innovation. **Strategy 5.4.1:** Continue to refine Development Code provisions that support attainable and workforce housing.
5.5	Encourage entrepreneurship and small business development. Support opportunities for business incubation and flexible commercial spaces within appropriate mixed-use and commercial areas. **Strategy 5.5.1:** Identify locations where incubator-style development and small business support services can be effectively integrated.
5.6	Improve the business climate for locally serving enterprises. Encourage regulatory and administrative practices that support business retention and attraction while maintaining community character. **Strategy 5.6.1:** Evaluate permitting and review processes to improve predictability and efficiency for appropriate commercial development.
	OBJECTIVE C: Support economic diversification by aligning infrastructure investment and land use planning with long-term economic opportunities.
5.7	Support transportation options that improve workforce access to employment. Coordinate economic and transportation planning to reduce commuting barriers and improve access to job centers.
5.8	Support partnerships that strengthen workforce support services. Collaborate with regional organizations, employers, and service providers to improve access to childcare, training, and workforce resources.
5.9	Encourage development of higher-wage employment opportunities. Support land use and economic development strategies that attract and retain industries offering a range of wage levels.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
OBJECTIVE C: Support economic diversification by aligning infrastructure investment and land use planning with long-term economic opportunities.	
5.10	Maintain partnerships with educational and research institutions. Continue collaboration with regional universities and training institutions to support workforce development and emerging industries.
5.11	Leverage regional healthcare and institutional assets. Recognize the economic role of regional healthcare and institutional facilities in supporting employment growth and related business development.
OBJECTIVE D: Strengthen commercial centers and development patterns that reduce regional travel demand and support a more complete local economy.	
5.12	Reinforce established commercial and mixed-use centers. Focus new commercial growth and reinvestment within existing centers to support efficient infrastructure use, improve access to services, and maintain community character. **Strategy 5.12.1**: Prioritize land use policies and capital investments that support the long-term function of Kimball Junction and other designated commercial areas as community-serving centers.
5.13	Encourage local-serving commercial development. Promote development patterns that provide residents with convenient access to daily goods and services within or near established neighborhoods. **Strategy 5.13.1**: Support neighborhood-scale commercial opportunities where consistent with adopted land use policies and community character.
5.14	Integrate employment opportunities with housing and transportation planning. Encourage development patterns that improve proximity between jobs, housing, and services to reduce commuting distances and regional congestion. **Strategy 5.14.1**: Coordinate economic development initiatives with land use, housing, and transportation planning efforts.
5.15	Support mixed-use development in appropriate locations. Encourage mixed-use development patterns that create more complete and walkable community environments while supporting economic vitality.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE E: Recognize and support the role of nonprofit organizations in the economy, community services, and quality of life.	
5.16	Recognize nonprofit organizations as important partners that provide services, expand cultural and recreational opportunities, support community well-being, and contribute to the Basin's economy.
5.17	Help nonprofit organizations stay strong by supporting partnerships, funding options, and land use practices that let them keep serving residents and visitors. **Strategy 5.17.1:** Collaborate with nonprofit organizations to identify facility, space, and operational needs.
5.18	Support land use regulations that allow nonprofit organizations in commercial, mixed-use, and community-serving areas where they are easy to reach and fit with nearby uses. **Strategy 5.18.1:** Evaluate development code provisions to ensure nonprofit uses are clearly permitted and appropriately integrated.
5.19	Encourage partnerships that expand community services. Support coordination between the County, nonprofits, and private entities to enhance service delivery, cultural programming, and community resources.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE F: Support a strong mix of events, special events, Olympic-related opportunities, and programs that help the economy while respecting community character and infrastructure limits.

5.20	Support events and programs that broaden the local economy and reduce reliance on traditional tourism.
5.21	Align events with community capacity and character. Encourage events that are compatible with the Basin's infrastructure, environmental constraints, and quality of life for residents. **Strategy 5.21.1:** Coordinate with transportation and public safety providers to evaluate event-related impacts and opportunities.
5.22	Support planning that helps major regional events, including the Olympic Games, bring the greatest possible benefits to the community and local economy.
5.23	Encourage year-round programs that bring activity to commercial areas, support local businesses, broaden the economy, and offer cultural and recreational opportunities for residents. **Strategy 5.23.1:** Partner with local organizations, businesses, and cultural groups to expand event programming across seasons.

06

NATURAL & CULTURAL RESOURCES

Protecting the landscapes and heritage that defines our community.



IN THIS CHAPTER

EXISTING CONDITION | WHAT WE HEARD | GOAL | OBJECTIVE | POLICY & STRATEGY

INTRODUCTION

The Natural and Cultural Resources Element establishes policy direction to protect, conserve, and enhance the environmental systems and cultural assets that define the Snyderville Basin's character and contribute to the quality of life. Natural landscapes, open space, water resources, and historic features are foundational to the Basin's identity and continue to shape land use decisions and community values.

This Element works in coordination with the County's Resource Management Plan (RMP), which addresses public lands and resource management strategies as required by state law. While the RMP focuses primarily on federally managed lands and statutory resource coordination, this Element provides guidance for the protection and stewardship of natural and cultural resources within the context of local land use, development, and community planning.

EXISTING CONDITIONS

Natural constraints significantly influence development patterns in the Snyderville Basin. Areas classified as Critical Lands including steep slopes, wetlands, floodplains, ridgelines, avalanche zones, and geologic hazard areas, represent a substantial portion of the Basin's land area. These areas are subject to development limitations intended to protect public safety, environmental systems, and scenic resources. Where development has previously been entitled or avoidance is not feasible, regulations require sensitive site design and mitigation measures.

Publicly managed lands also comprise a meaningful share of the Basin's planning area, contributing to regional recreation opportunities, habitat protection, and scenic character. These lands play an important role in shaping growth patterns and long-term resource management considerations.

The Basin contains several historically significant structures and sites, along with public art installations and community gathering spaces that reflect local heritage and cultural values. Preservation and interpretation of these resources contribute to community identity and tourism appeal. Cultural events, arts programming, outdoor recreation, and heritage experiences also play an important role in supporting the Basin's economy and sense of place. Continued investment in a diverse mix of cultural and recreational opportunities can help sustain community vitality and regional attractiveness over time.

Community engagement efforts indicate strong support for environmental stewardship and conservation. Residents consistently identify protection of open space, natural ecosystems, and water resources as priorities for maintaining quality of life. Volunteerism and participation in stewardship activities further demonstrate community commitment to resource protection, while interest in preserving agricultural heritage and cultural landscapes remains an ongoing theme.



GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL: Protect, conserve, and enhance the natural systems, scenic landscapes, and cultural resources that define the Snyderville Basin's identity, environmental health, and quality of life.

OBJECTIVE A: Recognize and preserve historic, cultural, and agricultural resources that contribute to community identity and heritage.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
6.1	Identify and document significant cultural resources. Support ongoing efforts to update the inventory of historic sites, cultural landscapes, and heritage features important to the Snyderville Basin. **Strategy 6.1.1:** Collaborate with the County Historian, and local organizations to maintain and update cultural resource inventories. **Strategy 6.1.2:** Explore development of a heritage preservation framework to inform land use decision-making.
6.2	Encourage preservation through land use incentives. Support development incentives that promote preservation, adaptive reuse, and meaningful integration of historic and cultural resources. **Strategy 6.2.1:** Evaluate Development Code provisions that encourage preservation of cultural and historic features.
6.3	Support the continuation of agricultural heritage. Recognize the importance of remaining agricultural lands and operations as cultural and landscape resources. **Strategy 6.3.1:** Consider land use tools that support agricultural viability and compatible agritourism opportunities.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE B: Celebrate and interpret the Basin's cultural heritage through arts, programming, and community engagement.	
POLICY	**POLICY DIRECTION AND ASSOCIATED STRATEGIES**
6.4	Integrate public art and cultural interpretation into community development. Encourage incorporation of art, interpretation, and cultural expression within public spaces and development projects. **Strategy 6.4.1:** Coordinate with County arts and cultural initiatives to support public art opportunities.
6.5	Support cultural programming and community events. Encourage partnerships that celebrate the Basin's diverse cultural history and strengthen community identity, foster arts and recreation-based experiences, and support year-round cultural and economic vitality. **Strategy 6.5.1:** Encourage collaboration with cultural organizations, arts institutions, recreation providers, businesses, and community groups to support diverse range of events, festivals, educational programs, and cultural experiences that enhance the Basin's regional identity and visitor appeal
6.6	Ensure access to community gathering spaces. Support the availability and appropriate use of public lands and facilities for cultural and community events.
OBJECTIVE C: Protect natural systems and scenic resources by ensuring development is sensitive to environmental conditions and landscape context.	
POLICY	**POLICY DIRECTION AND ASSOCIATED STRATEGIES**
6.7	Protect environmentally sensitive lands. Continue to apply development standards that limit impacts to wetlands, riparian areas, steep slopes, and other critical environmental features.
6.8	Encourage enhanced environmental stewardship in development. Support incentives and design approaches that exceed minimum environmental protection standards.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
OBJECTIVE C: Protect natural systems and scenic resources by ensuring development is sensitive to environmental conditions and landscape context.	
6.8 A	Promote stewardship of open spaces and natural areas. Support management practices that maintain ecological health, scenic quality, and usability of conserved lands, trails and open spaces. **Strategy 6.8A.1:** Encourage coordinated efforts among public agencies, landowners, conservation organizations, and community volunteers to manage invasive weeds, restore native vegetation, and maintain healthy open space landscapes. **Strategy 6.8A.2:** Support education and stewardship programs that encourage responsible use, litter prevention, habitat protection, and long-term care of open space resources.
OBJECTIVE D: Support wildlife habitat conservation and strategies that reduce conflicts between human activity and ecological systems.	
6.9	Protect critical wildlife habitat and movement corridors. Encourage land use practices that minimize impacts to important habitat areas and seasonal wildlife ranges. **Strategy 6.9.1:** Coordinate with state and regional wildlife agencies to maintain updated habitat and migration data.
6.10	Reduce human–wildlife conflicts. Support collaborative approaches to managing interactions between wildlife and development. **Strategy 6.10.1:** Encourage public education, infrastructure design, and land management practices that reduce conflicts.
6.11	Promote wildlife-sensitive development design. Encourage site design, landscaping, and infrastructure approaches that support wildlife movement and ecological function.
6.12	Reduce wildfire risk through land use and site design. Encourage development patterns and land management practices that reduce wildfire vulnerability in the wildland–urban interface. **Strategy 6.12.1:** Coordinate with fire districts and land management agencies to support defensible space standards, fuel reduction efforts, and wildfire-resilient site design.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE E: Strengthen community resilience to natural hazards and long-term environmental change through coordinated land use, resource protection, and hazard mitigation strategies.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
6.13	Protect watershed health and water resource sustainability. Support land use practices that maintain water quality, protect drinking water sources, groundwater recharge, and long-term watershed function. **Strategy 6.13.1:** Encourage development approaches that minimize impacts to riparian corridors, wetlands, and critical recharge areas, water source protection areas and other sensitive watershed resources. **Strategy 6.13.2:** Coordinate with water providers, watershed organizations, and regulatory agencies to identify and protect existing and future drinking water sources from contamination and degradation. **Strategy 6.13.3:** Encourage best management practices that reduce erosion, sedimentation, stormwater pollution, and other activities that may adversely affect water quality.
6.14	Incorporate climate-responsive planning into land use decisions. Consider long-term environmental conditions, including changing precipitation patterns, drought, and temperature trends, in planning and development review processes.
6.15	Promote hazard-aware growth patterns. Discourage development in areas with significant natural hazards where risks to public safety, infrastructure, or environmental systems cannot be adequately mitigated.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE F: Protect scenic landscapes and visual resources that contribute to the Snyderville Basin's character, environmental quality, and regional identity.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
6.16	Preserve prominent ridgelines, hillsides, and scenic viewsheds. Encourage land use patterns and site design that minimize visual impacts to significant landscape features and publicly valued views. **Strategy 6.16.1:** Apply context-sensitive development standards that reduce visual prominence of structures on ridgelines and steep slopes.
6.17	Maintain the visual character of open space and natural landscapes. Support land conservation and development practices that retain the Basin's recognizable scenic qualities. **Strategy 6.17.1:** Coordinate scenic resource protection efforts with open space planning and conservation partnerships.
6.18	Encourage site and building design that responds to landscape context. Promote development that incorporates natural landforms, vegetation, and materials to reduce visual intrusion.
6.19	Support lighting practices that protect night sky quality. Encourage lighting design that minimizes glare, skyglow, and impacts to scenic and ecological resources. **Strategy 6.19.1:** Continue to evaluate Development Code standards related to outdoor lighting and dark sky protection.

07

OPEN SPACE

Protecting open spaces for people, wildlife, and future generations.



IN THIS CHAPTER

EXISTING CONDITION | ENGAGEMENT THEMES | GOAL | OBJECTIVE | POLICY & STRATEGY

INTRODUCTION

The Open Space chapter establishes policy direction for the protection, preservation, management, and strategic use of open space within the Snyderville Basin. Open space plays a critical role in protecting natural systems, supporting recreation, maintaining community character, and guiding growth patterns.

This chapter supports the County's broader land use strategy by encouraging open space through thoughtful development in appropriate locations while preserving significant natural landscapes, wildlife habitat, and agricultural lands. Coordinated planning and long-term stewardship of open spaces protects water resources, maintains scenic qualities, and provides meaningful recreational opportunities for residents and visitors.

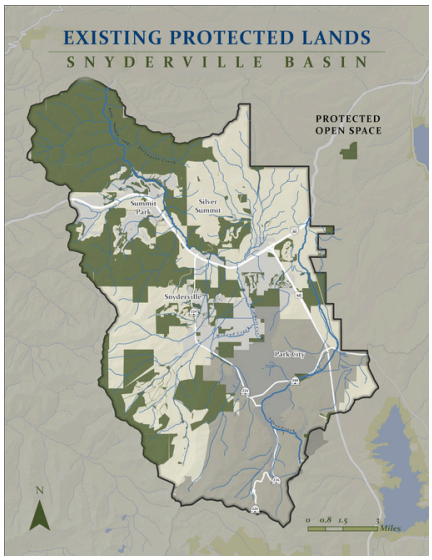
EXISTING CONDITIONS

A substantial portion of land within the Snyderville Basin is preserved as open space through public ownership, conservation easements, development restrictions, and other legal protections. These lands support wildlife habitat, watershed protection, agricultural uses, and recreational opportunities.

Beyond federal and state lands, approximately 20,000 acres of open space within the Basin are protected through conservation easements or similar legal mechanisms. These lands are generally considered undevelopable and are managed to preserve environmental, scenic, outdoor recreation opportunities, or agricultural values.

County-owned open space, trail systems, and recreational lands provide important access to outdoor recreation and contribute to the Basin's identity as a recreation-oriented community.

Preserving connections between open space areas is critical to maintaining ecological function, supporting wildlife movement, and providing accessible recreational opportunities. Open space also serves as a buffer between developed areas, helping maintain neighborhood identity and limiting the spread of low-density development into environmentally sensitive lands.



THEMES FROM ENGAGEMENT

Public input consistently identified open space as one of the community's highest priorities. Residents expressed strong support for protecting natural landscapes, wildlife habitat, and scenic views while maintaining access to recreational opportunities.

Key themes from community engagement include:

- Many respondents identified open space as land preserved primarily for wildlife habitat and environmental protection.
- 83% of respondents indicated that open space is important for protecting ecosystems, native plants, wildlife, and water resources.
- Residents value open space for both environmental benefits and proximity to neighborhoods and daily recreation opportunities.
- Preservation of open space was identified as one of the top long-term concerns for the future of the Snyderville Basin.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL: Preserve open spaces that contain important recreational, cultural, watershed resilience, critical habitat, and scenic resources.

OBJECTIVE A: Comprehensively consider future growth and development needs when identifying open space that should be conserved by the County.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
7.1	Ensure zoning actively directs new development away from the lands most desirable for open space conservation. **Strategy 7.1.1:** Consider creating overlay zones to offer incentives for preserving open space in predetermined areas.
7.2	Create additional zoning districts that provide more variety in allowable densities and development patterns.

OBJECTIVE B: Ensure an adequate amount of open space is required for all new developments.

7.3	Critically assess and amend open space requirements for new development in the Development Code so that preserved open spaces reflect the type of open space the community wants. **Strategy 7.3.1:** Analyze the current open space requirements in the Development Code, evaluating whether they align with the community's needs, desires, and environmental goals. Identify gaps in the current system, such as insufficient access to certain types of open space or areas lacking adequate recreational opportunities.
7.4	Offer development incentives for preserving more open space than required and for preserving open spaces adjacent to existing or planned open space. **Strategy 7.4.1:** Establish clear guidelines for the types of incentives available to developers who exceed the minimum open space requirements. These incentives might include density bonuses, expedited permitting processes, or reduced fees.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
OBJECTIVE C: Consistently coordinate with non-profit organizations dedicated to preserving open space to mutually benefit the County and the organization's priorities.	
7.5	Establish and maintain cooperative partnerships with non-profit organizations dedicated to preserving open space and the County Lands and Natural Resource Department.
7.6	Ensure that open spaces are protected and maintained in ways that are appropriate for the type of resource on the land (Critical Lands, recreational resources, cultural resources, scenic resources, etc.) **Strategy 7.6.1:** Create a future conservation lands map to help connect open space preserved through new development. Be considerate that the open space map does not inflate or hinder the acquisition of open space by the County or other land trust organizations. **Strategy 7.6.2:** Conduct an audit of existing open space and identify the types and uses of each open space area.
OBJECTIVE D: Create consistent definitions of for different types of open spaces and identify how they should be prioritized.	
7.7	Create a County-wide open space management plan that distinguishes the types of open spaces, how the protection of those open should be prioritized and distributed across the County. **Strategy 7.7.1:** Update the Development Code definition for open space so they are consistent with the definition of this Chapter.
7.8	Work with non-profit organizations that conserve open space to ensure their definitions align with County definitions.
7.9	Ensure that conservation easements, deed restrictions, trail easements, and/or plat notes are recorded that clearly define and confirm the purpose of the land and any associated restrictions.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

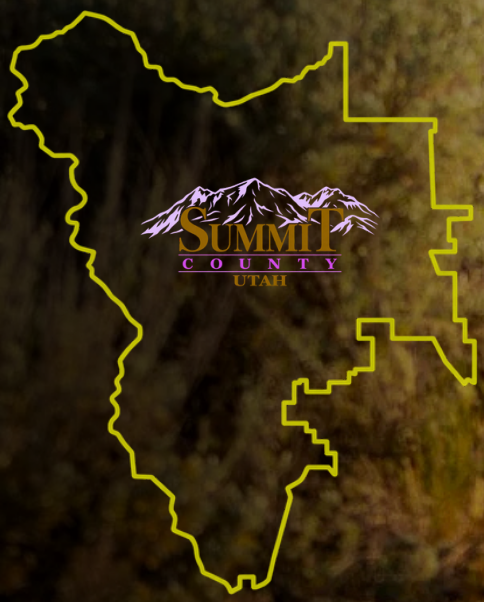
OBJECTIVE E: Ensure that open space is appropriately owned and maintained.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
7.10	Update the Development Code to require open space management plans for all open space preserved as part of a development permit. Management plans should include noxious weed control and operations and maintenance needs.
7.11	Ensure open space management plans are publicly available and included as part of the public record when open space is conserved through new development.
7.12	For open space preserved through new development, create standards that determine how the open space should be owned and managed: a. Ownership: When open space only benefits a single development with limited to no public access, those lands should remain under private ownership. When open space is preserved to benefit the greater community and allow for greater public access and civic needs, those lands should be owned and maintained by a public entity. b. Management: When open spaces are conserved and will not allow active human use, chemical treatments, machinery, and vehicles should be minimized in management plans.
7.13	Ensure that each open space management plan includes proactive measures that reduce the risk of wildfires in the Snyderville Basin.
7.14	Establish and maintain cooperative partnerships with local land trusts, other public and private entities, or qualified land conservation groups and nonprofits to acquire and maintain open spaces.

08

COMMUNITY HEALTH & RECREATION

Supporting healthy people, active lifestyles, and connected communities.



IN THIS CHAPTER

EXISTING CONDITION | WHAT WE HEARD | GOAL | OBJECTIVE | POLICY & STRATEGY

INTRODUCTION

The Community Health and Recreation Element considers how our built environments affect our physical, mental, emotional, and social health. The Element strives to influence built environments in ways that foster good health outcomes.

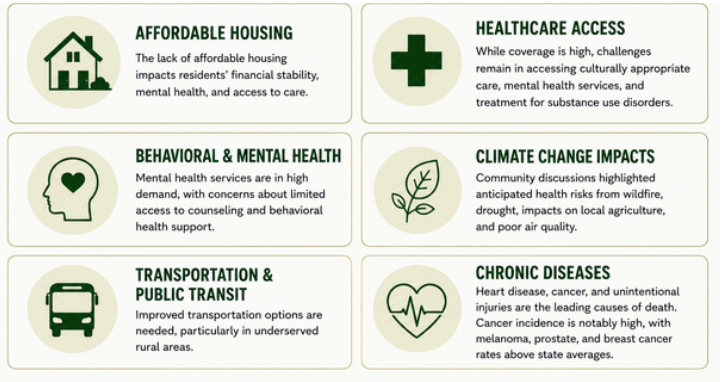
This Element is supplemented by the Summit County Rail Trail Corridor Plan, which specifically considers recreation along the Historic Union Pacific Rail Trail. The Rail Trail Corridor Plan is an appendix to this General Plan. Other related and supporting plans include:

- Summit County Active Transportation Plan
- Snyderville Basin Recreation 5-Year Trails and Open Space Plan
- Summit County Health Department Community Health Assessment
- Summit County Health Department Community Health Improvement Plan

EXISTING CONDITIONS

The 2024 Summit County Community Health Assessment (CHA), utilized both quantitative and qualitative data collection, including surveys, focus groups, and secondary data analysis, to present a holistic picture of the community's health landscape. Summit County residents identified key strengths and health priorities that were used in the development of the Community Health Improvement Plan (CHIP). The CHA data and the CHIP will guide the Health Department's efforts over the next five years and work in tandem with the goals and objectives of this general plan for priorities that are outside the focus of public health.

TOP PRIORITIES



COMMUNITY STRENGTHS

- Summit County's abundant access to parks, trails, and outdoor recreational facilities contributes positively to physical and mental well-being.
- Community cohesion and active civic engagement were cited as strengths, with residents expressing optimism about the county's resilience and capacity for innovation in addressing health challenges.

Community Factors that Need Improvement in Summit County

Community Factors	All	Snyderville Basin
Affordable Housing	55.10%	54.83%
Elder Care Options	26.85%	30.16%
Affordable Food Options	24.99%	24.02%
Childcare	22.42%	29.11%
Transportation Options, Including Public Transit	15.20%	12.53%
Road Maintenance and Safety	14.85%	15.27%
Affordable Healthcare	13.80%	15.01%
Number of Healthcare Providers	10.77%	12.40%
Availability of Employment	9.09%	6.66%
Healthy Food Options	8.15%	7.57%
Access to Indoor Recreational Facilities	7.92%	5.61%
Behavioral/Mental Health/Counseling Services	7.75%	10.57%
Access to Healthcare (e.g., Family Doctor)	7.28%	8.62%
Bike Paths	6.41%	2.48%
Clean Environment	4.95%	5.74%
Family Activities	4.19%	3.39%
Services for Disabled People	3.55%	2.87%
Access to Parks/Trails and Outdoor Recreation	3.49%	1.96%
Crime Rate/Safe Neighborhoods	3.03%	2.61%
Drug and Alcohol Abuse Treatment Services	2.62%	2.74%
Arts and Cultural Events	2.39%	2.48%
Drug and Alcohol Abuse Prevention Services	2.10%	2.61%
Culturally Appropriate Healthcare	1.92%	2.61%
Place to Raise Children	1.63%	1.31%
LQBTQ+ Resources	1.51%	1.44%
Color Key:	1st	2nd

Community Factors that Make Summit County a Healthy Community

Community Factors	All	Snyderville Basin
Access to Parks/Trails and Outdoor Recreation	55.21%	64.88%
Crime Rate/Safe Neighborhoods	44.09%	42.30%
Clean Environment	38.50%	31.98%
Place to Raise Children	28.60%	20.76%
Access to Healthcare (e.g., Family Doctor)	16.02%	18.02%
Bike Paths	12.41%	15.93%
Access to Indoor Recreational Facilities	11.12%	11.75%
Transportation Options, Including Public Transit	10.37%	16.06%
Healthy Food Options	9.78%	10.57%
Affordable Healthcare	7.80%	8.36%
Availability of Employment	7.45%	6.27%
Number of Healthcare Providers	7.34%	8.88%
Family Activities	7.28%	5.09%
Arts and Cultural Events	6.93%	9.27%
Affordable Housing	4.37%	4.05%
Elder Care Options	4.25%	3.39%
Road Maintenance and Safety	4.08%	1.70%
Childcare	3.49%	3.66%
Affordable Food Options	2.91%	2.22%
Services for Disabled People	2.56%	3.13%
Behavioral/Mental Health/Counseling Services	2.27%	1.96%
Culturally Appropriate Healthcare	0.99%	1.04%
Drug and Alcohol Abuse Treatment Services	0.87%	0.91%
Drug and Alcohol Abuse Prevention Services	0.41%	0.39%
LQBTQ+ Resources	0.12%	0.13%
Color Key:	1st	2nd

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL: Create land use policies and programs that promote positive health outcomes with a system of connected recreational opportunities.

OBJECTIVE A: Through new development, create a system of community parks, neighborhood connections, trails, and recreation facilities to be developed to address gaps in the existing recreation infrastructure.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
8.1	Maintain the existing standards in the Development Code that require developers to provide pedestrian walkways or nonmotorized trails as recommended by the Snyderville Basin Special Recreation District and/or the Summit County Engineer. **Strategy 8.1.1**: Improve the pedestrian and bicycle circulation standards in the Development Code so that amenities within a development can be more easily accessed. **Strategy 8.1.2:** Enhance street and public space safety by working with the Transportation Department to ensure street lighting is provided in low-visibility areas, street crossing areas contain pedestrian signals and safety islands, and traffic calming measures are in place that prioritize pedestrians and bicyclists.
8.2	Foster regional recreational planning and interagency cooperation through annual meetings with, but not limited to, local trail organizations, Park City Recreation, the Snyderville Basin Special Recreation District, the Summit County Planning Department, Summit County Lands and Open Space, and the Summit County Health Department. Meeting discussion should include future developments and opportunities for those developments to hold recreation connections and opportunities.
8.3	Ensure that trails connect with Park City Municipal's trail system and new trails in Eastern Summit County, Salt Lake County, Wasatch County, Morgan County, and the City of Hideout.
8.4	Establish clear, implementable standards within the Development Code that require and incentivize the inclusion of community gathering and event venues that are financially accessible, scalable, and responsive to local needs, ensuring long-term availability of cost-effective space for residents and community use.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
OBJECTIVE B: Maintain the existing standards in the Development Code that requires developers to provide neighborhood park facilities in a manner to meet the specific recreation demands generated.	
8.5	Work with the Snyderville Basin Special Recreation District to add thresholds for reasonable recreation needs to the Development Code; thresholds should aid in reducing demand at existing recreation facilities. **Strategy 8.5.1**: Create clear standards in the Development Code for installation of recreation equipment and trail development to ensure it can be used for people of all ages and abilities and connects to Snyderville Basin Special Recreation District's trail system.
8.6	Require that new, neighborhood-level recreation infrastructure be constructed and maintained by the developer or HOA. **Strategy 8.6.1**: Require recreation facility management plans for new neighborhood level recreation infrastructure with applicable land use permits.
OBJECTIVE C: Actively and equitably address gaps in recreation services.	
8.7	By working in conjunction with the Snyderville Basin Special Recreation District and other recreation providers, ensure gaps in services are up-to-date and available for developers to find and consider in their projects.
8.8	Identify suitable locations for new public parks in areas in the Snyderville Basin that currently lack public park spaces. **Strategy 8.8.1**: Coordinate with the Snyderville Basin Special Recreation District regarding the location and construction of future park spaces, access to indoor pools/recreation facilities so that youth , seniors, and those with disabilities can access year-round recreation, potentially through joint-use agreements.
8.9	Ensure that sufficient, appropriate lands conserved for open space can also be used for recreation.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
OBJECTIVE D: Achieve a balance between open space strictly for wildlife and ecological preservation, open space used for passive recreation, and open space used for active recreation.	
8.10	Continue to engage the public and subject matter experts to identify which lands preserved as open space are the most valued for their ecological characteristics.
8.11	Work with the Utah Division of Wildlife to identify potential risks of recreation in wildlife corridors.
OBJECTIVE E: Preserve public access to forests, riparian corridors, and fishable streams, including East Canyon Creek and Silver Creek, for recreation opportunities.	
8.12	Establish a zoning overlay to facilitate the development of linear parkways and corridors, promoting environmentally responsible development along stream corridors while preserving access for recreational users.
8.13	Pursue grant funding and partnership with private landowners adjacent to streams for stream cleanup and restoration, and community programming.
8.14	Provide adequate regulations for trailheads and trailhead parking to facilitate resident and visitor access to these backcountry areas. **Strategy 8.14.1:** Create requirements for any new development or redevelopment adjacent to forest areas to ensure appropriate access to the backcountry through trail connections and open space view corridors.
8.15	Recreation and trail system improvements should be designed with the intent to protect and enhance environmental and community health.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
OBJECTIVE G: Design parks and community facilities to support environments where the healthy choice is an easy, safe, and convenient choice for all users.	
8.16	Require plans for natural or manmade shade structures, including tree canopy and built features, to reduce risk of skin cancer and heat-related health effects by decreasing direct UV light exposure and temperature, with priority given to high-use areas such as playgrounds, seating areas, transit stops, and trailheads. **Strategy 8.16.1**: Establish standards in the Development Code that require shade structures when certain conditions are present, or thresholds are met.
8.17	Recognize the desirability of varied recreational opportunities to meet the broad range of health, wellness, and leisure interests of Basin residents and visitors.
8.18	Establish tobacco-free and vape-free policies for parks, trails, and community facilities to reduce secondhand smoke exposure and promote healthy environments. **Strategy 8.18.1**: Include clear signage, education, and enforcement mechanisms to support compliance with tobacco free strategies.
OBJECTIVE H: Encourage recreational activities that depend on specific outdoor environments or indoor facility conditions.	
8.19	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.
8.20	Before paving trails for active transportation improvements, thoughtfully consider the needs of equestrian users and winter recreationists.
OBJECTIVE I: Ensure that the preferences of people of all ages, abilities, races, ethnicities, and religions are considered in the development of new recreation infrastructure.	
8.21	Diversify opportunities and infrastructure in existing parks to adequately reflect the diverse needs and interest of the community.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
OBJECTIVE J: Ensure land use decisions, development patterns, and housing and transportation policies support the community's physical, social, and cultural health and wellbeing.	
8.22	Support physical and mental healthcare for people of all abilities.
8.23	Develop and pilot a "health in all policies" approach to evaluating land use, transportation, and recreation decisions to consistently support physical and mental health outcomes.
8.24	Support a full continuum of senior housing and care options, including independent living, assisted living, memory care, and aging-in-place models, through land use regulations, incentives, and partnerships, ensuring these options are attainable, well-integrated into neighborhoods, and located near services, transportation, and recreation opportunities.
OBJECTIVE K: Ensure healthcare facilities are appropriately located near population clusters.	
8.25	Coordinate with the Summit County Health Department to understand the demand for new healthcare facilities. **Strategy 8.25.1**: Review and update the Snyderville Basin Development Code to reduce land use barriers for new neighborhood-sized healthcare clinics or mobile health units.
8.26	Improve public and active transportation options to existing and proposed healthcare facilities.
8.27	Ensure new trail connections prioritize connections to public spaces that foster social interaction.
OBJECTIVE L: Provide opportunities for essential workers in healthcare industries to live affordably in the community.	
8.28	Ensure housing deed-restrictions include healthcare workers as eligible candidates to rent or own an affordable unit.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
OBJECTIVE M: Improve public transportation and active transportation trails so that walking, cycling, and taking transit becomes as desirable and/or efficient as driving a personal vehicle.	
8.29	Require continuous sidewalks, protected or separated bicycle facilities where feasible, and safe, well-marked crossings to improve usability of active transportation networks for the local workforce and all community members.
8.30	Consider providing transit or Summit Bike Share passes to local businesses as incentives for new developments that prioritize transit, walking, and bicycling
8.31	Develop a culture for walking, bicycling, and taking public transit. **Strategy 8.31.1:** Develop and support education, outreach, signage, and informational materials that promote safe and courteous interactions among motorists, pedestrians, bicyclists, transit users, equestrians, and other trail users, including shared-road responsibilities, yielding practices, and trail etiquette.
OBJECTIVE N: Continue to use and improve the Historic Union Pacific Rail Trail for active recreation and transportation, historic habitat preservation, and for community events.	
8.32	Ensure the Rail Trail remains safe, accessible, and convenient for community members. **Strategy 8.32.1**: Create a unified management and maintenance plan to ensure the Rail Trail remains accessible, convenient, and safe for all users. **Strategy 8.32.2**: Promote safe trail use through education and signage encouraging helmet use, safe speeds, and shared use etiquette.
8.33	Create and adopt a Rail Trail Corridor Overlay Zone to codify the policies and land uses identified in the Summit County Rail Trail Corridor Plan.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

OBJECTIVE O: Ensure deed-restricted affordable housing is safe and appropriately maintained.	
8.34	Work with the Summit County Housing Authority to ensure that developments with new affordable housing have long-term management plans to ensure long-term health and safety for residents.
8.35	Work with the Summit County Health Department to ensure smoke free policies are in place for any affordable housing developments approved through rezones or density bonuses. Smoke-free policies should establish a distance from any entrance, window, or amenity to the development.
8.36	Work with HOAs or property managers to actively enforce no-idling policies in housing developments.

09

SUSTAINABLE DEV'T, WATER USE & AGRICULTURE

Balancing growth with the resources that sustain our community.



IN THIS CHAPTER

EXISTING CONDITION | WHAT WE HEARD | GOAL | OBJECTIVE | POLICY & STRATEGY

INTRODUCTION

The Snyderville Basin's long-term sustainability depends on balancing continued growth with responsible water use, environmental stewardship, and the preservation of agricultural lands. Population growth and development have increased demand for limited water supplies while placing additional pressure on natural resources and remaining agricultural areas.

Water availability and agricultural lands also influence where and how development occurs. Coordinating future growth with reliable water supplies, efficient infrastructure, and resource conservation supports responsible land use, strengthens community resilience, and protects the Basin's environmental and character for future generations.

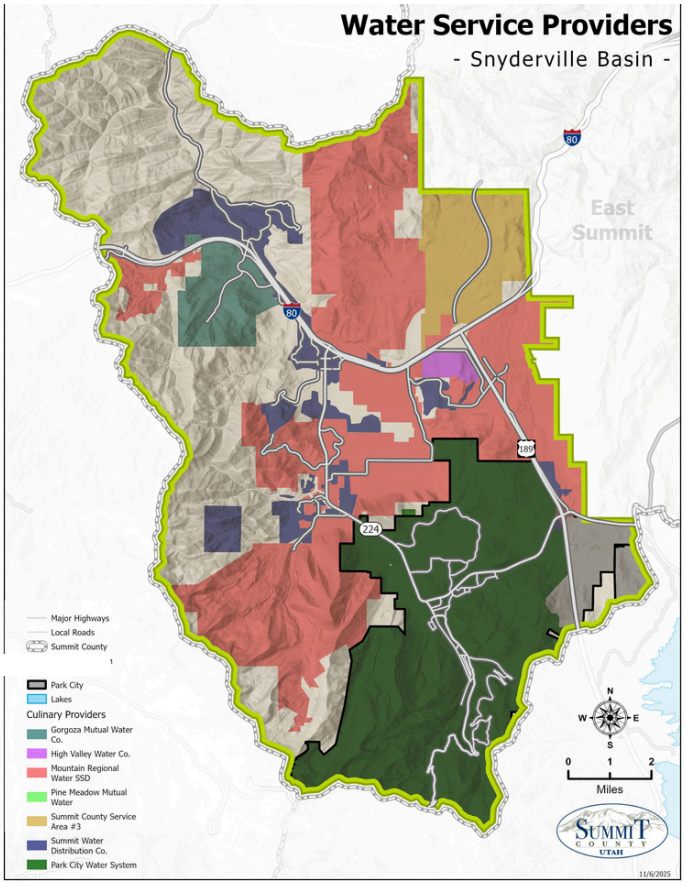
In 2025, the Summit County Council adopted Sustainable Development, Water Use & Agriculture as part of the Snyderville Basin General Plan in accordance with Utah Code § 17-79-403. This chapter summarizes the adopted element and is intended to be read together with the complete adopted Sustainable Development, Water Use & Agriculture document.

EXISTING CONDITIONS

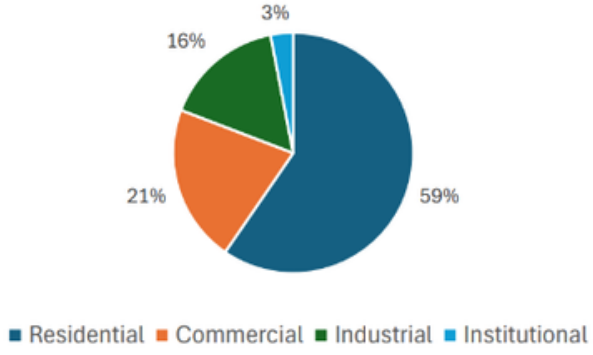
WATER SERVICE PROVIDER

In the Snyderville Basin, water services are supplied by six water providers to through 16,165 metered connections and private wells.

Water Provider	Metered Connections
Mountain Regional	6, 067
Park City Municipal	5, 480
Summit Water	2, 500
Gorgoza	1, 646
High Valley	255
Service Area 3	217



WATER USE BY SECTOR



Most of the Basin's water is used in the residential sector (59%), followed by the commercial sector (21%), the industrial sector which includes snowmaking (16%), and the institutional sector (3%). In Park City, 13% of the City's water supply is used for snowmaking. Average system water loss is 19% of treated water, which is 5% higher than the 14% national average.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL 1: Accelerate residential, commercial, and institutional water efficiency.

OBJECTIVE: Reduce water demand among current residential, commercial, and institutional water users and limit water waste to improve long-term county-wide efficiency.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
9.1	Summit County will convert turfgrass landscapes at County facilities to water wise landscapes. **Strategy:** Utilize County facilities to showcase water-wise landscaping.
9.2	Summit County will reduce water waste and improve indoor and outdoor efficiency at County facilities. **Strategy:** Install EPA Water Sense weather-based irrigation controllers with flow sensors, master control valves, and rain sensors at all County facilities. **Strategy:** Participate in Weber Basin Water Conservancy District training to understand how to program and use smart controllers to achieve greater savings. **Strategy:** Conduct irrigation audits each Spring to identify leaks and other inefficiencies. **Strategy:** Identify and support the implementation of water conservation and efficiency strategies for the county's most water intensive buildings and facilities. **Strategy:** Partner with the Summit County/Park City Green Business program to promote and support the County's water conservation efforts in County-owned businesses and facilities.
9.3	Summit County will support water providers in water loss control efforts. **Strategy:** Summit County will work with partners such as WBWCD and DWRe to provide training on system audits and to apply for funding to support water leak detection and repair, among other water loss reduction efforts.
9.4	Summit County and water providers will strengthen and formalize coordination and collaboration around water conservation strategies and programs. **Strategy:** The County will create a "conservation committee", consisting of County departments, water providers, Weber Basin Water Conservancy District, and others, that meets quarterly to coordinate outreach on available programs, co-create water conservation educational events and programs, and to share lessons learned from program implementation. **Strategy:** The conservation committee will consider the development and adoption of a "Regional Water Conservation Plan" to better align water efficiency goals, programming, and resources. **Strategy:** Promote WBWCD rebate programs across the Basin through website, social media, and other outreach methods. **Strategy:** Continue and promote the Rain Harvest program across the Basin. **Strategy:** Promote the State's weekly lawn watering guide.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL 2: Improve County-wide drought resilience and preparedness.

OBJECTIVE: To prepare for more severe droughts and support a climate resilient community.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
9.5	Summit County will provide support and resources to water providers to develop coordinated drought response plans. **Strategy:** Support and resources could include funding for drought plan development and/or a technical workshop supported by consultants. The County will aim to collaborate on this effort with WBWCD and DWRe. **Strategy:** The County will encourage water providers to coordinate their drought response tiers and actions with other county water providers and with WBWCD to prevent confusion during times of drought. Specific strategies may include watering restrictions and drought block rates.
9.6	Summit County will provide county-wide drought messaging during drought periods, particularly when water use restrictions are in place. **Strategy:** The County will work with water providers to maintain accurate and up-to-date drought conditions and water use restrictions information on the County's website and to conduct outreach on water use restrictions.

GOAL 3: Improve understanding of water supply adequacy for new development.

OBJECTIVE: To improve understanding of water resource availability in unincorporated Snyderville Basin.

9.7	Summit County will improve communication with water providers during the development review process. **Strategy:** The County will resume service provider meetings, holding meetings at least quarterly with Basin providers to share information about development proposals and solicit input.
9.8	Summit County will encourage water providers to adopt water allocation policies that distribute specific amounts of remaining water resources to specific types of new development that align with key community values, based on community input (such as attainable housing and schools).

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL 4: Protect local water sources.

OBJECTIVE: Preserve the County's limited water resources and support the protection of the Great Salt Lake.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
9.9	The County will partner with relevant state agencies and organizations to conduct education and outreach to water rights holders, ditch shareholders, and other water users in the County around instream flow dedication.
9.10	The County will assess its own water rights portfolio and consider whether any water rights should be dedicated to instream flows.
9.11	Review and consider amendments to centralized wastewater treatment tie-in requirements to return more treated, reclaimed water to local streams.

GOAL 5: Strengthen Summit County departmental coordination and collaboration to advance integrated water and land use priorities.

OBJECTIVE: Support the successful implementation of the identified goals, policies and strategies of this water element through robust coordination and collaboration between Summit County departments and key external stakeholders.

9.12	Establish a Water Element Implementation Working Group of representatives from relevant County departments and key external stakeholders that meets regularly. **Strategy:** Water Element Implementation Working Group will assign responsibilities for Water Element strategies to various departments and individuals and provide relevant updates on assignments.
9.13	Summit County will assess the need for additional staff capacity and expertise in integrated water and land use planning to drive successful Water Element implementation.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL 6: Build water efficient new development.

OBJECTIVE: Reduce water demands in new development to protect County water resources.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
9.14	Summit County will strengthen the County's waterwise landscaping code. **Strategy:** Reduce the amount of water turf allowed at single family home developments, prohibit new water-intensive turf for new golf courses, and include living plant material requirements to combat urban heat island effect.
9.15	Summit County will update zoning codes to allow for development patterns that are more water efficient. **Strategy:** Develop a clustered development overlay zone to allow for and encourage clustered development in infill areas, environmentally sensitive or hazard-prone areas, and in areas adjacent to town centers to promote a gradual transition to more rural development. **Strategy:** Revise NMU-1 zoning standards to allow smaller single-family detached housing including reviewing lot size and minimum dwelling size.
9.16	Summit County will improve the water efficiency of new county-owned facilities. **Strategy:** Develop targeted building and develop standards for new county-owned facilities that reduce water demand, exceeding current countywide code requirements.

GOAL 7: Protect agricultural lands and water resources.

OBJECTIVE: Maintain the visual and ecological benefits of remaining agricultural lands while prioritizing water-wise land management.

9.17	Protect agricultural lands, using conservation easements with secured water encumbrances, where they provide agricultural, wildlife, scenic, heritage, open space, or water resource benefits. **Strategy:** Coordinate with land trusts and community organizations to preserve agricultural lands with high scenic or watershed value. **Strategy:** Explore incentives for property owners who adopt waterefficient irrigation systems or participate in water conservation programs.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL 8: Support limited, community-scale agriculture that is compatible with the existing development pattern.

OBJECTIVE: Encourage small scale local food production and agricultural uses that conserve water.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
9.18	Encourage community gardens, school gardens, and small agricultural uses that are low impact, compatible with surrounding areas and demonstrate efficient irrigation and drought-tolerant practices. **Strategy:** Identify sites for community gardens with access to efficient irrigation infrastructure. **Strategy:** Partner with schools, HOAs, nonprofits, and community groups to promote education about water-wise gardening, agriculture, and 4-H programs.

GOAL 9: Promote water stewardship across all large parcels.

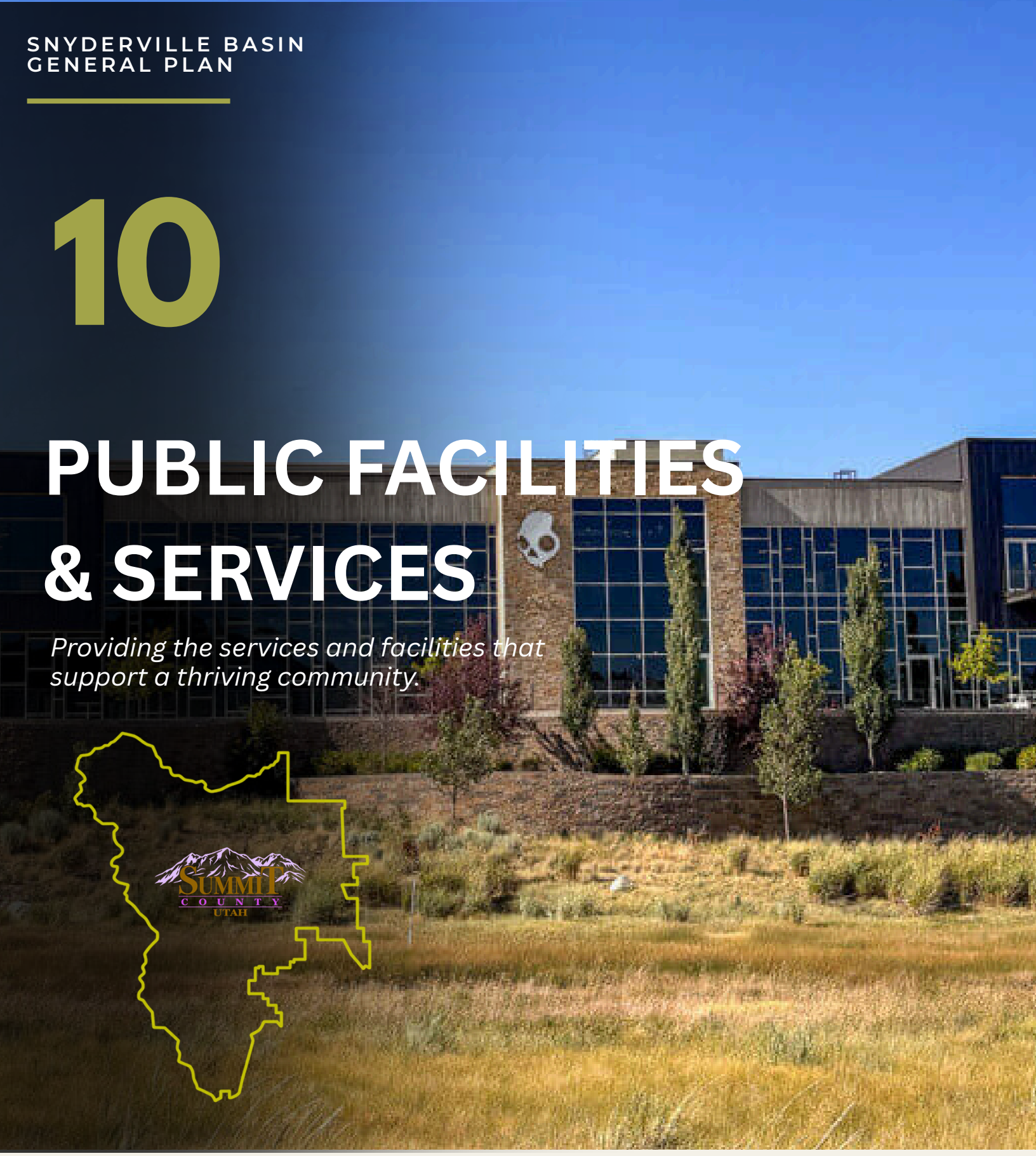
OBJECTIVE: Ensure that remaining agricultural lands contribute to watershed health, landscape resilience and climate adaptation.

9.19	Encourage soil health, efficient landscaping, turf reduction and drought tolerant vegetation across large parcels, agricultural, institutional or residential. **Strategy:** Integrate agricultural areas, open space areas, and natural lands into community education efforts emphasizing watershed function and water conservation.

10

PUBLIC FACILITIES & SERVICES

Providing the services and facilities that support a thriving community.



IN THIS CHAPTER

EXISTING CONDITION | WHAT WE HEARD | GOAL | OBJECTIVE | POLICY & STRATEGY

INTRODUCTION

The Snyderville Basin has experienced substantial growth in recent decades, increasing demand for public infrastructure, utilities, and community services. Public facilities are distributed throughout the Basin, with major concentrations near Kimball Junction, Quinn's Junction, and adjacent areas of Park City. Coordination among service providers, special districts, municipalities, and public agencies is essential to maintaining efficient and reliable public services.

The Snyderville Basin is served by a network of public and private utility providers, including water, wastewater, public safety, transportation, and recreation agencies. As growth continues, infrastructure planning must balance service capacity, environmental constraints, fiscal sustainability, and the community's long-term land use vision.

Public facilities and services also play an important role in shaping development patterns. Coordinating future growth with available infrastructure and service capacity supports more efficient land use, reduces long-term public costs, and directs development to appropriate locations.

EXISTING CONDITIONS

The Snyderville Basin contains a range of public facilities and service providers that support residents, businesses, and visitors. Existing facilities include public schools, parks, libraries, public safety facilities, and utility infrastructure.

Wastewater service within much of the Basin is provided by the Snyderville Basin Water Reclamation District, although some neighborhoods continue to rely on individual septic systems or smaller private systems. Culinary water service is provided primarily by Mountain Regional Water Special Service District, Summit Water Distribution Company, Gorgoza Mutual Water Company, and several smaller providers and private wells.

Public safety services are provided by the Summit County Sheriff's Department and Park City Fire District. Additional community services, including public health programs and mobile health services, support residents throughout the Basin.

COMMUNITY ENGAGEMENT FEEEBACK

Community engagement feedback emphasized the importance of coordinating future development with available infrastructure, public services, transit, trails, and community amenities. Residents generally supported concentrating growth and redevelopment in areas with existing facilities and services to improve efficiency and reduce impacts on open space and transportation systems.

Approximately sixty-nine percent (69%) of respondents indicated that incentivizing redevelopment near public facilities, transit, trails, and other services was an appropriate or very appropriate strategy for accommodating future housing and growth.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

GOAL: Provide efficient, coordinated, and sustainable public facilities and services that support existing communities, accommodate future growth, and maintain quality of life within the Snyderville Basin.

OBJECTIVE A: Coordinate public facilities and services with future growth and development patterns.

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
10.1	Coordinate infrastructure planning with land use decisions. Plan and provide public facilities, utilities, and services in a manner consistent with the General Plan's Future Land Use Map and anticipated growth patterns. **Strategy 10.1.1:** Coordinate regularly with public agencies, utility providers, and special service districts regarding planned development, infrastructure capacity, and long-term service needs.
10.2	Require adequate public facilities for new development. Ensure that new development is served by adequate public facilities and infrastructure, including transportation, water, wastewater, emergency services, and utilities. **Strategy 10.2.1:** Maintain and periodically update infrastructure and service area mapping to support long-range planning and capital improvement coordination.
10.3	Support coordinated utility and communications infrastructure. Encourage coordination with utility providers to support reliable utility services and expanded access to broadband and emerging communications technologies.

OBJECTIVE B: Ensure that growth contributes proportionally to the cost of public infrastructure and services.

10.4	Promote fiscally responsible growth. Encourage development patterns that efficiently utilize existing infrastructure and minimize long-term public service costs.
10.5	Require proportional infrastructure contributions. Require new development to contribute its proportionate share toward infrastructure and service improvements necessary to serve that development.
10.6	Prioritize development near existing infrastructure. Encourage growth and redevelopment in areas where public facilities, utilities, and services already exist or are planned.

GOAL, OBJECTIVES, POLICIES, & STRATEGIES

POLICY	POLICY DIRECTION AND ASSOCIATED STRATEGIES
OBJECTIVE C: Maintain public health, safety, and emergency preparedness throughout the Snyderville Basin.	
10.7	Support adequate public safety and emergency services. Coordinate with public safety agencies and service providers to maintain appropriate levels of emergency response, fire protection, law enforcement, and public health services throughout the Basin. **Strategy 10.7.1:** Coordinate with emergency service providers to identify future facility and service needs based on projected growth and service demand.
10.8	Improve community resilience and emergency preparedness. Support planning and infrastructure improvements that enhance the community's ability to prepare for, respond to, and recover from natural hazards, climate-related events, and other emergencies. **Strategy 10.8.1:** Evaluate the resiliency of essential public facilities and service centers, including their ability to maintain operations during emergency events.
10.9	Plan facilities based on service demand. Plan public facilities to provide acceptable levels of service while balancing operational efficiency, fiscal sustainability, and long-term community needs.
OBJECTIVE D: Support community facilities and services that enhance quality of life and serve residents of all ages.	
10.10	Support childcare and family services. Encourage the development and expansion of childcare facilities and related family-support services within the Snyderville Basin. **Strategy 10.10.1:** Evaluate Development Code and permitting processes to reduce barriers to appropriately located childcare facilities.
10.11	Encourage coordination among community service providers. Support partnerships among schools, childcare providers, senior programs, recreation providers, and social service organizations to improve service delivery and accessibility.
10.12	Promote publicly accessible community facilities. Encourage community facilities and gathering spaces that provide educational, recreational, cultural, and social opportunities for residents.
10.13	Encourage shared and joint-use facilities. Coordinate with the Park City School District, Park City Municipal Corporation, and other public entities to support the joint use of schools, parks, recreation facilities, and civic spaces, where appropriate.

11

NEIGHBORHOOD PLANS

Planning for the distinct character and future of each neighborhood.



IN THIS CHAPTER

NEIGHBORHOOD PLANNING
BASIN WIDE PRINCIPLES
NEIGHBORHOOD PROFILE
FUTURE LAND USE MAPS

NEIGHBORHOOD PLANNING

In order to protect existing neighborhood characteristics and to promote cohesive planning in the future, the following Neighborhood Planning Areas 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.

SNYDERVILLE BASIN PRINCIPLES

Chapter 1: Introduction (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 resident.

Chapter 4: Transportation and Connectivity

All neighborhood development should promote the community-wide connectivity and traffic flow of transportation.

Chapter 5: Economic Development

All neighborhoods should support a resilient and diverse local economy that strengthens employment opportunities and community-serving commercial areas while reinforcing the Basin's land use vision and quality of life.

Chapter 6: 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 7: 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 8: Community Health and Recreation

All neighborhood development should promote healthy communities through land use policies and programs that support positive health outcomes and provide connected, accessible recreational opportunities throughout the Snyderville Basin.

Chapter 9: Sustainable Dev't, Water Use and Agriculture

All neighborhood development should promote water-efficient and resilient development by conserving water, preparing for drought, ensuring adequate water supplies for new growth, protecting local water sources, and coordinating land use and water planning throughout the Snyderville Basin.

Chapter 10: Public Facilities and Services

All neighborhood development should provide for ease of access for public services such as police, fire trucks, and weed abatement.

BITNER ROAD NEIGHBORHOOD

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

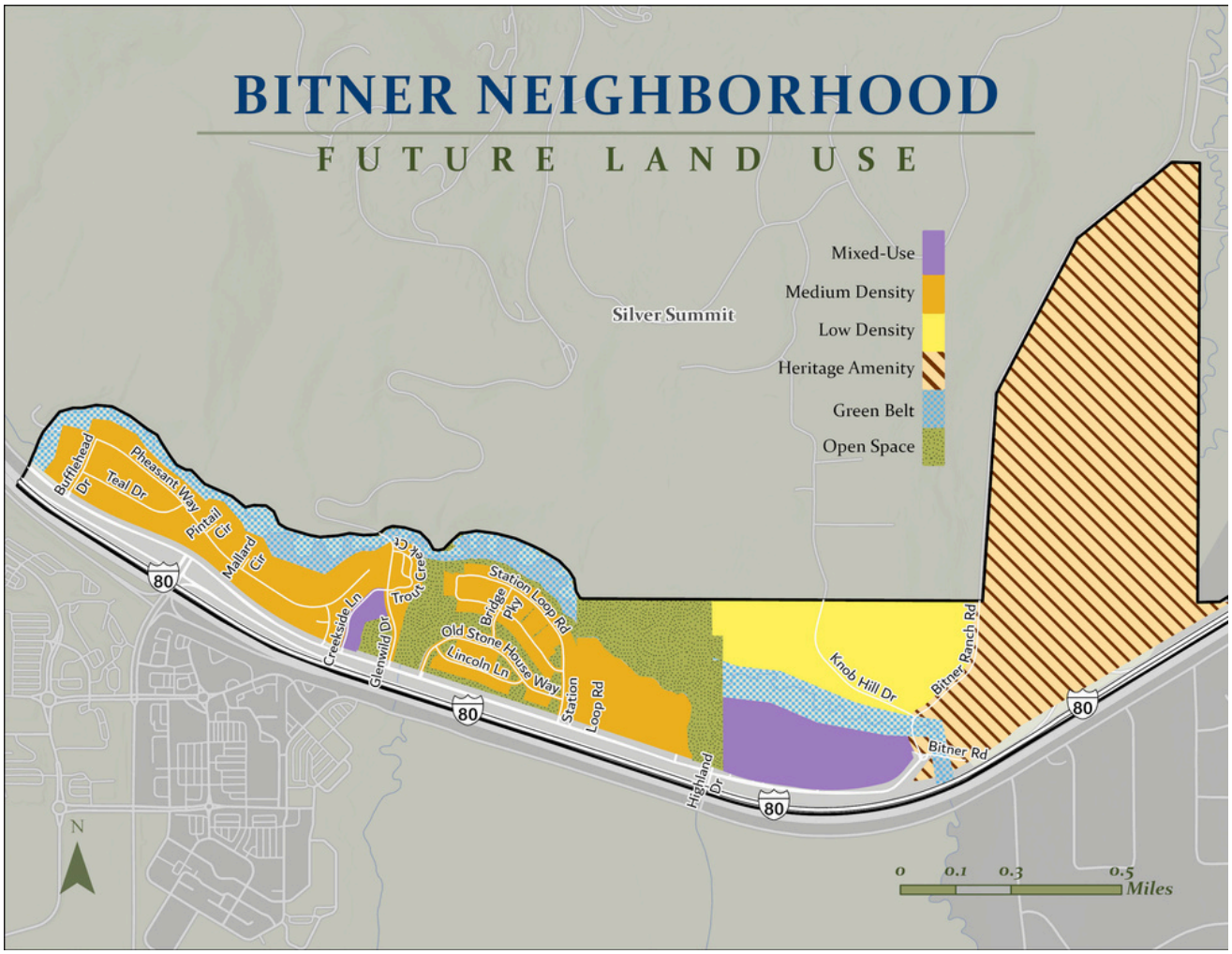
The Bitner Road neighborhood is highly visible from Interstate 80 and other areas in the immediate vicinity. It contains a mix of single family detached, multi-family, and neighborhood commercial uses. The East Canyon Creek is an important community amenity in this neighborhood, which is located within 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 ROAD NEIGHBORHOOD FUTURE LAND USE MAP



CANYONS NEIGHBORHOOD

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

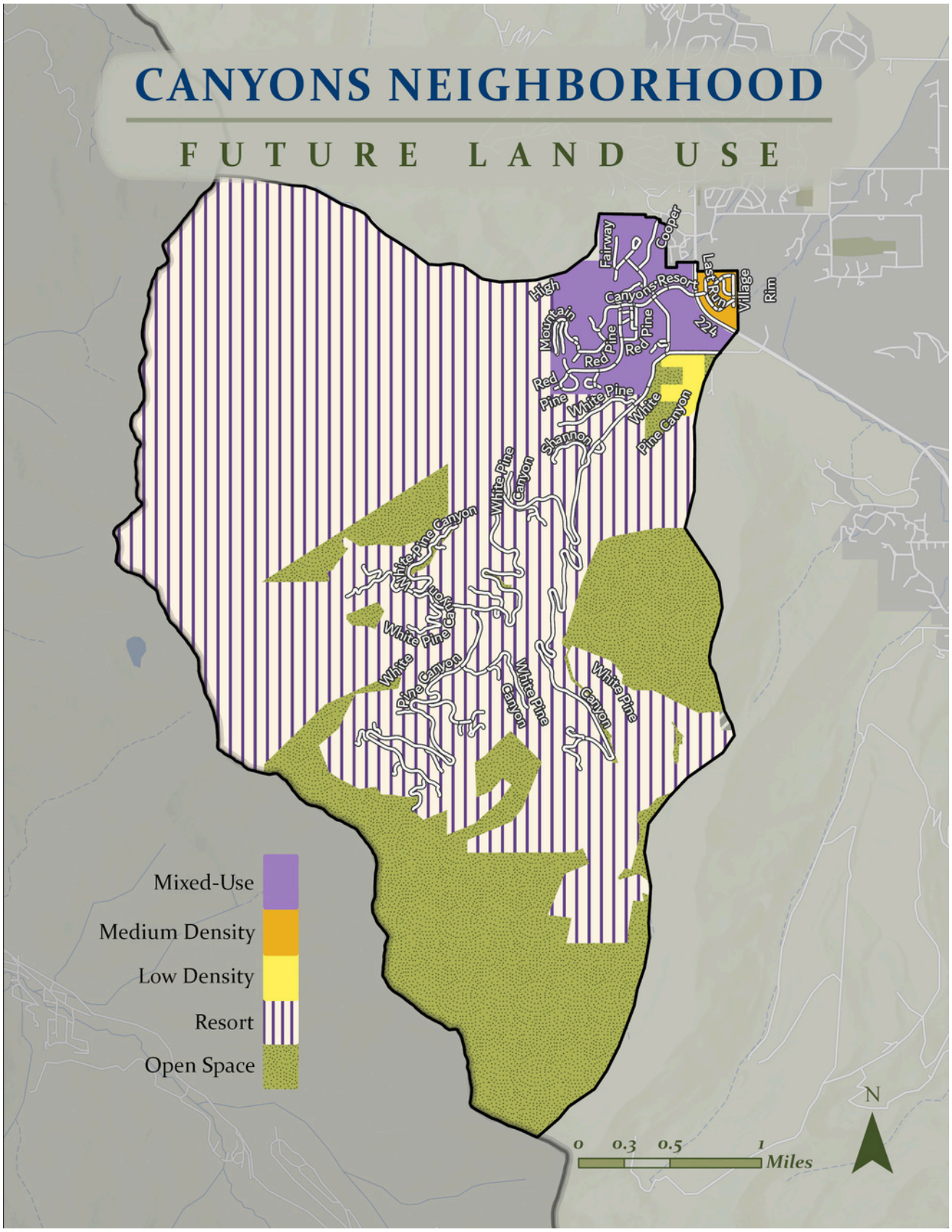
The zoning in this neighborhood is a combination of Resort Center (RC), Rural Residential (RR), Hillside Stewardship (HS), and Mountain Remote (MR). The density in the RC zone is determined through the Specially Planned Area process (SPA). The base density in the RR zone is 1 unit per 20 acres; the base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



CENTRAL BASIN NEIGHBORHOOD

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

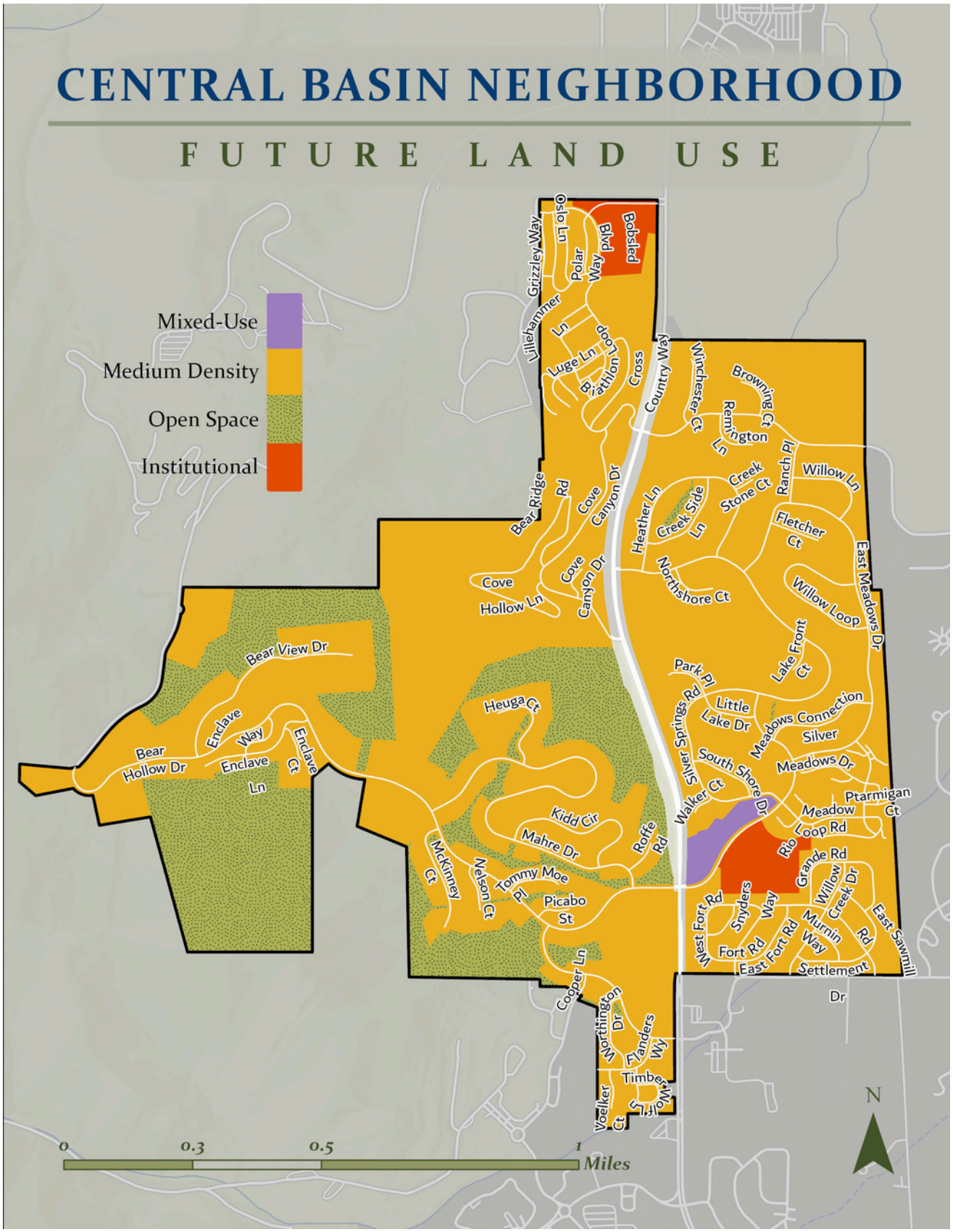
The Central Basin neighborhood is comprised mainly of residential subdivisions that are mostly built out, with a few small pockets of neighborhood commercial uses, an elementary school, and institutional uses.

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 FUTURE LAND USE MAP



EAST BASIN NEIGHBORHOOD

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 other areas in the immediate vicinity. It is an important entry corridor into the Snyderville Basin and an additional entrance into Park City.

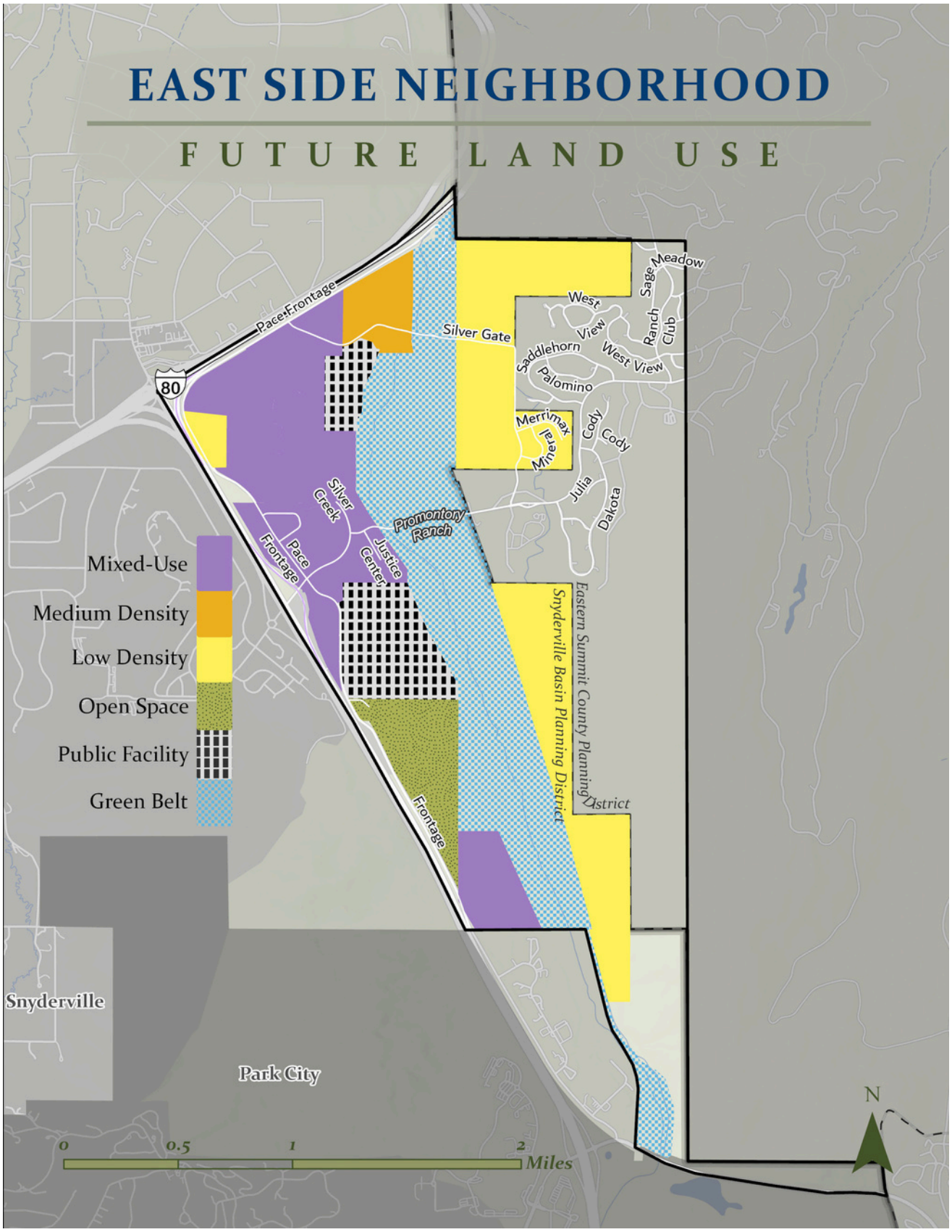
The dominant features of this planning area are large tracts of relatively flat open lands, a stream corridor, wetlands, floodplains, and soils contaminated by mine tailings. It also contains areas of clustered development around the interchange of US-40 and Silver Summit, with other commercial uses 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 mixeduse 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 FUTURE LAND USE MAP



HIGHLAND ESTATES NEIGHBORHOOD

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 acres. The base density in the HS zone is 1 unit per 30 acres.

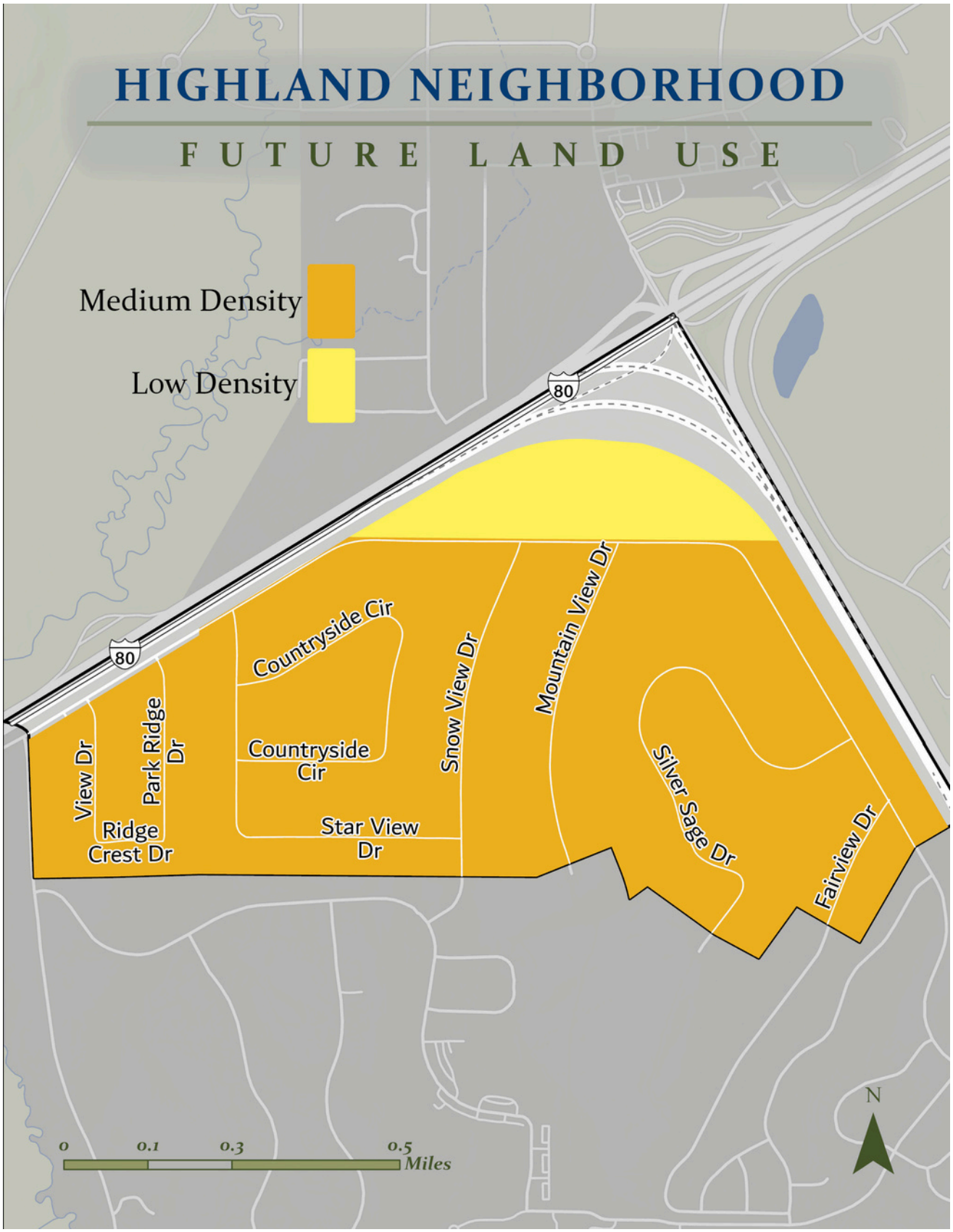
NEIGHBORHOOD DESCRIPTION

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 builtout. 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 nonmotorized 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.

HIGHLAND ESTATES NEIGHBORHOOD FUTURE LAND USE MAP



JEREMY RANCH/ PINEBROOK NEIGHBORHOOD

LOCATION

Jeremy Ranch is located on the north side of I80 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.

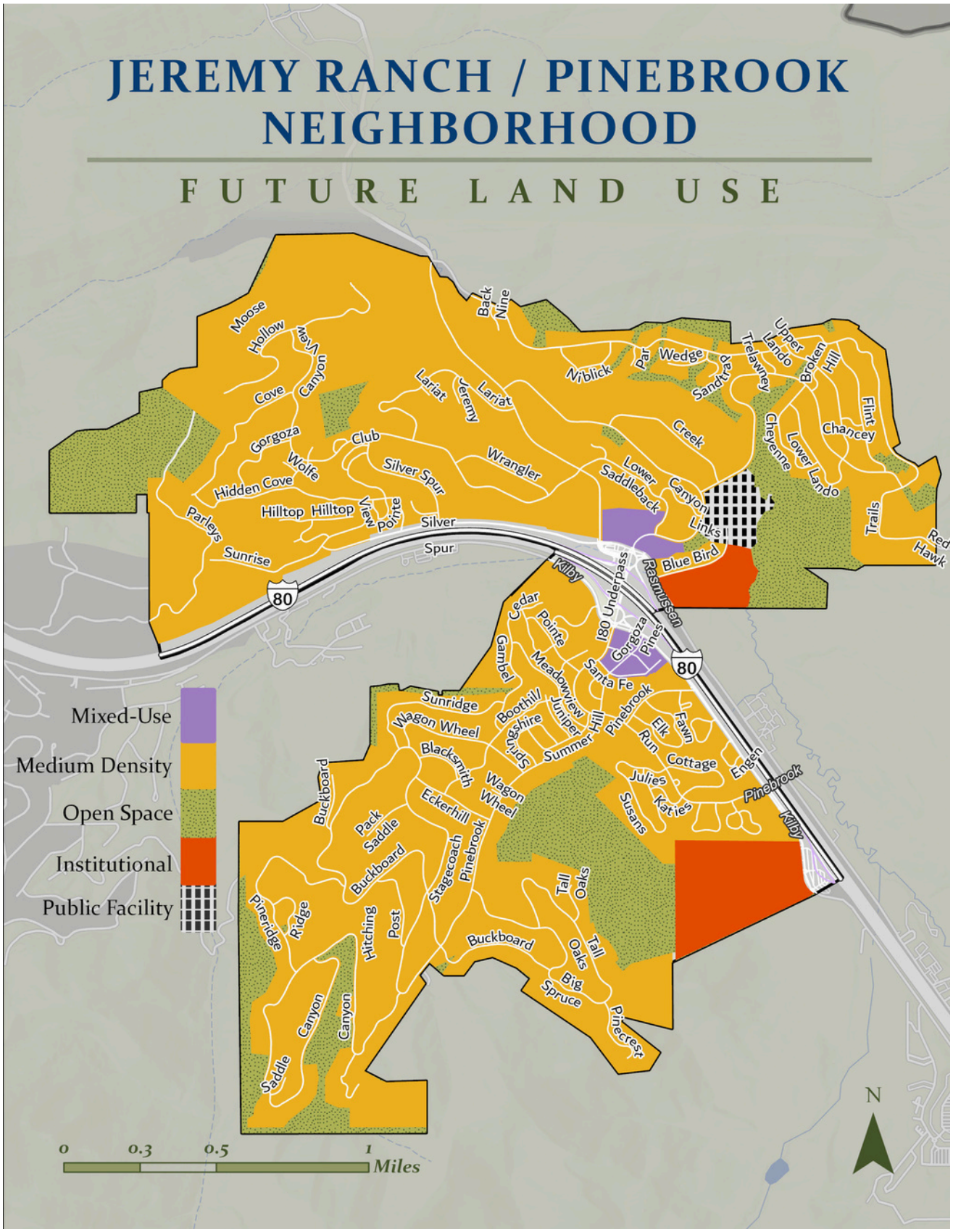
NEIGHBORHOOD DESCRIPTION

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 FUTURE LAND USE MAP



KIMBALL JUNCTION NEIGHBORHOOD

LOCATION

The Kimball Junction neighborhood contains property on both the east and west sides of SR224. The east side is bordered on the north by I80; 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.

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 SR224.

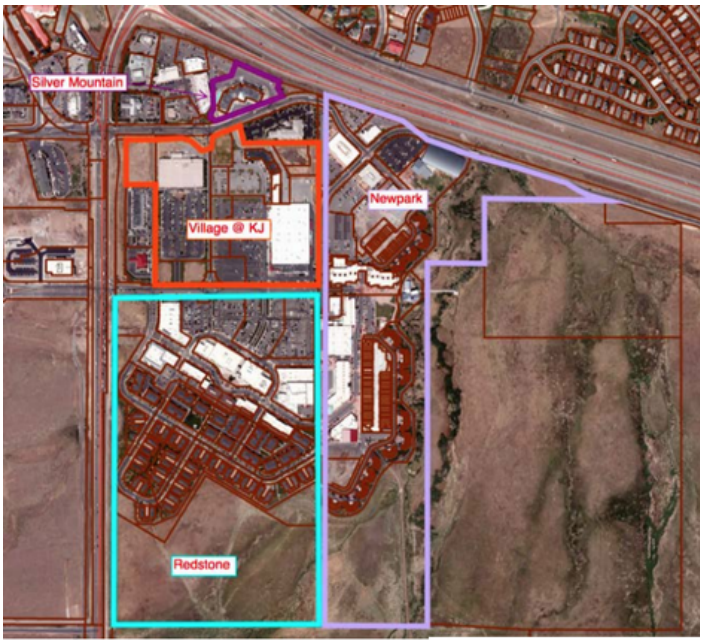
On-going engagement with community members, the Planning Commission, and County Council has identified a number of potential opportunities to address and enhance the Kimball Junction's built environment. These opportunities include:

- 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.

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



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 ACTIONS 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, multimodal 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 ACTIONS 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 ACTIONS 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 nonmotorized 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 ACTIONS 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 CitySummit 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 CitySummit 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 nonmotorized routes that are safe and desirable to be in. Enliven these spaces with public art and activities.

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 ACTIONS 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:

1. 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.
2. Address the need for different groups in the community such as, but not limited to, families with children, the elderly, and people with disabilities.
3. 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 ACTIONS 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:

1. Building location, height, scale, and architecture.
2. Public realm, including public spaces and landscaping elements.
3. 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).
4. Enhance both legibility and understanding of the neighborhood and minimize clutter.
5. 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.





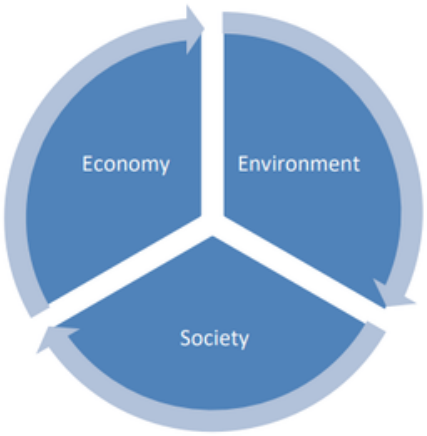


CREATE A SUSTAINABLE COMMUNITY

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 ACTIONS 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.

KEY ACTIONS 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.

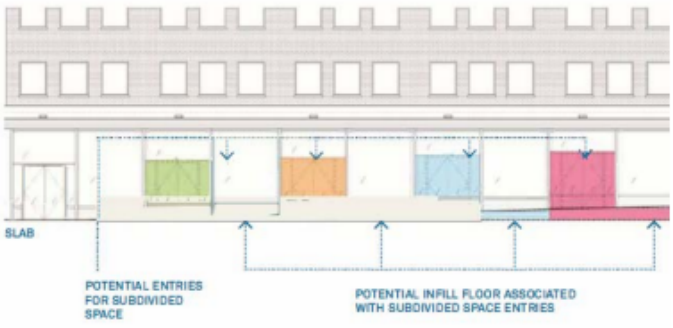
- Promote diversity and choice through a mix of compatible developments and uses that work together to create viable places responding to local needs. Projects will be required to demonstrate how the proposed spaces, places and uses relate to each other, and how they will successfully integrate into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

Sample Design Guide



Sample Content 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.

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 ACTIONS 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







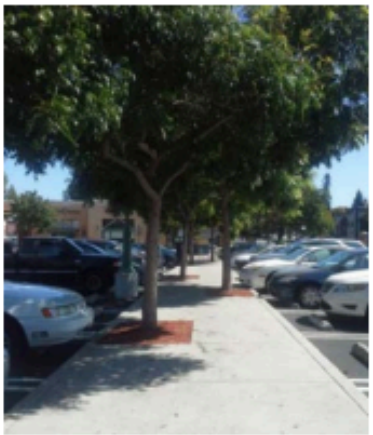












KIMBALL JUNCTION WEST

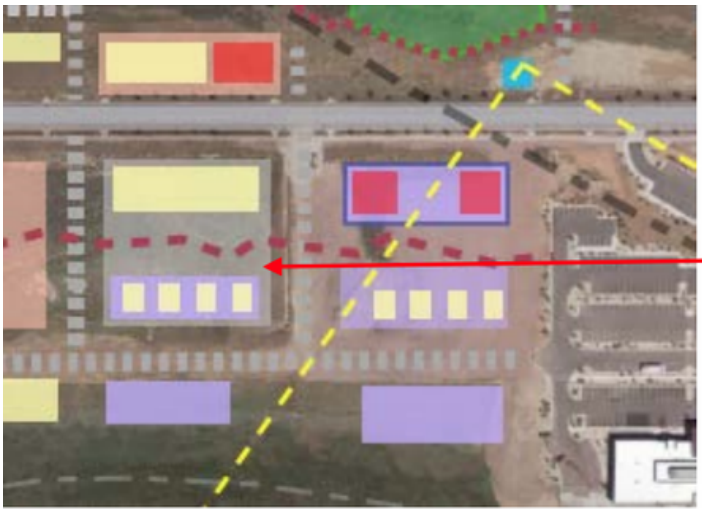


KIMBALL JUNCTION EAST

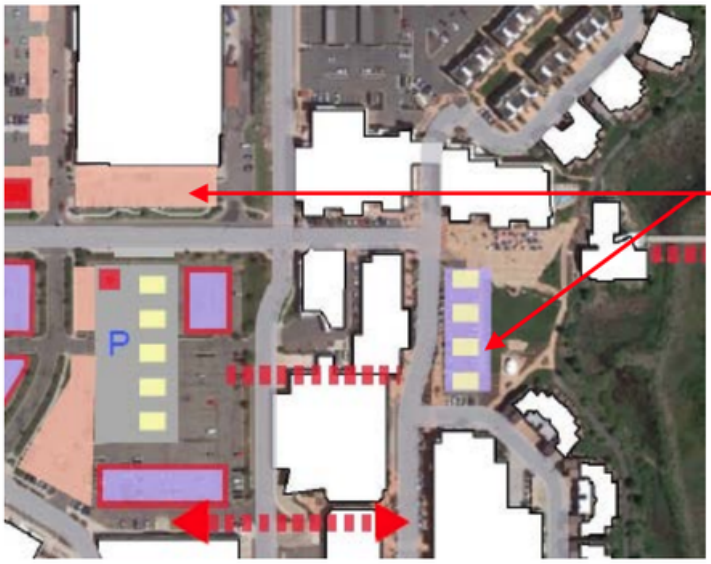


CREATE A MIXED USE NEIGHBORHOOD

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





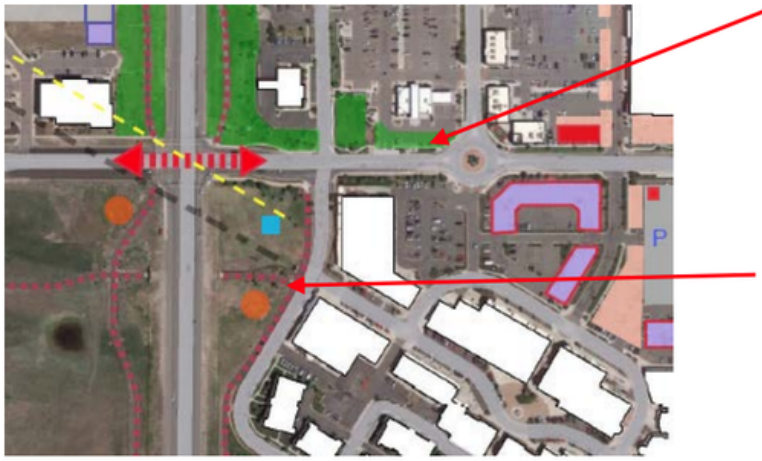


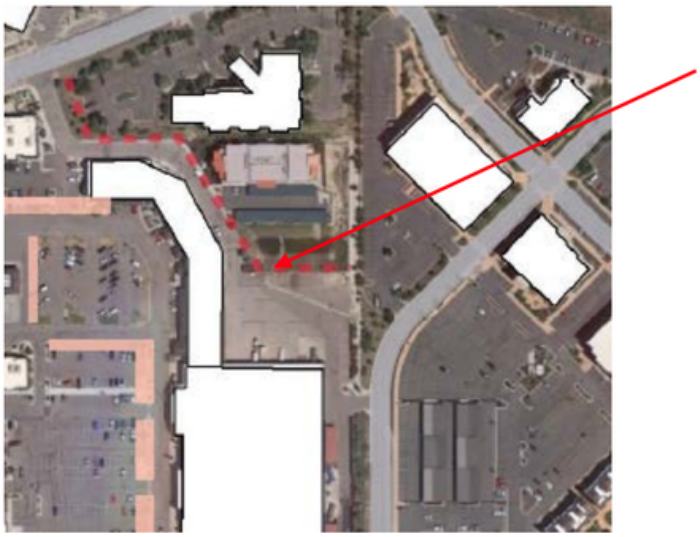
EXISTING CHALLENGES AND POSSIBLE FUTURES:

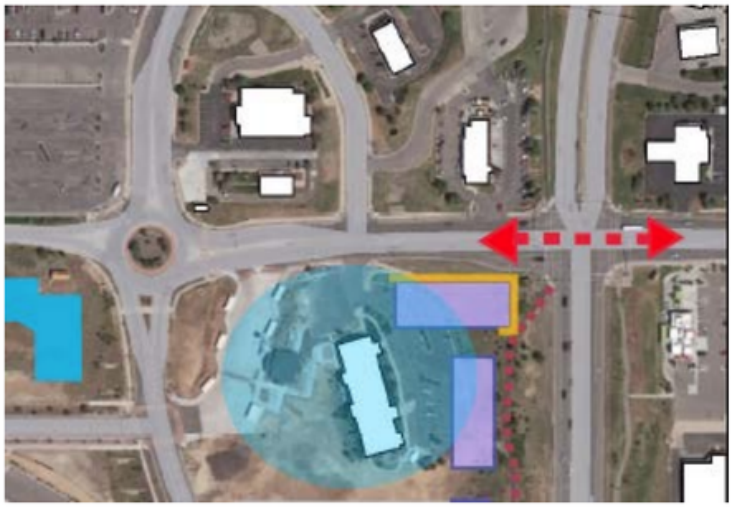
- Review and if necessary change existing development agreements to allow a greater variety of complimentary uses.
- Introduce additional uses within the previously approved Tech Center site. Consider additional residential, retail commercial, and other support uses in addition to the already anticipated 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.



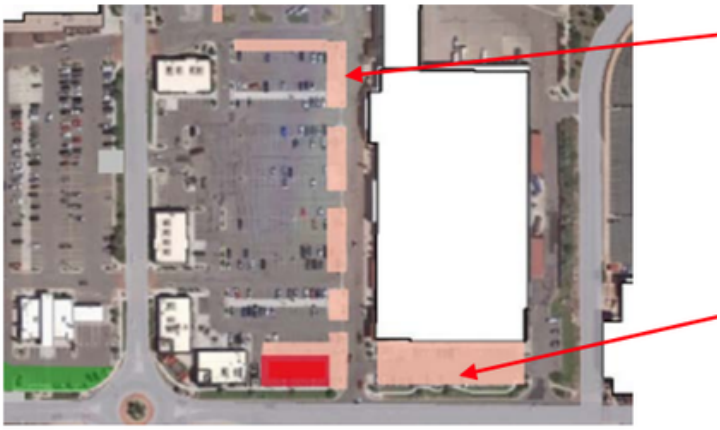
- Previous suggestions aimed at reducing existing congestion at the I-80 interchange include a dedicated flyover connecting I-80 to SR-224, lowering SR-224 below grade, a possible relief road connecting Kilby Road to Overland Drive immediately west of the Powderwood Condominiums and many others. All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



- 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 A 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.

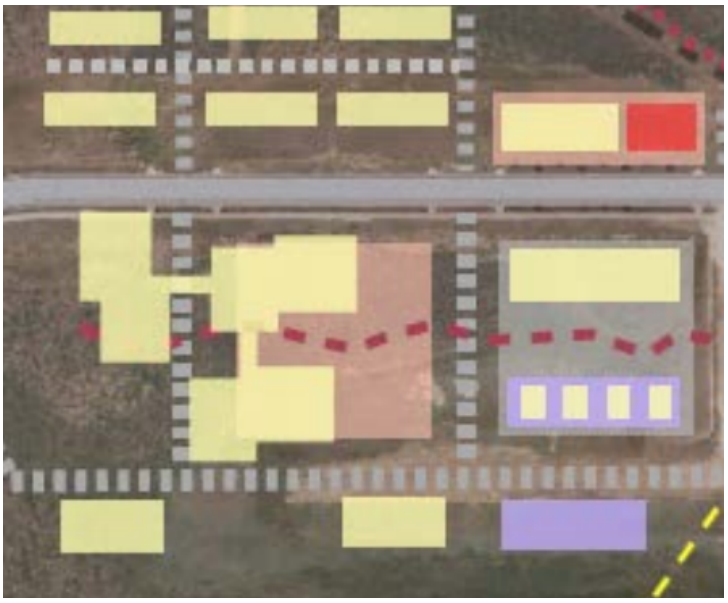
- Located near to the existing transit center (to be possibly redesigned and further developed) this parking structure could also act as an intercept location for those travelling on to the Utah Olympic Park, the ski resorts or Park City via public transport. Other uses could be incorporated into the 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 OPTIONS



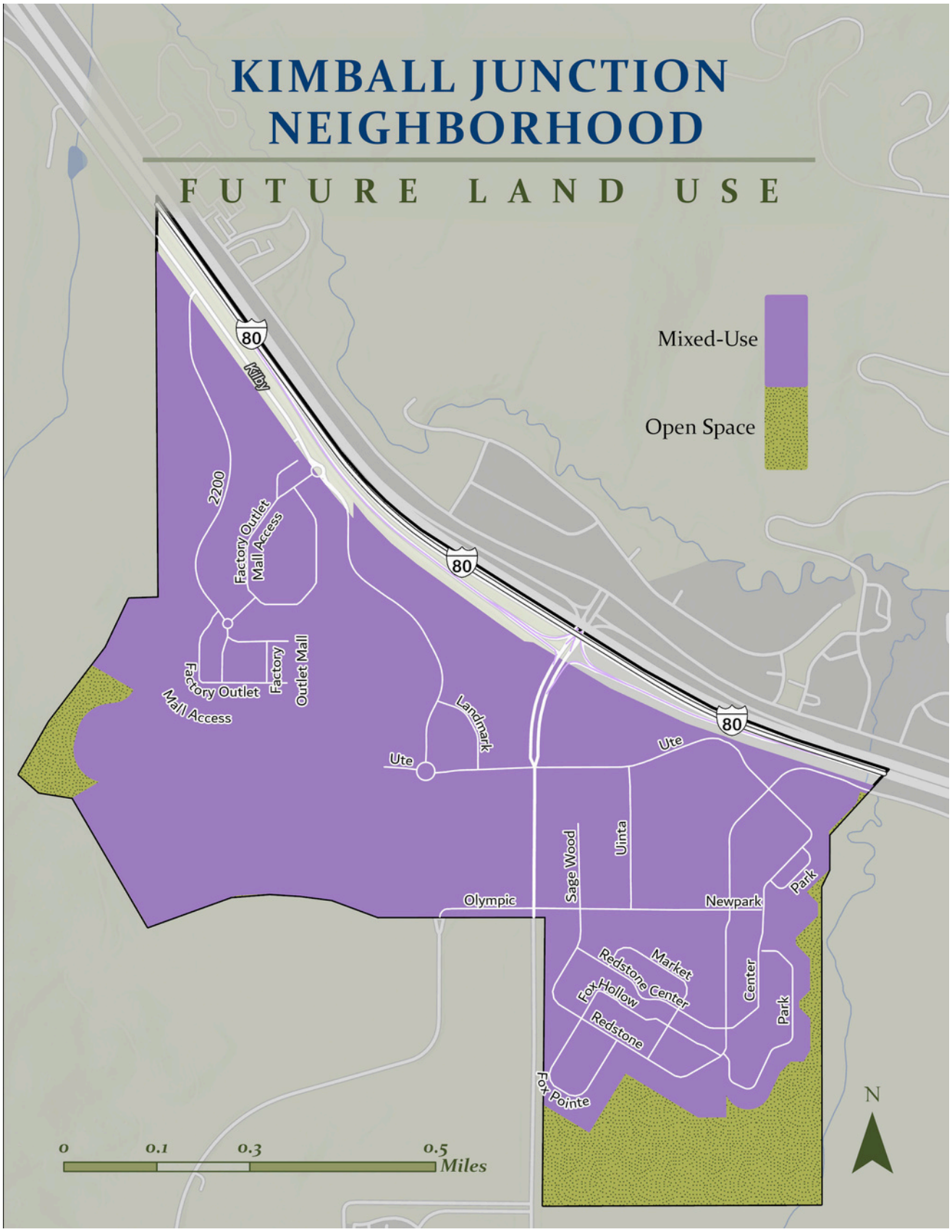




EXISTING CHALLENGES AND POSSIBLE FUTURES:

- 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 town house 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 FUTURE LAND USE MAP



NORTH MOUNTAIN NEIGHBORHOOD

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

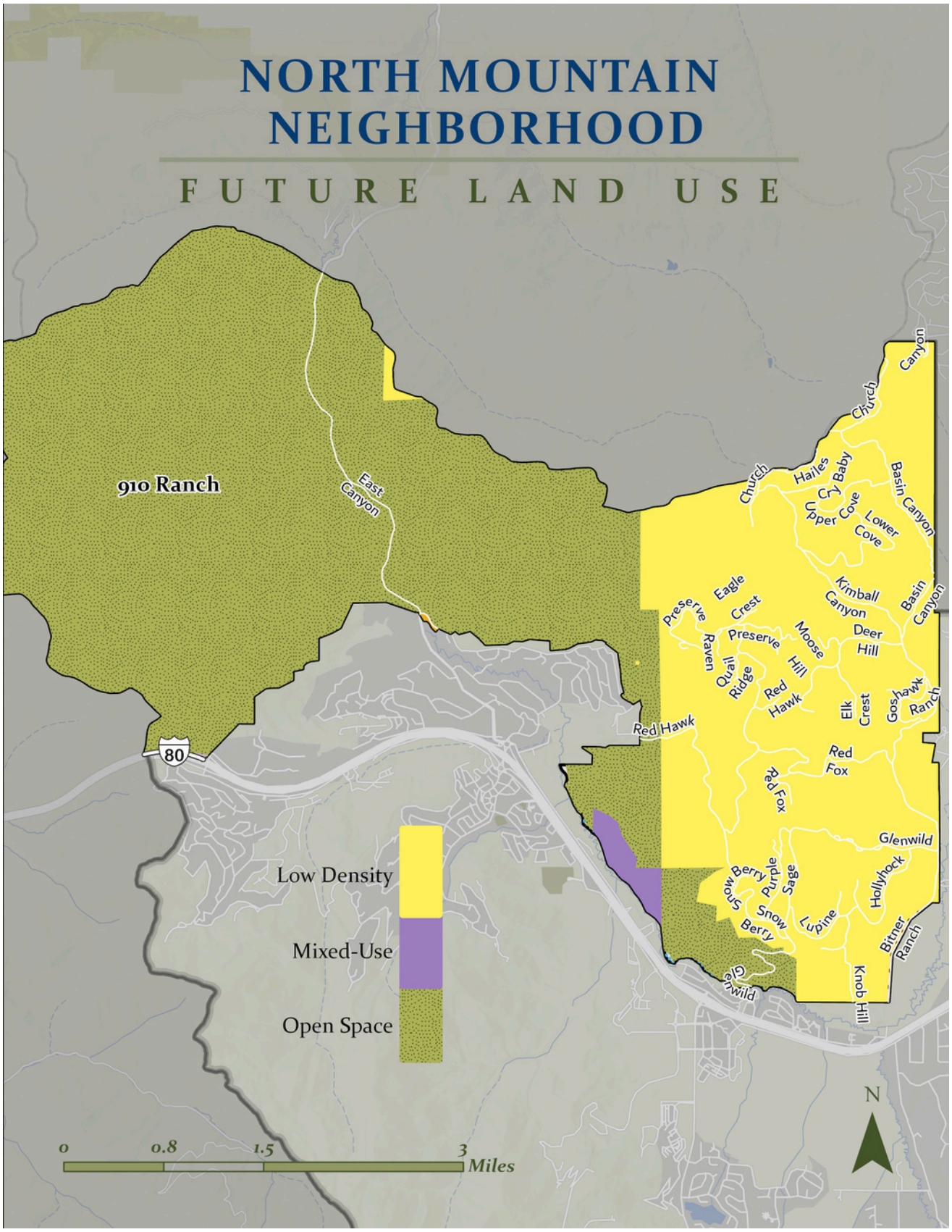
The North Mountain neighborhood contains large tracts of undeveloped land as well as existing subdivided areas for single family detached use. There are many miles of community trails throughout this neighborhood. The topography varies from generally flat to steeply sloped and the vegetation also varies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

NORTH MOUNTAIN NEIGHBORHOOD FUTURE LAND USE MAP



OLD RANCH ROAD NEIGHBORHOOD

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.

ZONING

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

NEIGHBORHOOD DESCRIPTION

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

This planning area contains natural features, such as wetlands, stream corridors, agricultural meadows and hillsides. The area also contains some historic structures and equestrian uses. It is important to recognize the open, equestrian, and agricultural way of life in order to maintain the mountain-ranching feeling. Preservation and enhancement of the existing natural resources is an important aspect of this neighborhood.

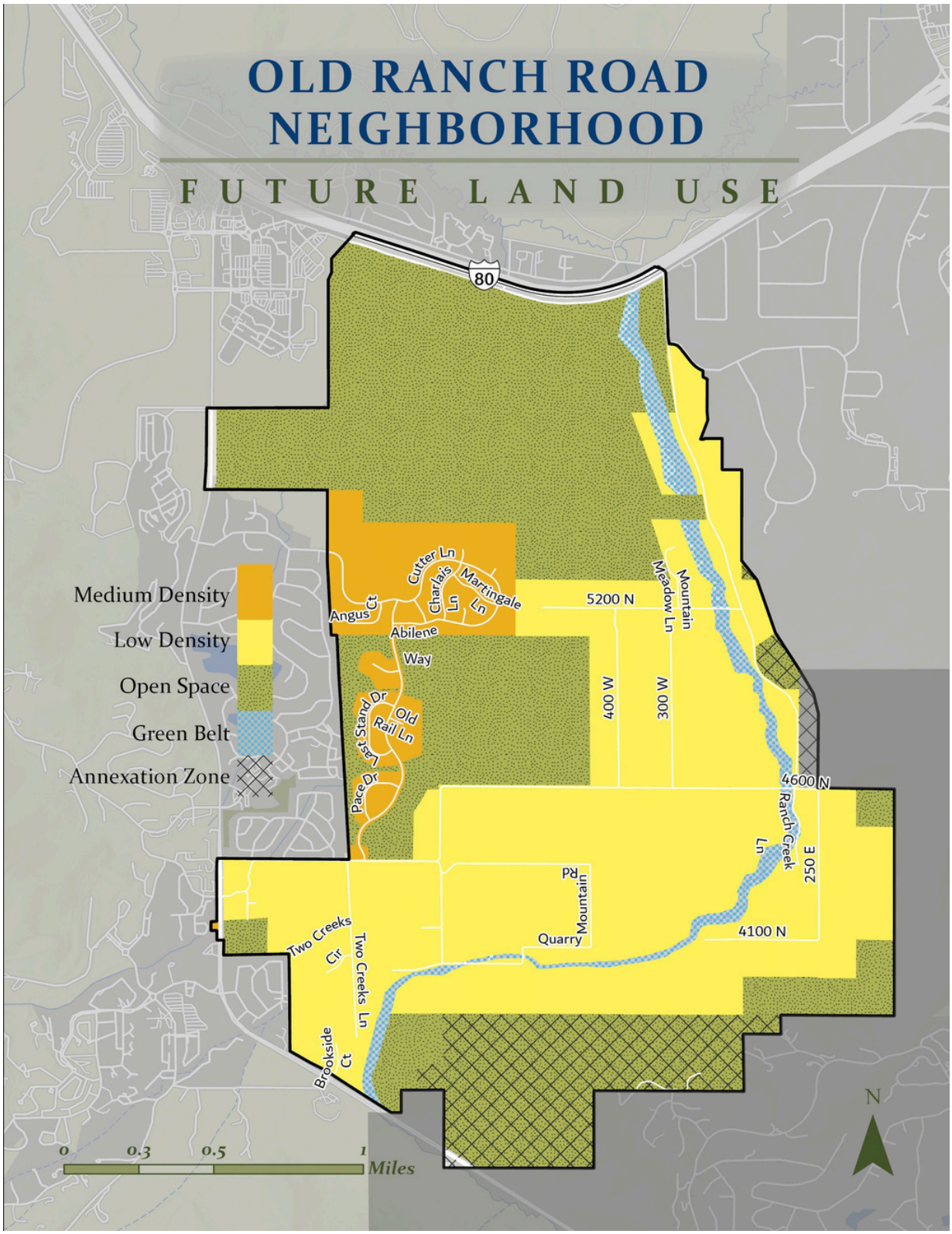
Old Ranch Road is designated as a multi-use transportation and recreational corridor as part of a neighborhood traffic calming program that has become a popular route for horseback riding, bicyclists, runners, dog walkers, and for access to the Round Valley trailhead and the Swaner Nature Preserve. The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

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

Other design considerations include:

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

OLD RANCH ROAD NEIGHBORHOOD FUTURE LAND USE MAP



QUINN'S JUNCTION NEIGHBORHOOD

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

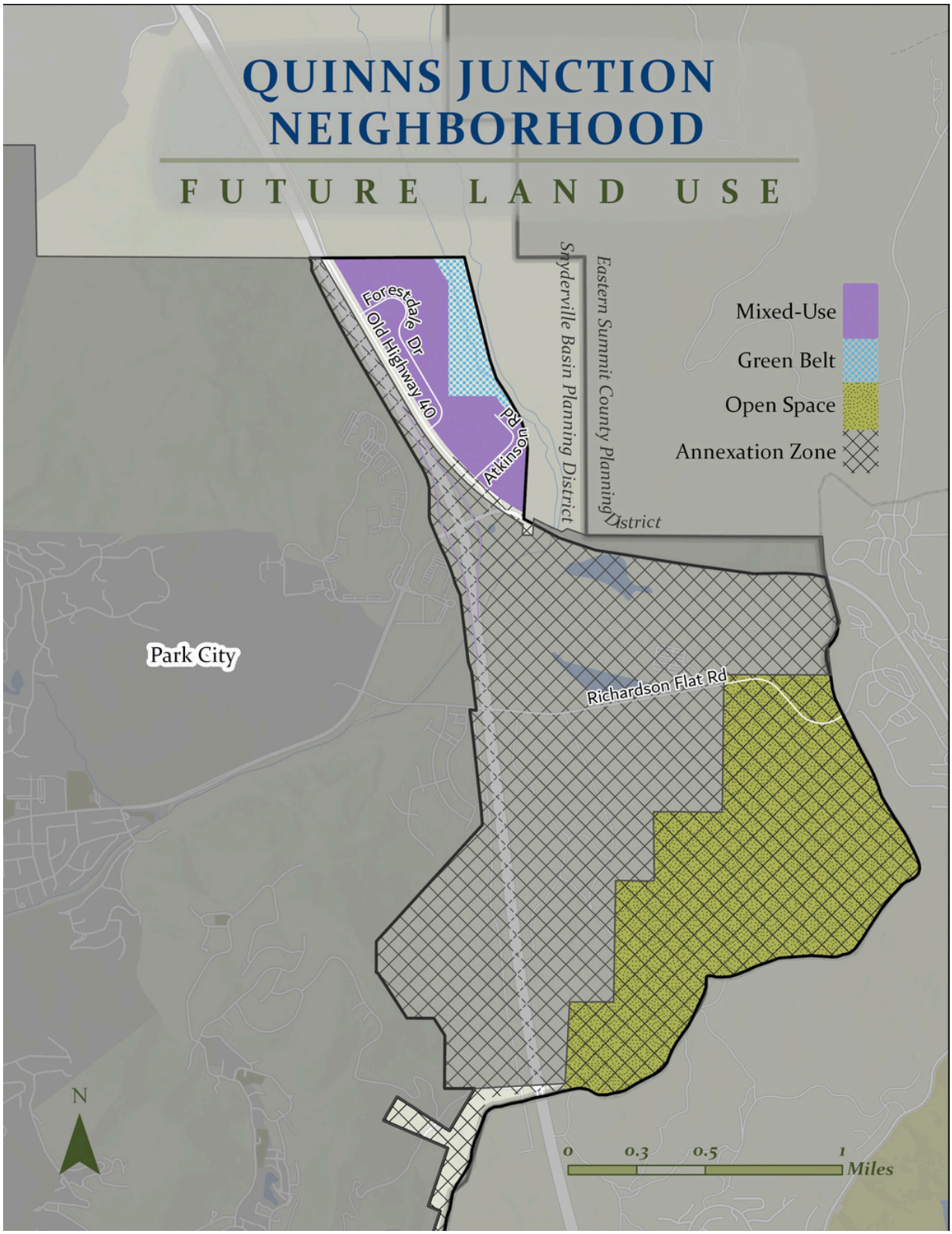
The property located in the Quinn's Junction neighborhood is relatively flat and very visible from SR-248 and US-40. There are existing industrial and service commercial uses, a stream corridor, large blocks of undeveloped land, a small section of the Rail Trail, and a significant area containing soils 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 FUTURE LAND USE MAP



RASMUSSEN ROAD NEIGHBORHOOD

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 other 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.

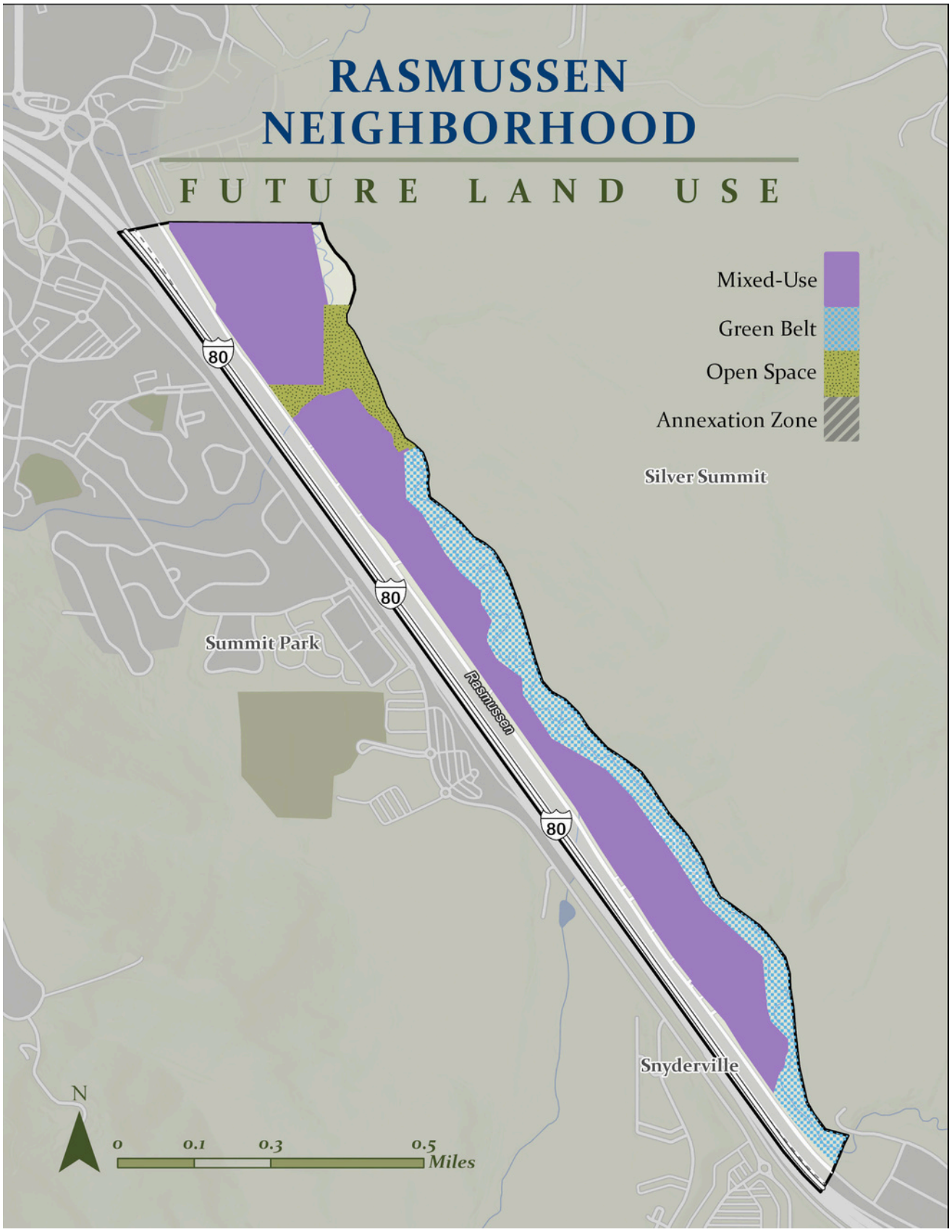
There are no existing residential uses in this planning area. The current zoning on the property is Rural Residential, which is not reflective of the current uses, nor is it consistent with the anticipated future growth pattern. Consideration should be given for future mixed use developments and flexibility 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 nonmotorized 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 FUTURE LAND USE MAP



SILVER CREEK NEIGHBORHOOD

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

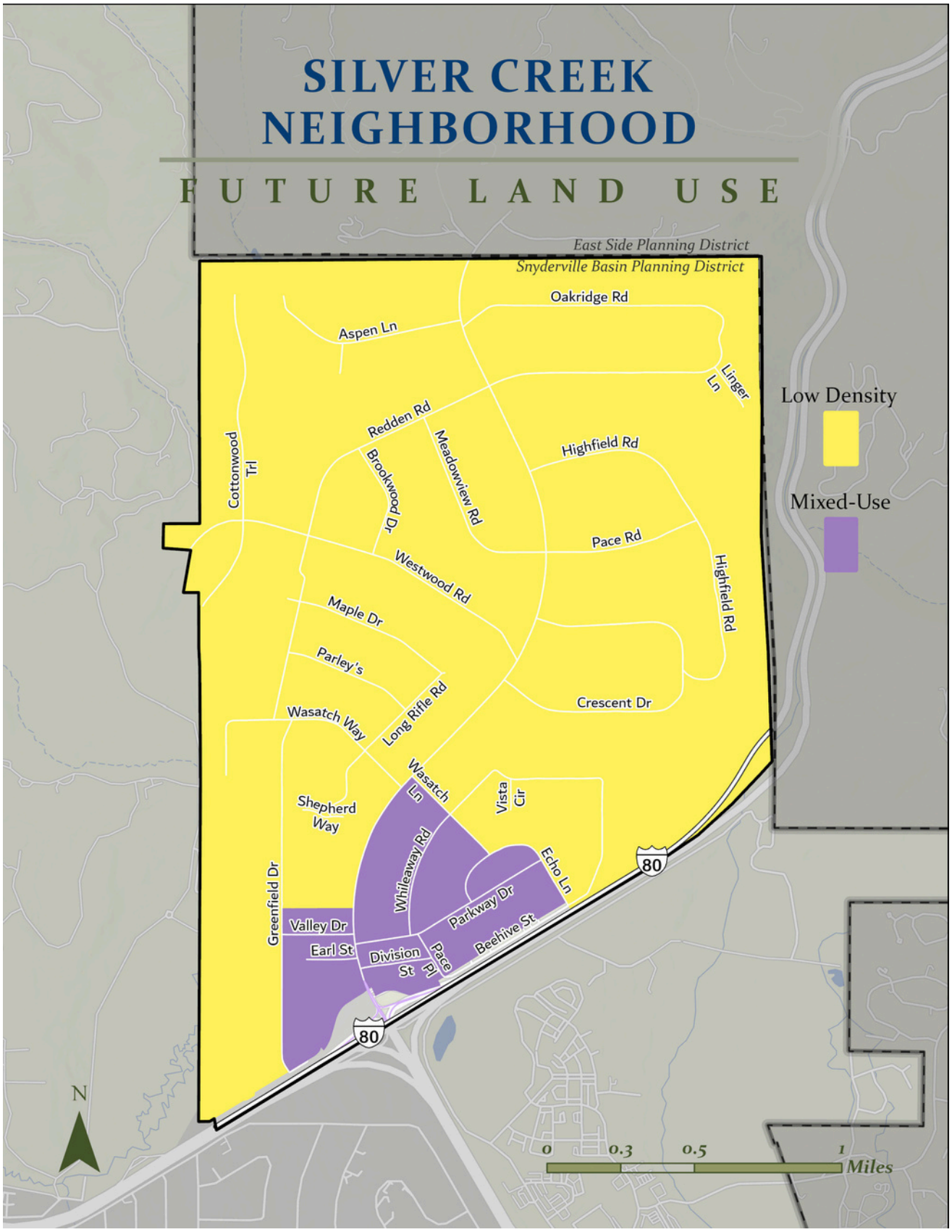
The Silver Creek neighborhood contains mostly residential and equestrian uses on large, existing subdivided lots, as well as a node of existing commercial uses and lots intended to serve the needs of the residents of Silver Creek and the surrounding area. The neighborhood contains hillsides and some 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 FUTURE LAND USE MAP



THE SUMMIT NEIGHBORHOOD

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:

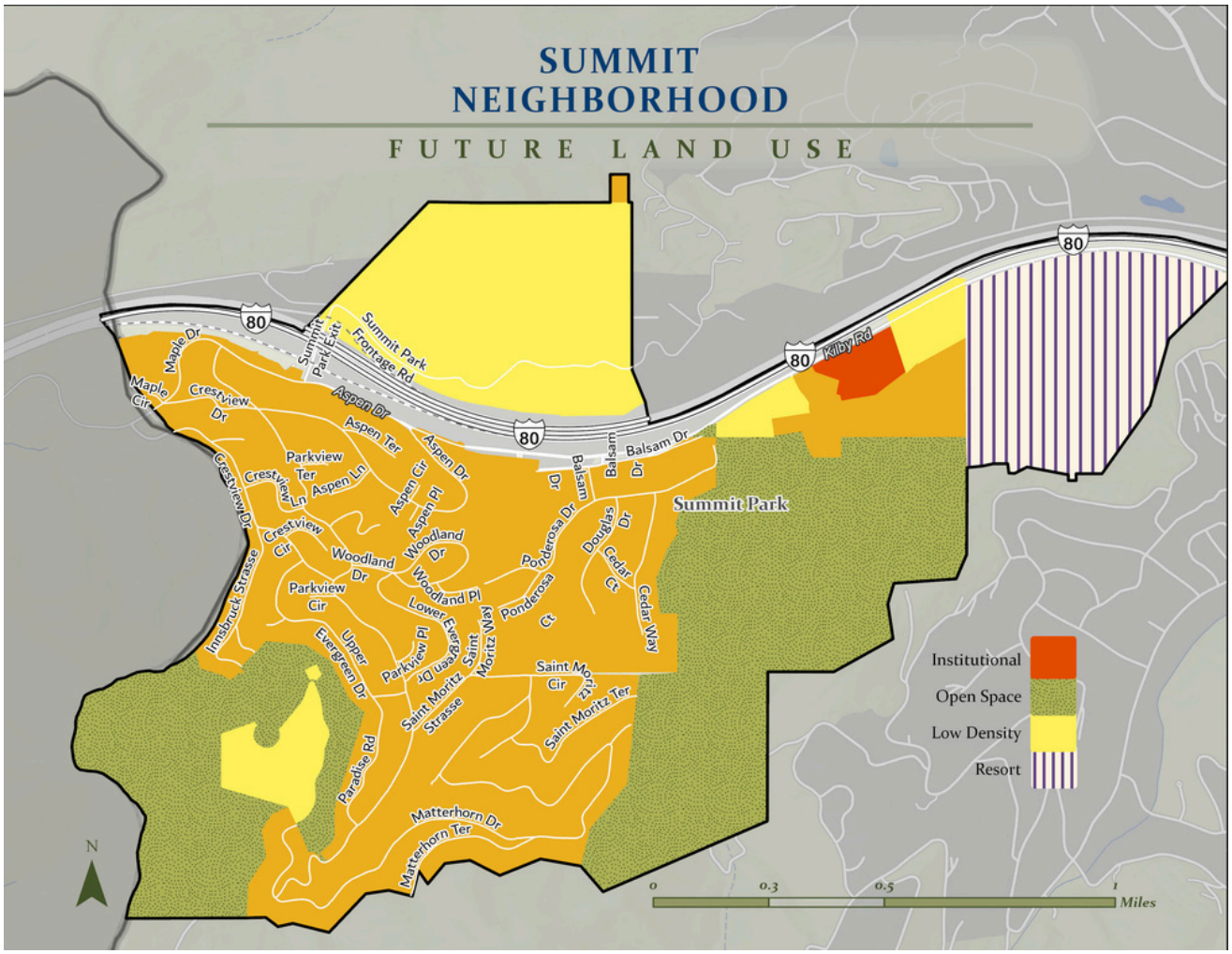
- Fencing is typically unnecessary, but where needed, should be wildlife sensitive so that it does not impede wildlife corridors or wildlife access to seasonal ranges, food, shelter, or water.

- 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.

THE SUMMIT NEIGHBORHOOD FUTURE LAND USE MAP



TRAILSIDE NEIGHBORHOOD

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 acres. The base density in the HS zone is 1 unit per 30 acres.

NEIGHBORHOOD DESCRIPTION

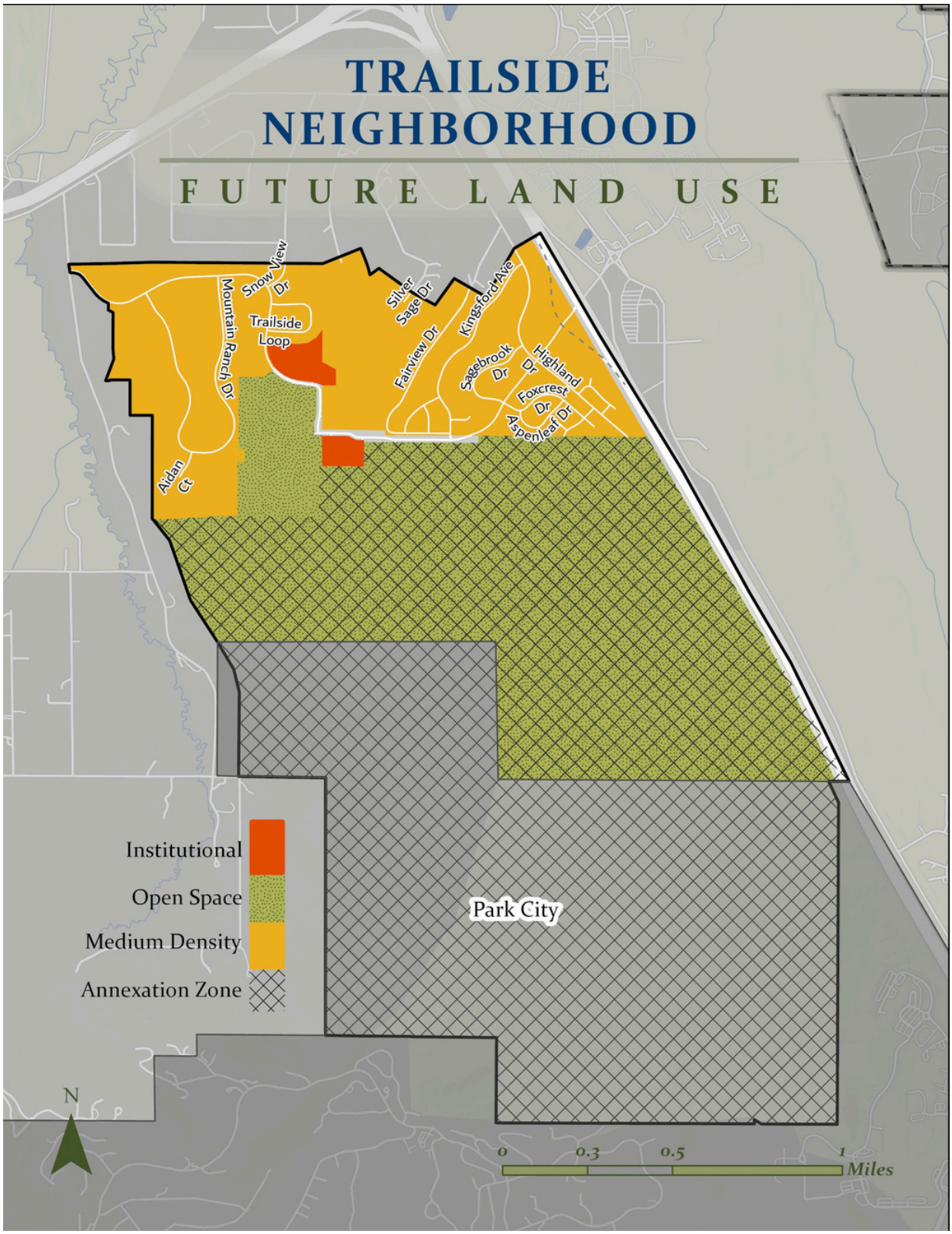
The Trailside Neighborhood Planning Area includes Mountain Ranch Estates, Trailside, and Silver Summit Subdivisions. It is characterized by community open space, parks, a church, an elementary school, sports fields, bike-park, nonmotorized trails, Basin Recreation District offices and Maintenance Facilities,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



UTAH OLYMPIC PARK NEIGHBORHOOD

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

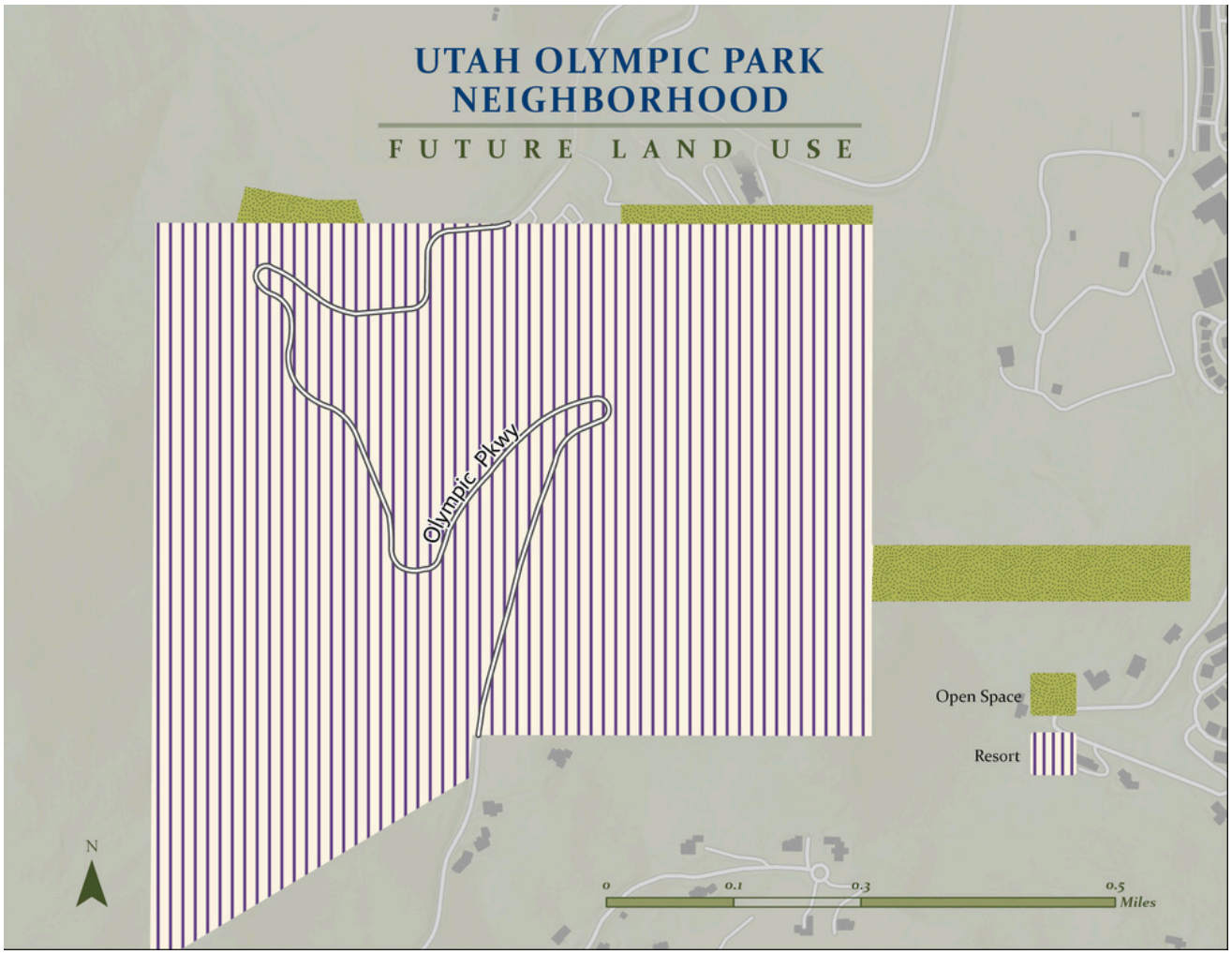
The Utah Olympic Park neighborhood planning area consists of an Olympic venue from the 2002 Winter Olympics and associated resort support facilities and features. A portion of the facility is located on a hillside that is highly visible from many areas within the Snyderville Basin.

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.

UTAH OLYMPIC PARK NEIGHBORHOOD FUTURE LAND USE MAP



WEST MOUNTAIN NEIGHBORHOOD

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:

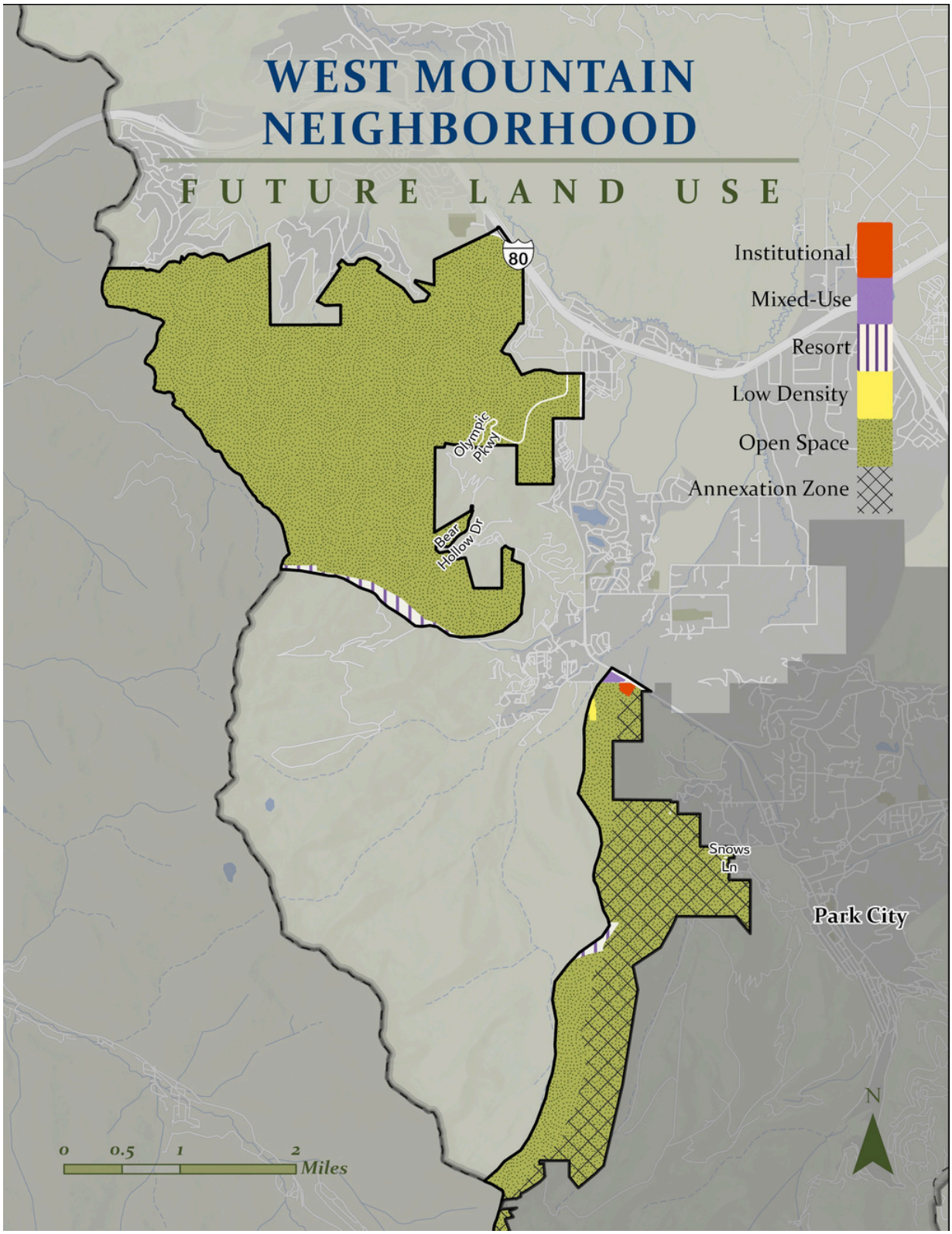
- Traffic speeds should be consistent with the remote mountain character of the neighborhood, which could include narrow pavement surfaces and curves at appropriate locations.

- 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.

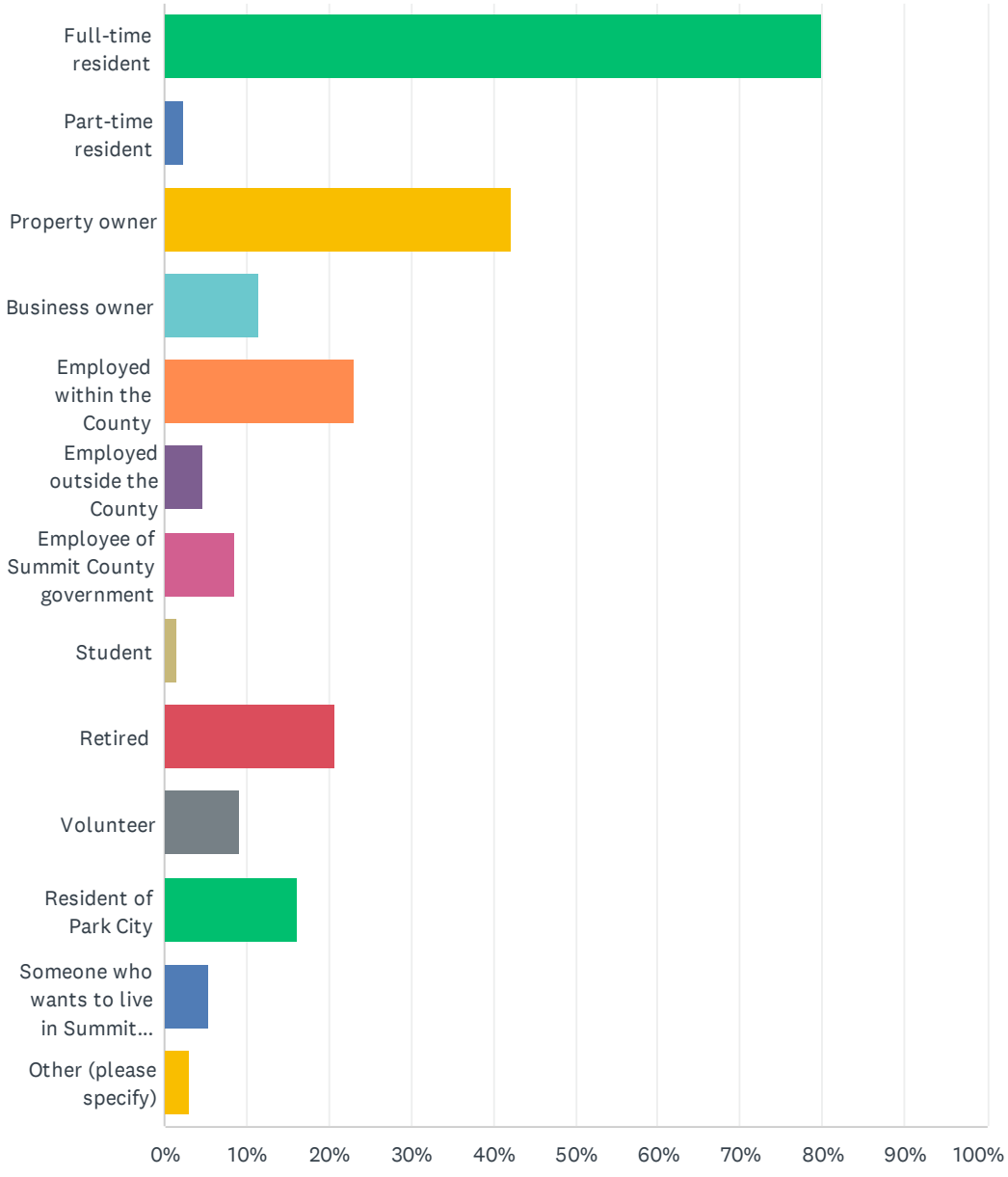
WEST MOUNTAIN NEIGHBORHOOD FUTURE LAND USE MAP



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Q1 What is your relationship to Summit County? Select all that apply.

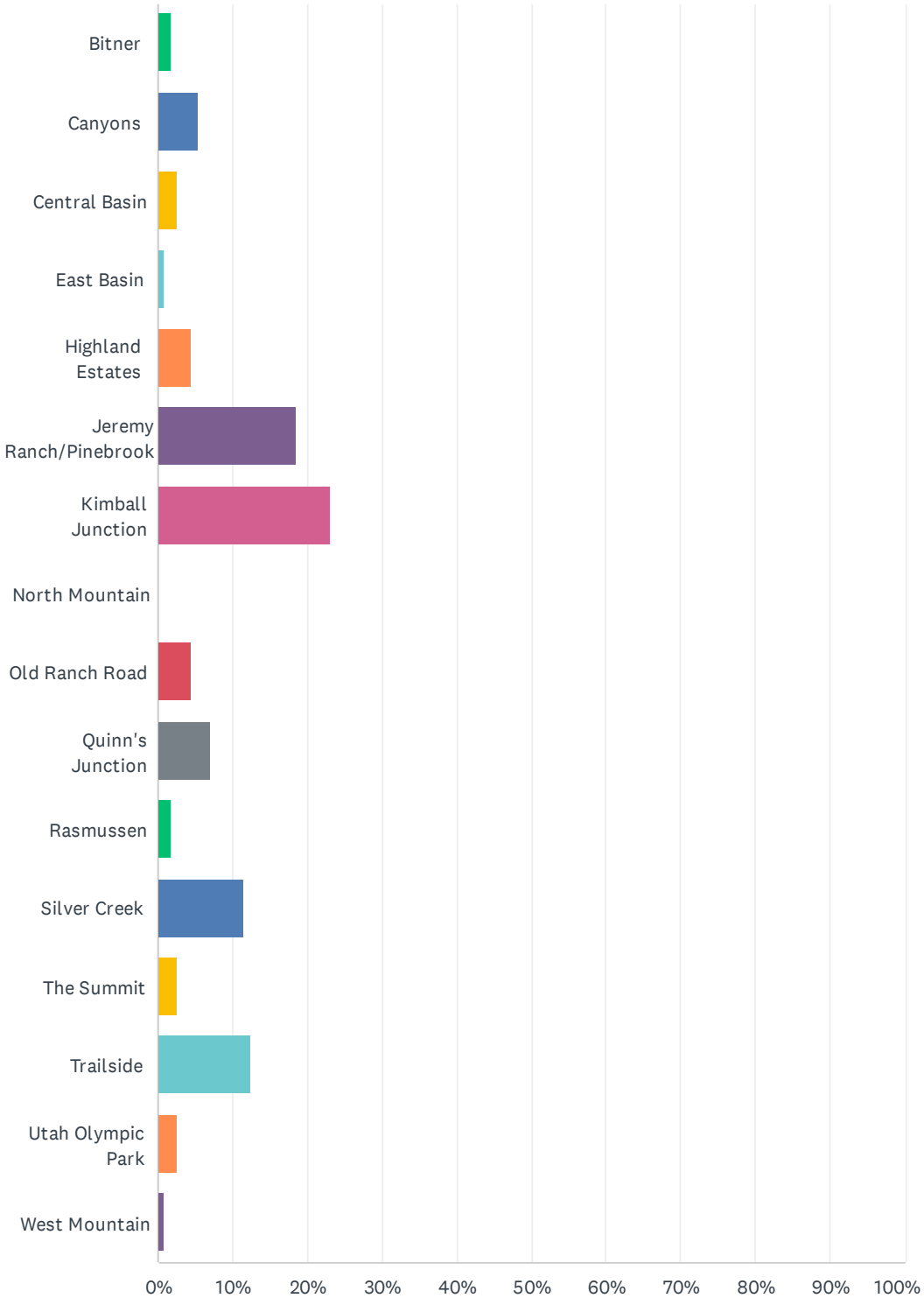
Answered: 130 Skipped: 0



ANSWER CHOICES	RESPONSES	
Full-time resident	80.00%	104
Part-time resident	2.31%	3
Property owner	42.31%	55
Business owner	11.54%	15
Employed within the County	23.08%	30
Employed outside the County	4.62%	6
Employee of Summit County government	8.46%	11
Student	1.54%	2
Retired	20.77%	27
Volunteer	9.23%	12
Resident of Park City	16.15%	21
Someone who wants to live in Summit County	5.38%	7
Other (please specify)	3.08%	4
Total Respondents: 130		

Q2 Select the general area in which you live or spend a majority of your time in the Snyderville Basin. Click the arrows to show the drop-down menu.

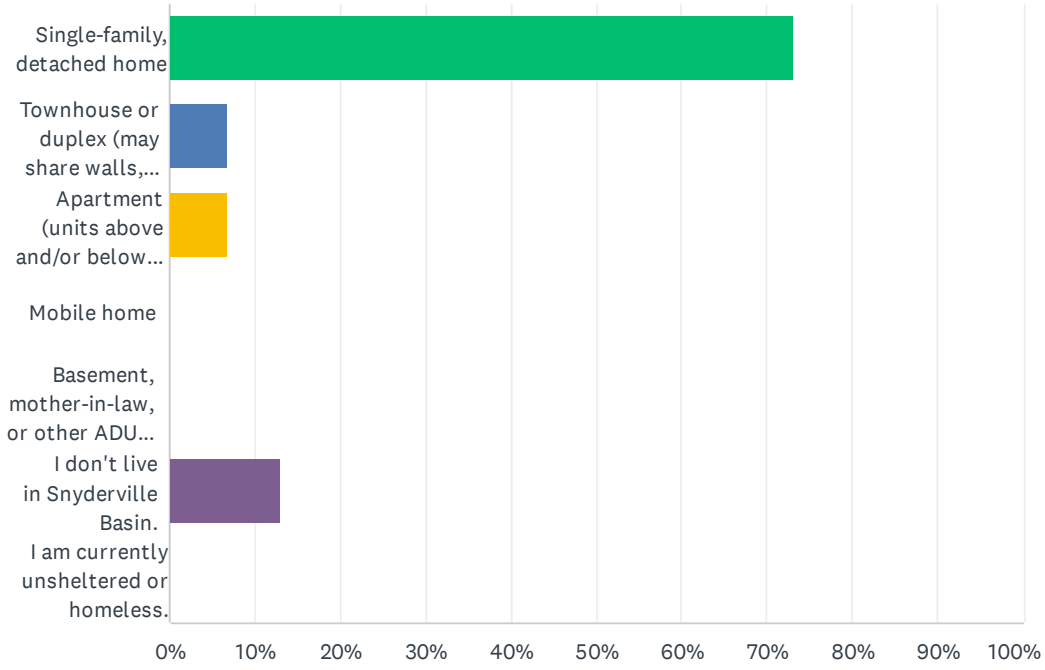
Answered: 113 Skipped: 17



ANSWER CHOICES	RESPONSES	
Bitner	1.77%	2
Canyons	5.31%	6
Central Basin	2.65%	3
East Basin	0.88%	1
Highland Estates	4.42%	5
Jeremy Ranch/Pinebrook	18.58%	21
Kimball Junction	23.01%	26
North Mountain	0.00%	0
Old Ranch Road	4.42%	5
Quinn's Junction	7.08%	8
Rasmussen	1.77%	2
Silver Creek	11.50%	13
The Summit	2.65%	3
Trailside	12.39%	14
Utah Olympic Park	2.65%	3
West Mountain	0.88%	1
TOTAL		113

Q3 Which of the following best describes the place in which you live?

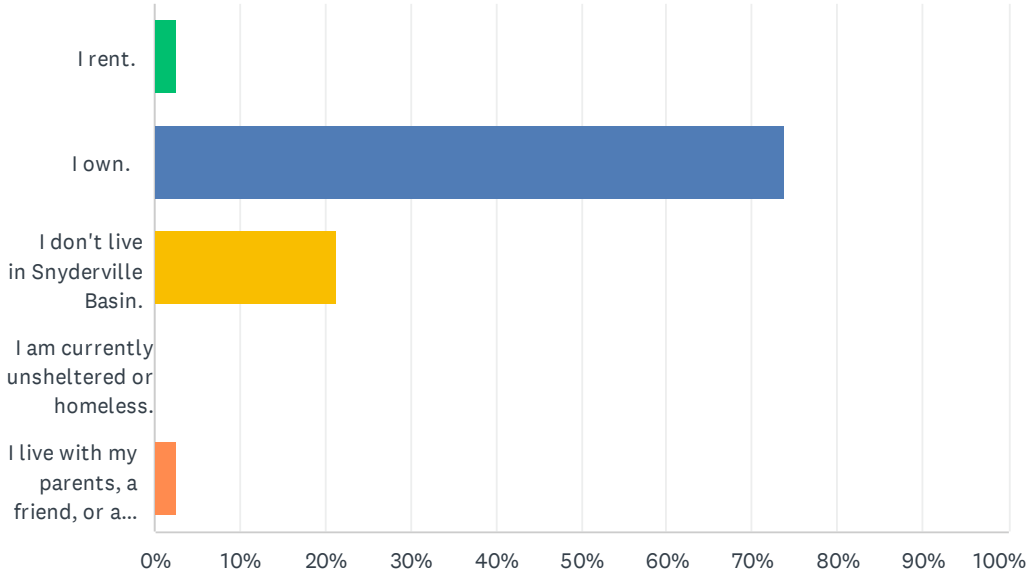
Answered: 130 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-family, detached home	73.08%	95
Townhouse or duplex (may share walls, but no units above or below you)	6.92%	9
Apartment (units above and/or below you)	6.92%	9
Mobile home	0.00%	0
Basement, mother-in-law, or other ADU (accessory dwelling unit)	0.00%	0
I don't live in Snyderville Basin.	13.08%	17
I am currently unsheltered or homeless.	0.00%	0
TOTAL		130

Q4 If you live in Snyderville Basin, do you rent or own your residence?

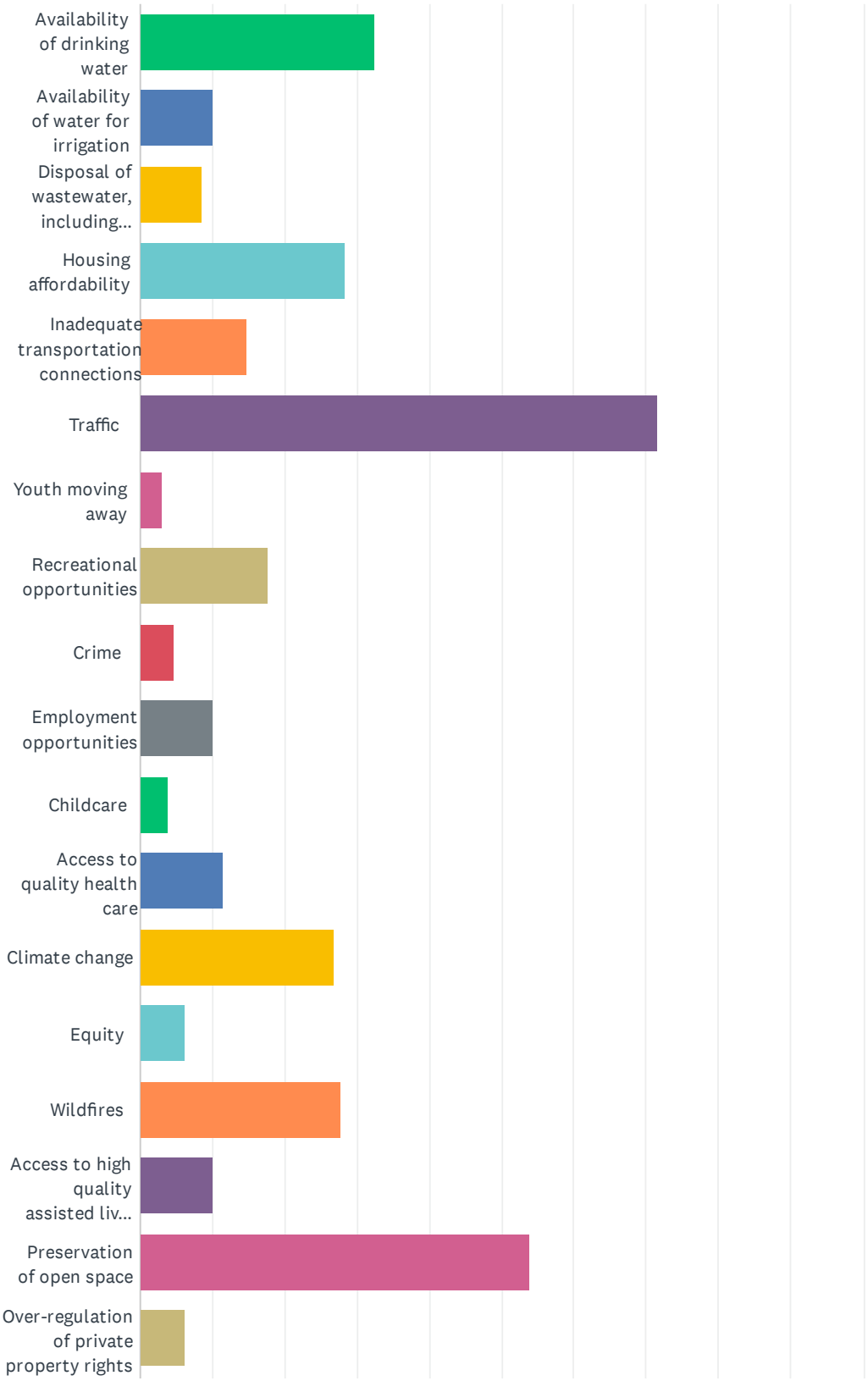
Answered: 122 Skipped: 8



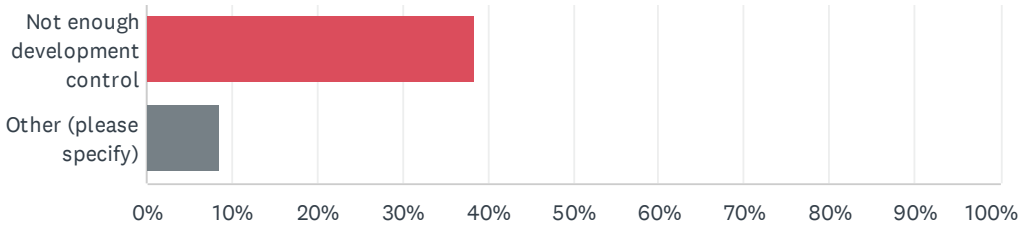
ANSWER CHOICES	RESPONSES	
I rent.	2.46%	3
I own.	73.77%	90
I don't live in Snyderville Basin.	21.31%	26
I am currently unsheltered or homeless.	0.00%	0
I live with my parents, a friend, or a relative and do not pay rent.	2.46%	3
TOTAL		122

Q5 When considering the community's future, what issues are you most concerned about? Select up to three options.

Answered: 130 Skipped: 0



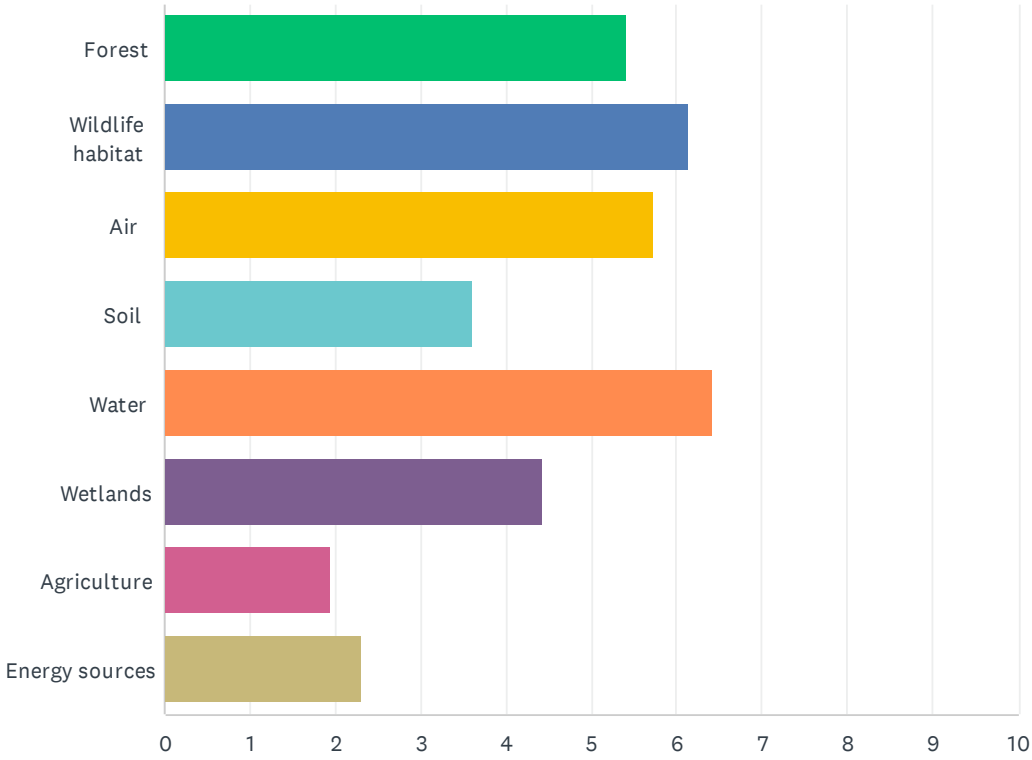
Basin 1: Managing Natural Resources and Growing Responsibly



ANSWER CHOICES	RESPONSES	
Availability of drinking water	32.31%	42
Availability of water for irrigation	10.00%	13
Disposal of wastewater, including sewage	8.46%	11
Housing affordability	28.46%	37
Inadequate transportation connections	14.62%	19
Traffic	71.54%	93
Youth moving away	3.08%	4
Recreational opportunities	17.69%	23
Crime	4.62%	6
Employment opportunities	10.00%	13
Childcare	3.85%	5
Access to quality health care	11.54%	15
Climate change	26.92%	35
Equity	6.15%	8
Wildfires	27.69%	36
Access to high quality assisted living facilities	10.00%	13
Preservation of open space	53.85%	70
Over-regulation of private property rights	6.15%	8
Not enough development control	38.46%	50
Other (please specify)	8.46%	11
Total Respondents: 130		

Q6 Which of the following resources need the most attention in order to improve or maintain the quality of life in Snyderville Basin? Please rank the following in order of importance with the top being the highest priority. Click the up/down arrows to move each item.

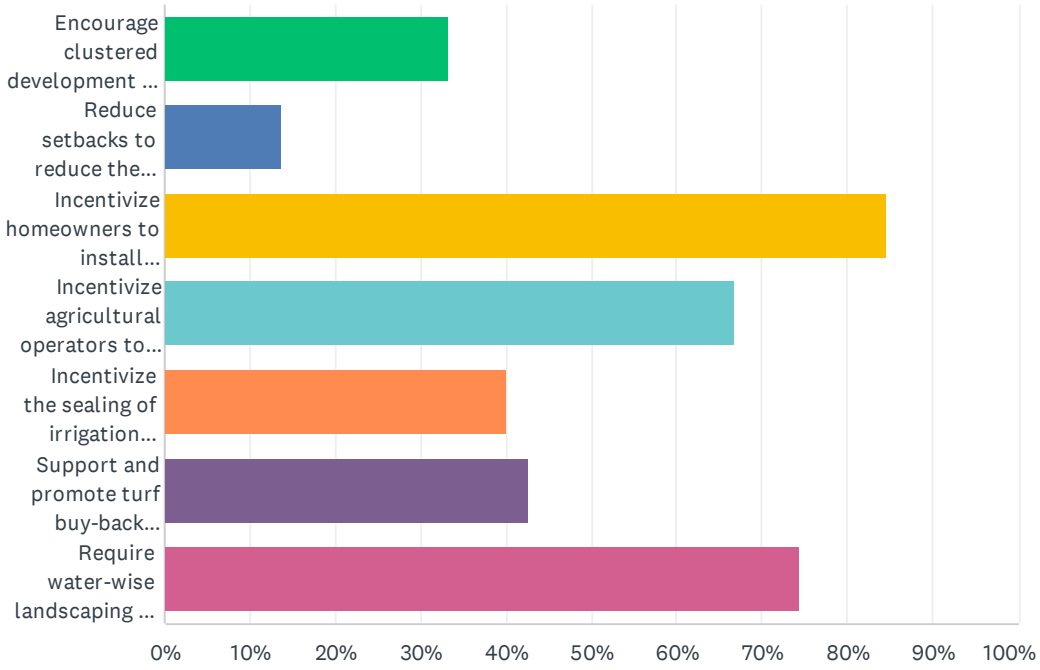
Answered: 118 Skipped: 12



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Forest	12.71% 15	18.64% 22	20.34% 24	16.10% 19	19.49% 23	5.08% 6	6.78% 8	0.85% 1	118	5.42
Wildlife habitat	21.19% 25	22.03% 26	26.27% 31	17.80% 21	6.78% 8	4.24% 5	1.69% 2	0.00% 0	118	6.14
Air	19.49% 23	18.64% 22	20.34% 24	14.41% 17	16.95% 20	5.93% 7	2.54% 3	1.69% 2	118	5.73
Soil	0.85% 1	2.54% 3	5.08% 6	11.86% 14	27.97% 33	34.75% 41	13.56% 16	3.39% 4	118	3.61
Water	34.75% 41	21.19% 25	13.56% 16	20.34% 24	4.24% 5	4.24% 5	1.69% 2	0.00% 0	118	6.42
Wetlands	6.78% 8	13.56% 16	11.02% 13	12.71% 15	15.25% 18	27.12% 32	9.32% 11	4.24% 5	118	4.44
Agriculture	0.00% 0	0.00% 0	0.85% 1	2.54% 3	4.24% 5	9.32% 11	47.46% 56	35.59% 42	118	1.93
Energy sources	4.24% 5	3.39% 4	2.54% 3	4.24% 5	5.08% 6	9.32% 11	16.95% 20	54.24% 64	118	2.31

Q7 Utah State set a goal to reduce water usage in our area by 20% by 2030. The following are strategies that encourage a reduction in water usage. Which of the following are appropriate strategies for Snyderville Basin? Select all that apply.

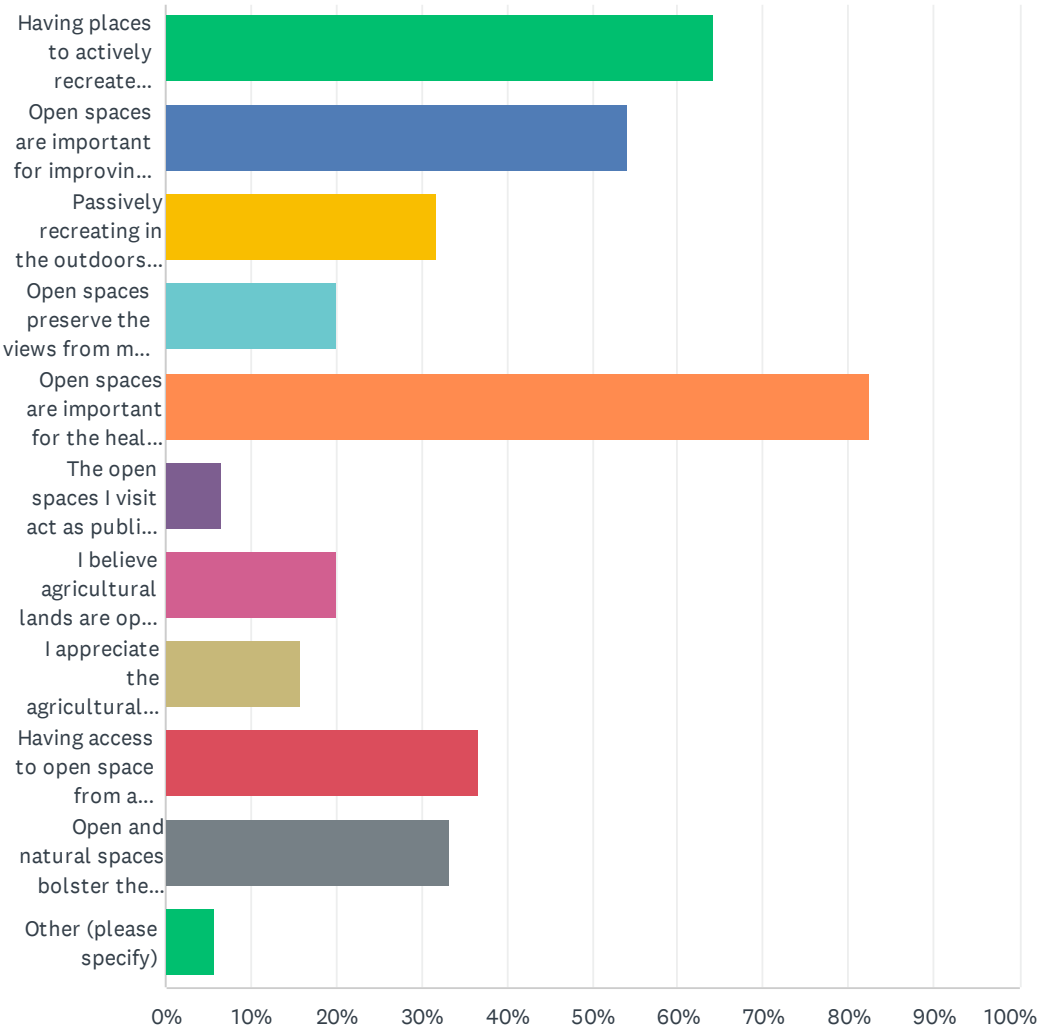
Answered: 117 Skipped: 13



ANSWER CHOICES	RESPONSES	
Encourage clustered development in order to reduce irrigation demands.	33.33%	39
Reduce setbacks to reduce the amount of irrigated land.	13.68%	16
Incentivize homeowners to install low-pressure drip or trickle irrigation systems (this can save 40-90% as compared to pressurized sprinkler irrigation).	84.62%	99
Incentivize agricultural operators to install low-pressure drip or trickle irrigation systems (this can save up to 34% but is more costly and time-consuming to maintain).	66.67%	78
Incentivize the sealing of irrigation ditches and canals in areas of new development in order to eliminate water loss due to evaporation and percolation.	40.17%	47
Support and promote turf buy-back programs.	42.74%	50
Require water-wise landscaping for all new and existing developments.	74.36%	87
Total Respondents: 117		

Q8 Which of the following best describes why you value open space in Snyderville Basin? Select your top three.

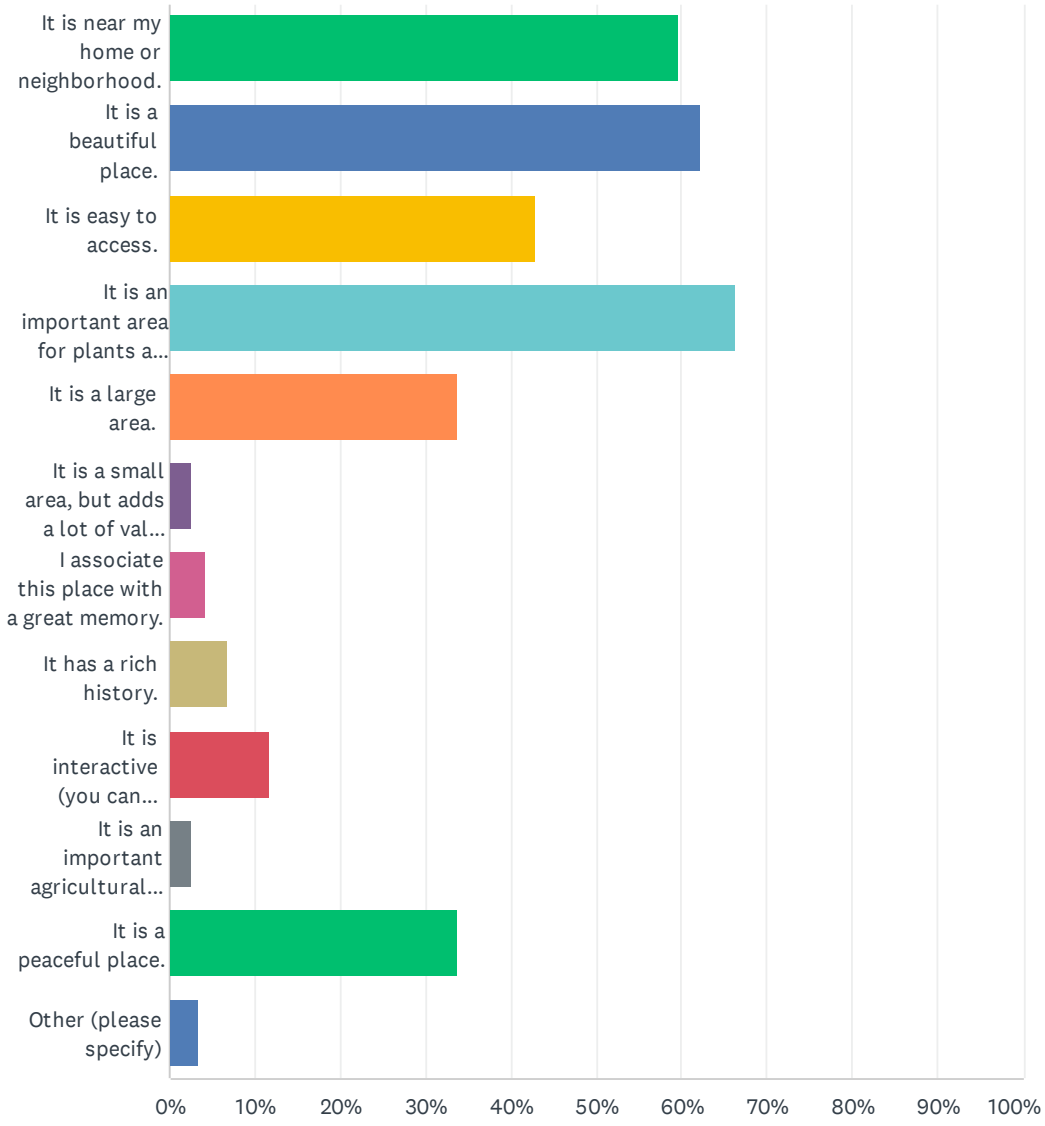
Answered: 120 Skipped: 10



ANSWER CHOICES	RESPONSES	
Having places to actively recreate outdoors is very important for my lifestyle and physical health.	64.17%	77
Open spaces are important for improving or maintaining mental health.	54.17%	65
Passively recreating in the outdoors is an inclusive activity that everyone should have access to.	31.67%	38
Open spaces preserve the views from my house, the roads that I frequently drive on, or the businesses that I like to visit.	20.00%	24
Open spaces are important for the health of our natural ecosystems and can protect native plants, wildlife, and water bodies.	82.50%	99
The open spaces I visit act as public gathering places, which are important for my social health.	6.67%	8
I believe agricultural lands are open space and agriculture is a viable, important industry in Snyderville Basin.	20.00%	24
I appreciate the agricultural buildings and history of agriculture, and do not want to see those places change.	15.83%	19
Having access to open space from a developed area (your home, business areas, etc.) adds value and interest to the community.	36.67%	44
Open and natural spaces bolster the community's resilience to extreme weather and a changing environment	33.33%	40
Other (please specify)	5.83%	7
Total Respondents: 120		

Q9 Take a moment to think about your favorite open space area within Snyderville Basin. What do you love most about this space? Select up to three.

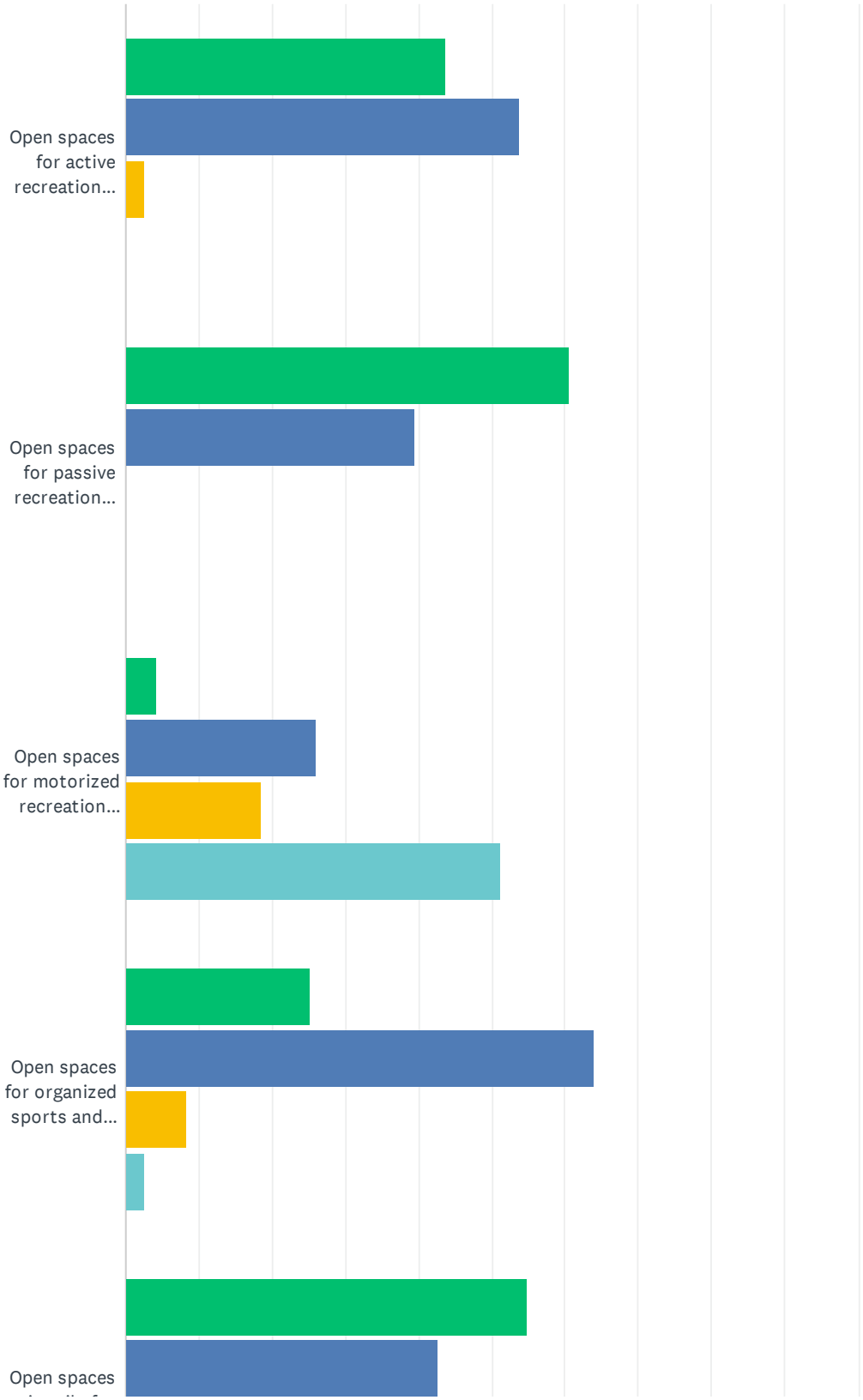
Answered: 119 Skipped: 11



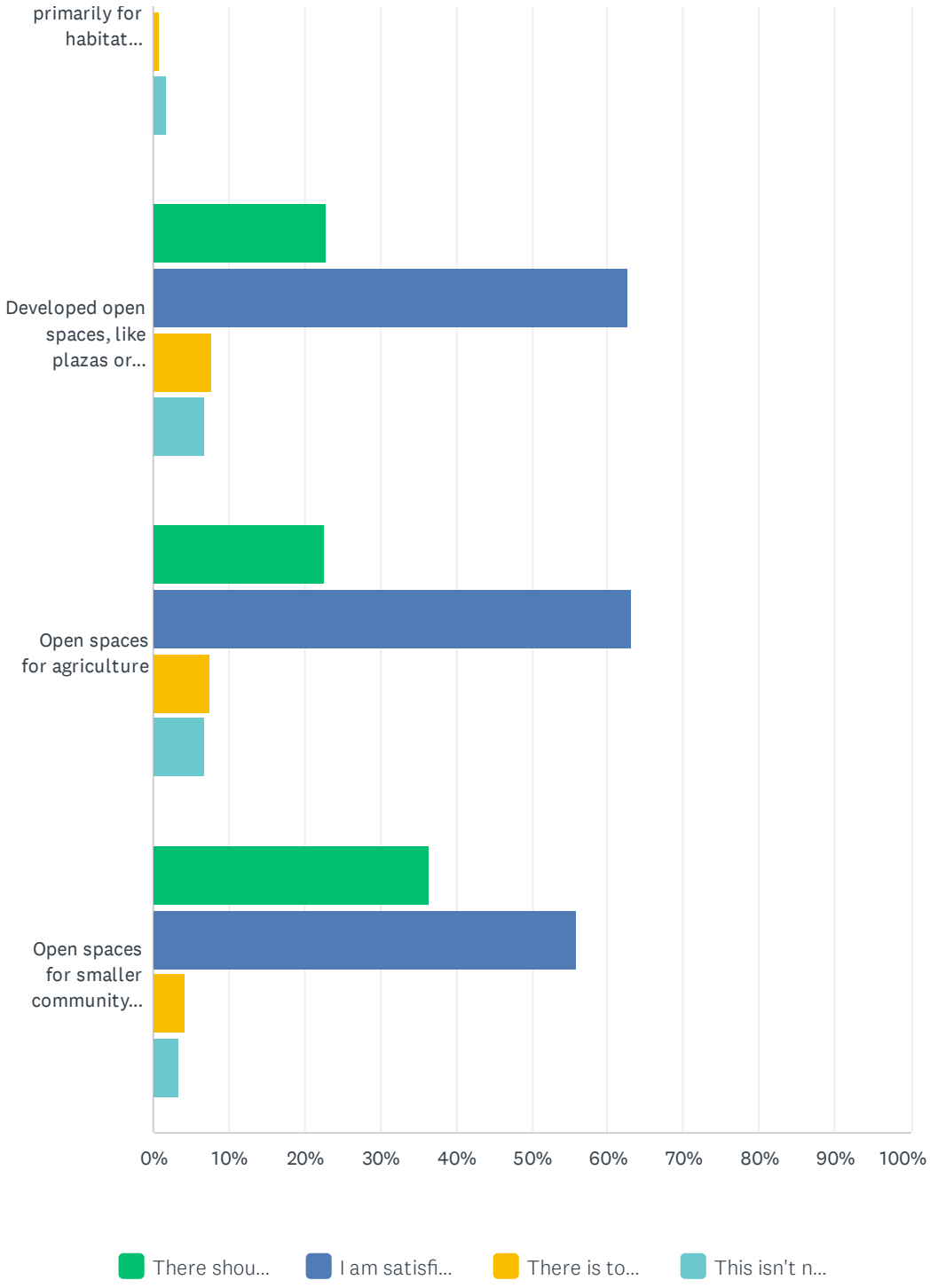
ANSWER CHOICES	RESPONSES	
It is near my home or neighborhood.	59.66%	71
It is a beautiful place.	62.18%	74
It is easy to access.	42.86%	51
It is an important area for plants and wildlife.	66.39%	79
It is a large area.	33.61%	40
It is a small area, but adds a lot of value to my life.	2.52%	3
I associate this place with a great memory.	4.20%	5
It has a rich history.	6.72%	8
It is interactive (you can participate in something, play on the site, your senses are engaged).	11.76%	14
It is an important agricultural area.	2.52%	3
It is a peaceful place.	33.61%	40
Other (please specify)	3.36%	4
Total Respondents: 119		

Q10 The following options represent different types of open spaces. Please rate how satisfied you are with each type.

Answered: 119 Skipped: 11



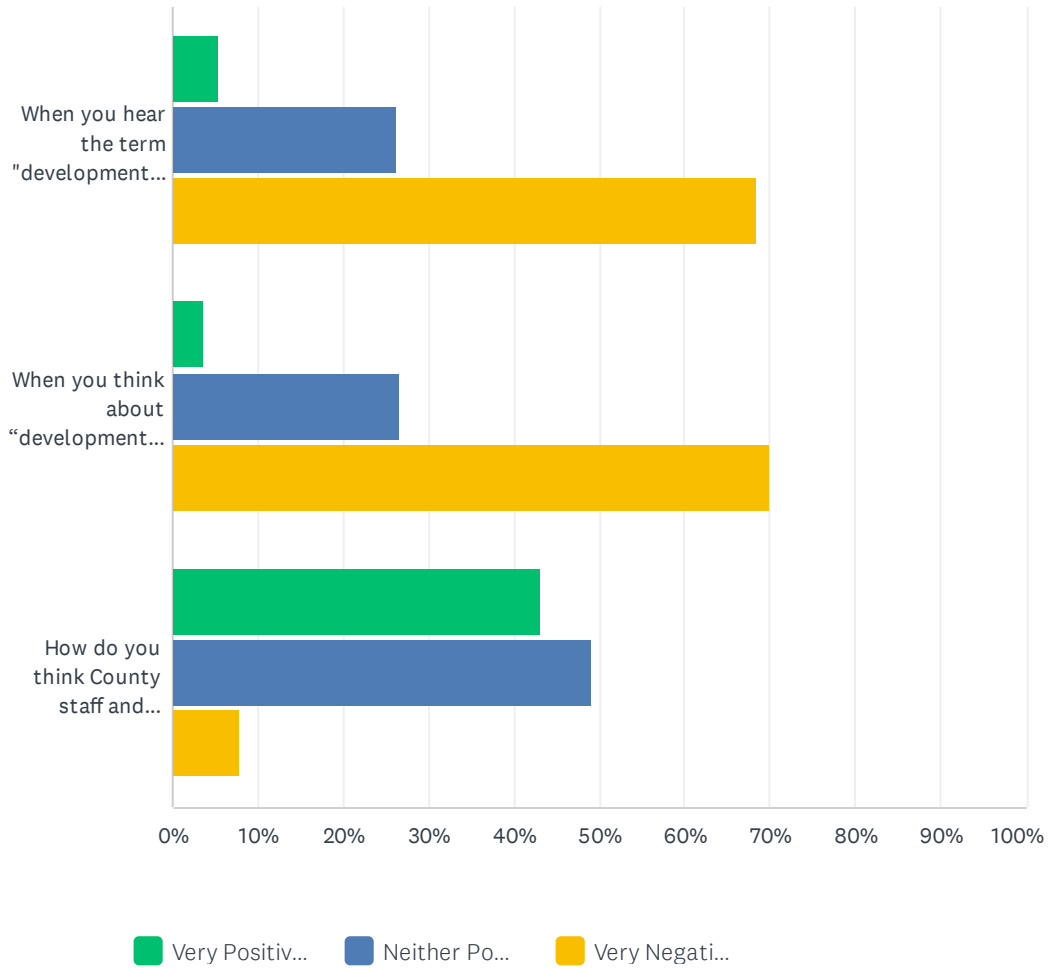
Basin 1: Managing Natural Resources and Growing Responsibly



	THERE SHOULD BE MORE	I AM SATISFIED WITH THE AMOUNT	THERE IS TOO MUCH ALREADY	THIS ISN'T NEEDED IN SNYDERVILLE BASIN	TOTAL
Open spaces for active recreation (biking, Nordic skiing, hiking, equestrian, hunting, fishing)	43.70% 52	53.78% 64	2.52% 3	0.00% 0	119
Open spaces for passive recreation (walking, birdwatching, or sitting and admiring views)	60.50% 72	39.50% 47	0.00% 0	0.00% 0	119
Open spaces for motorized recreation (ATVing, snowmobiling, etc)	4.20% 5	26.05% 31	18.49% 22	51.26% 61	119
Open spaces for organized sports and recreation (soccer fields, tennis courts, baseball fields, pickleball courts, etc)	25.21% 30	63.87% 76	8.40% 10	2.52% 3	119
Open spaces primarily for habitat restoration and conservation that are inaccessible to the public	54.70% 64	42.74% 50	0.85% 1	1.71% 2	117
Developed open spaces, like plazas or pavilions, outdoor dining areas, outdoor event spaces	22.88% 27	62.71% 74	7.63% 9	6.78% 8	118
Open spaces for agriculture	22.69% 27	63.03% 75	7.56% 9	6.72% 8	119
Open spaces for smaller community parks, perhaps with play equipment and community gardens	36.44% 43	55.93% 66	4.24% 5	3.39% 4	118

Q11 Consider what "development" means to you.

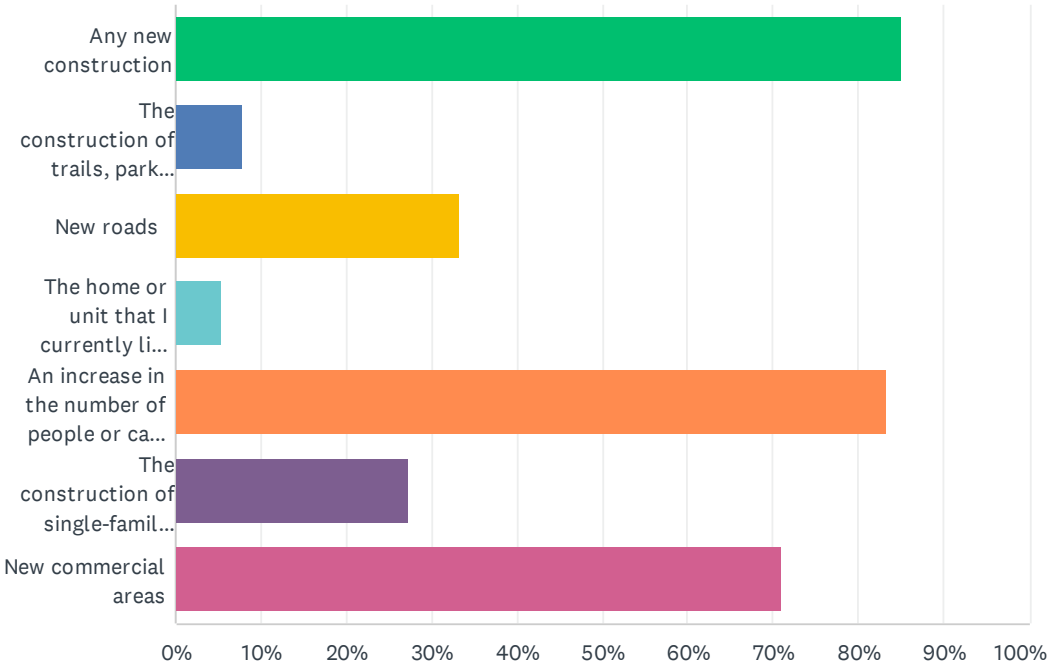
Answered: 114 Skipped: 16



	VERY POSITIVE(LY)	NEITHER POSITIVE(LY) NOR NEGATIVE(LY)	VERY NEGATIVE(LY)	TOTAL
When you hear the term "development" used in your community, how is the term used?	5.26% 6	26.32% 30	68.42% 78	114
When you think about “development” in the community, what connotation does the term have?	3.54% 4	26.55% 30	69.91% 79	113
How do you think County staff and elected officials view "development"?	42.98% 49	49.12% 56	7.89% 9	114

Q12 When you think about the term "development," which of the following comes to mind? Select up to three.

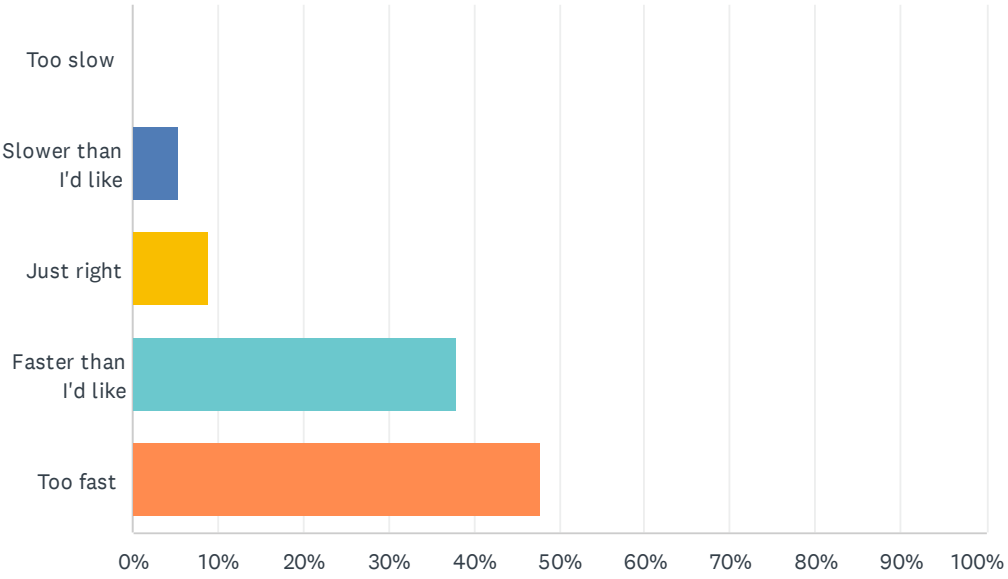
Answered: 114 Skipped: 16



ANSWER CHOICES	RESPONSES	
Any new construction	85.09%	97
The construction of trails, parks, or public plazas	7.89%	9
New roads	33.33%	38
The home or unit that I currently live in	5.26%	6
An increase in the number of people or cars that I see daily	83.33%	95
The construction of single-family homes in my neighborhood	27.19%	31
New commercial areas	71.05%	81
Total Respondents: 114		

Q13 How would you describe the rate of growth in Snyderville Basin over the past five years?

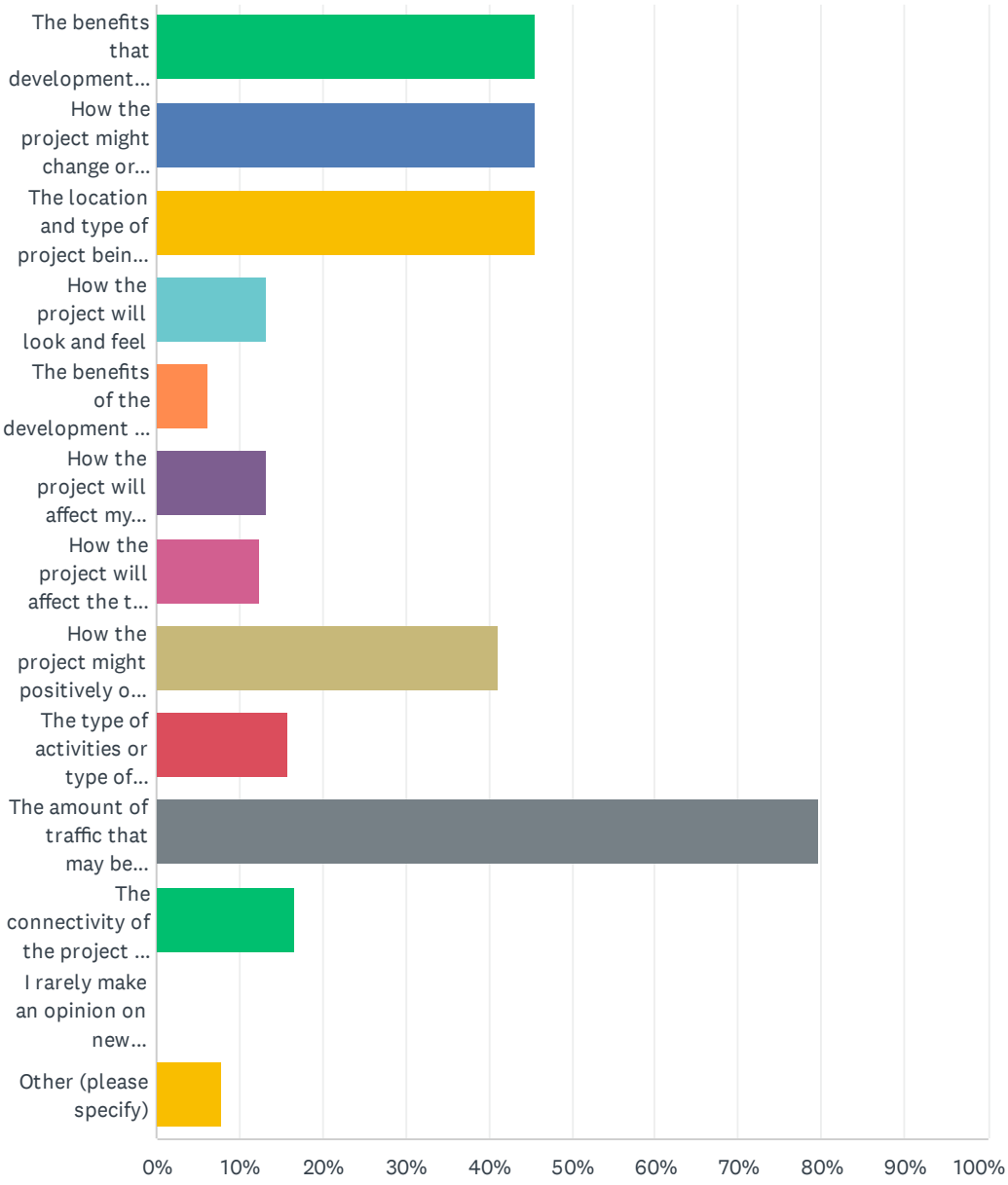
Answered: 113 Skipped: 17



ANSWER CHOICES	RESPONSES	
Too slow	0.00%	0
Slower than I'd like	5.31%	6
Just right	8.85%	10
Faster than I'd like	38.05%	43
Too fast	47.79%	54
TOTAL		113

Q14 When forming an opinion about a development, what do you take into consideration? Select your top three.

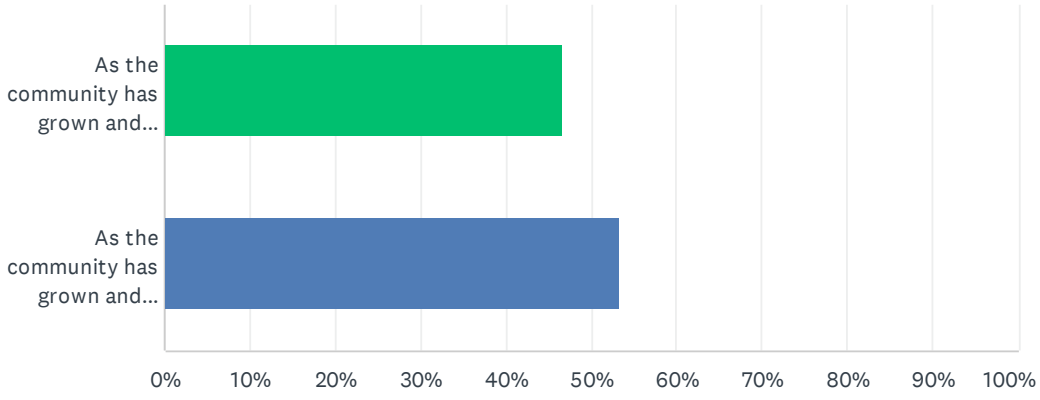
Answered: 114 Skipped: 16



ANSWER CHOICES	RESPONSES	
The benefits that development will bring to Snyderville Basin as a whole	45.61%	52
How the project might change or impact my daily life	45.61%	52
The location and type of project being proposed (housing vs. commercial)	45.61%	52
How the project will look and feel	13.16%	15
The benefits of the development to the people that will own property, housing, or a business within that development	6.14%	7
How the project will affect my property values	13.16%	15
How the project will affect the the current views	12.28%	14
How the project might positively or negatively affect future generations	41.23%	47
The type of activities or type of lifestyle encouraged by the development	15.79%	18
The amount of traffic that may be generated	79.82%	91
The connectivity of the project to existing uses and services	16.67%	19
I rarely make an opinion on new developments	0.00%	0
Other (please specify)	7.89%	9
Total Respondents: 114		

Q15 Which of the following best describes how open space and development have been balanced in the past?

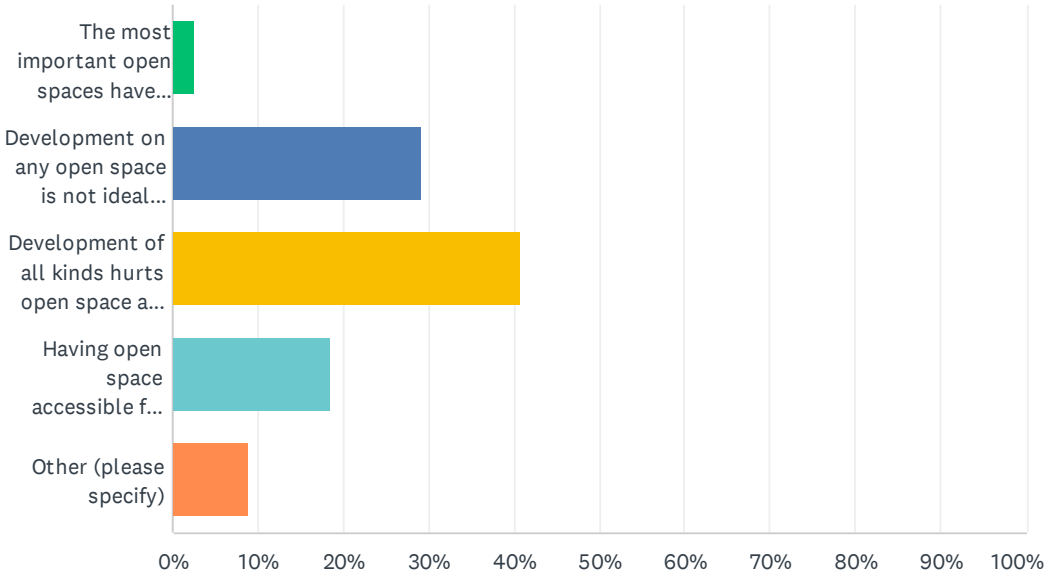
Answered: 109 Skipped: 21



ANSWER CHOICES	RESPONSES	
As the community has grown and changed, Snyderville Basin has balanced open spaces and development well.	46.79%	51
As the community has grown and changed, Snyderville Basin has NOT balanced open spaces and development well.	53.21%	58
TOTAL		109

Q16 Which of the following best describes how open spaces and development should be balanced in the future?

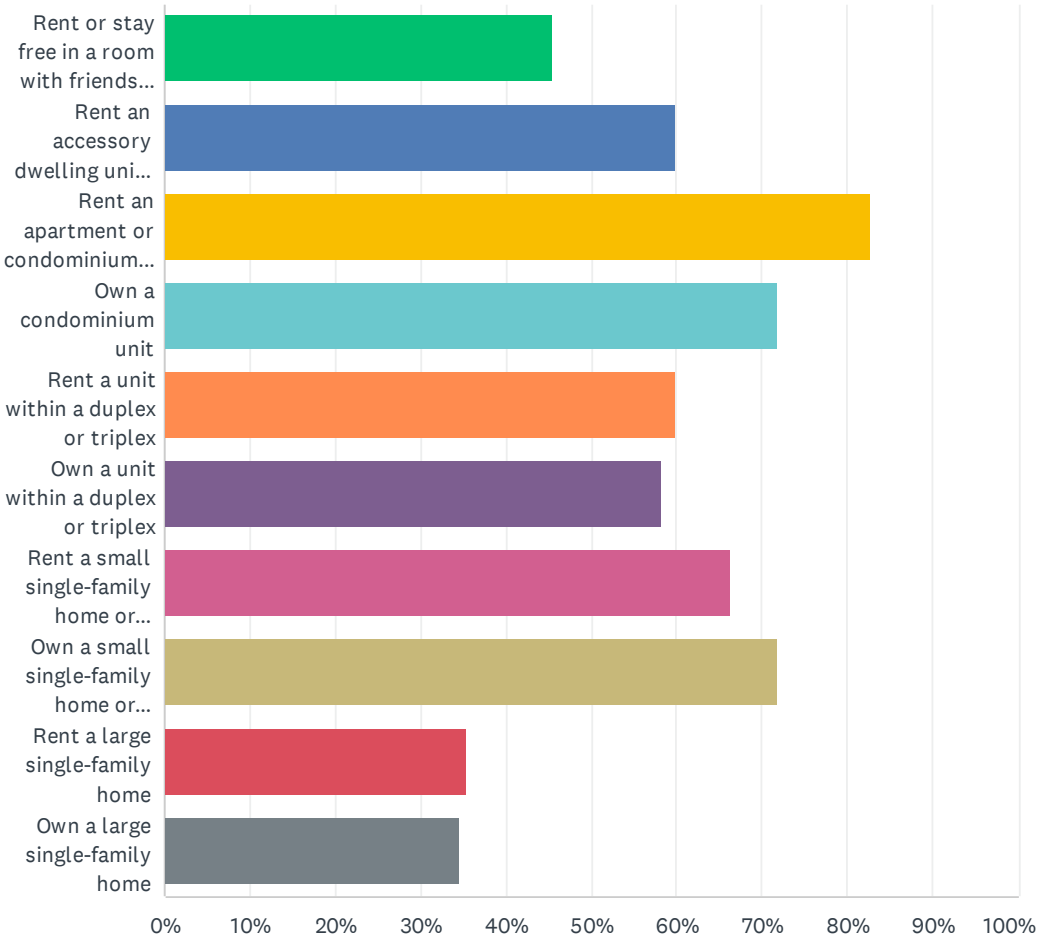
Answered: 113 Skipped: 17



ANSWER CHOICES	RESPONSES	
The most important open spaces have already been preserved or cannot be developed, so new development on vacant land is okay so long as we have access to or views of those preserved open spaces.	2.65%	3
Development on any open space is not ideal, so it is appropriate to reconsider and redevelop existing developments to accommodate growth.	29.20%	33
Development of all kinds hurts open space and the natural environment, so as much open space as possible should be preserved in Snyderville Basin.	40.71%	46
Having open space accessible from developed areas (like a neighborhood or commercial area) adds value and interest to the development.	18.58%	21
Other (please specify)	8.85%	10
TOTAL		113

Q17 Which housing options do you believe should be reasonably available and generally affordable to those who want to live in the community? Select all that apply.

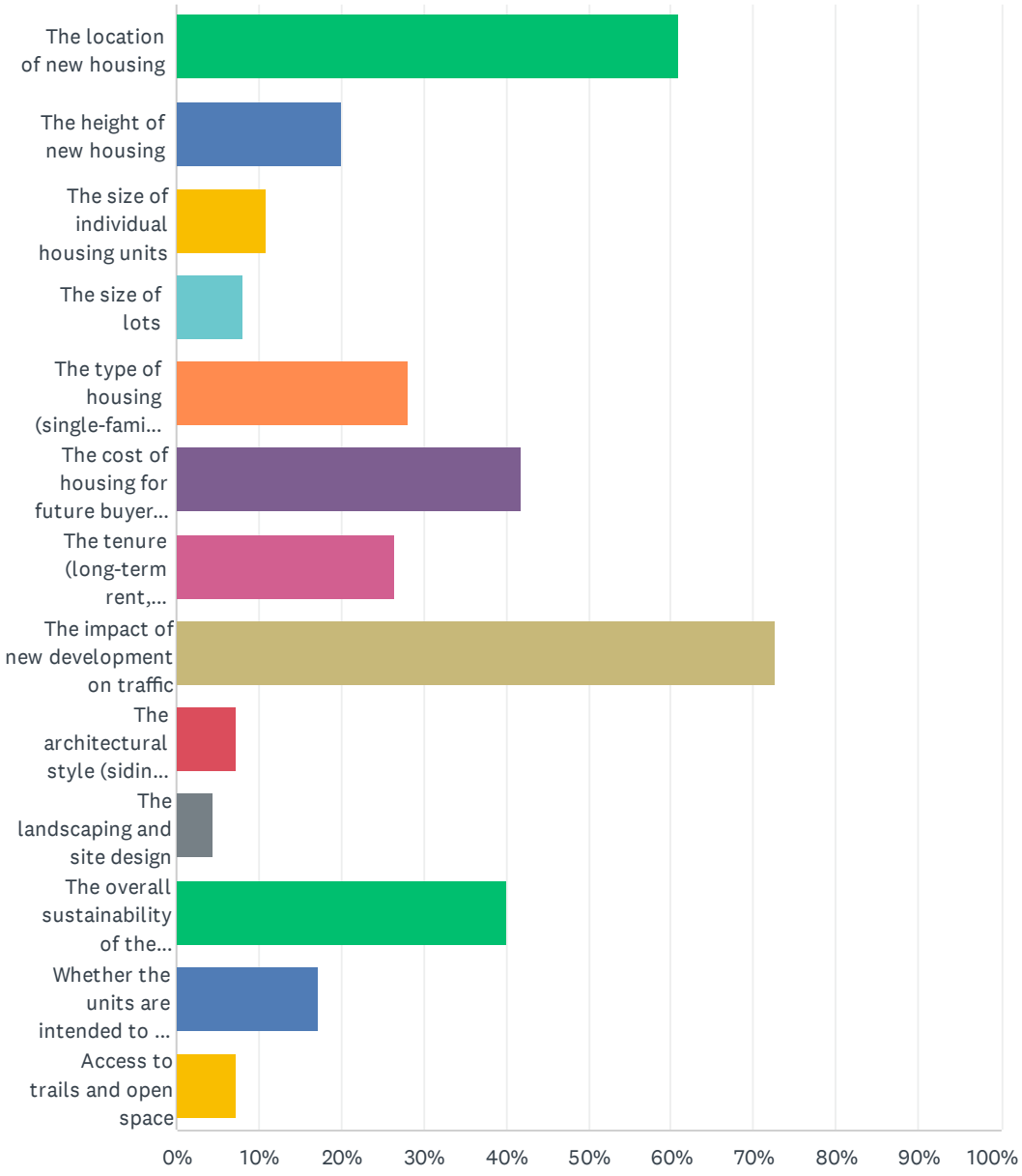
Answered: 110 Skipped: 20



ANSWER CHOICES	RESPONSES	
Rent or stay free in a room with friends or relatives	45.45%	50
Rent an accessory dwelling unit (basement apartment, mother-in-law suite, etc.)	60.00%	66
Rent an apartment or condominium unit	82.73%	91
Own a condominium unit	71.82%	79
Rent a unit within a duplex or triplex	60.00%	66
Own a unit within a duplex or triplex	58.18%	64
Rent a small single-family home or townhome unit	66.36%	73
Own a small single-family home or townhome unit	71.82%	79
Rent a large single-family home	35.45%	39
Own a large single-family home	34.55%	38
Total Respondents: 110		

Q18 If the County wanted to encourage the development of new housing, which of the following are the most important considerations? Select your top three.

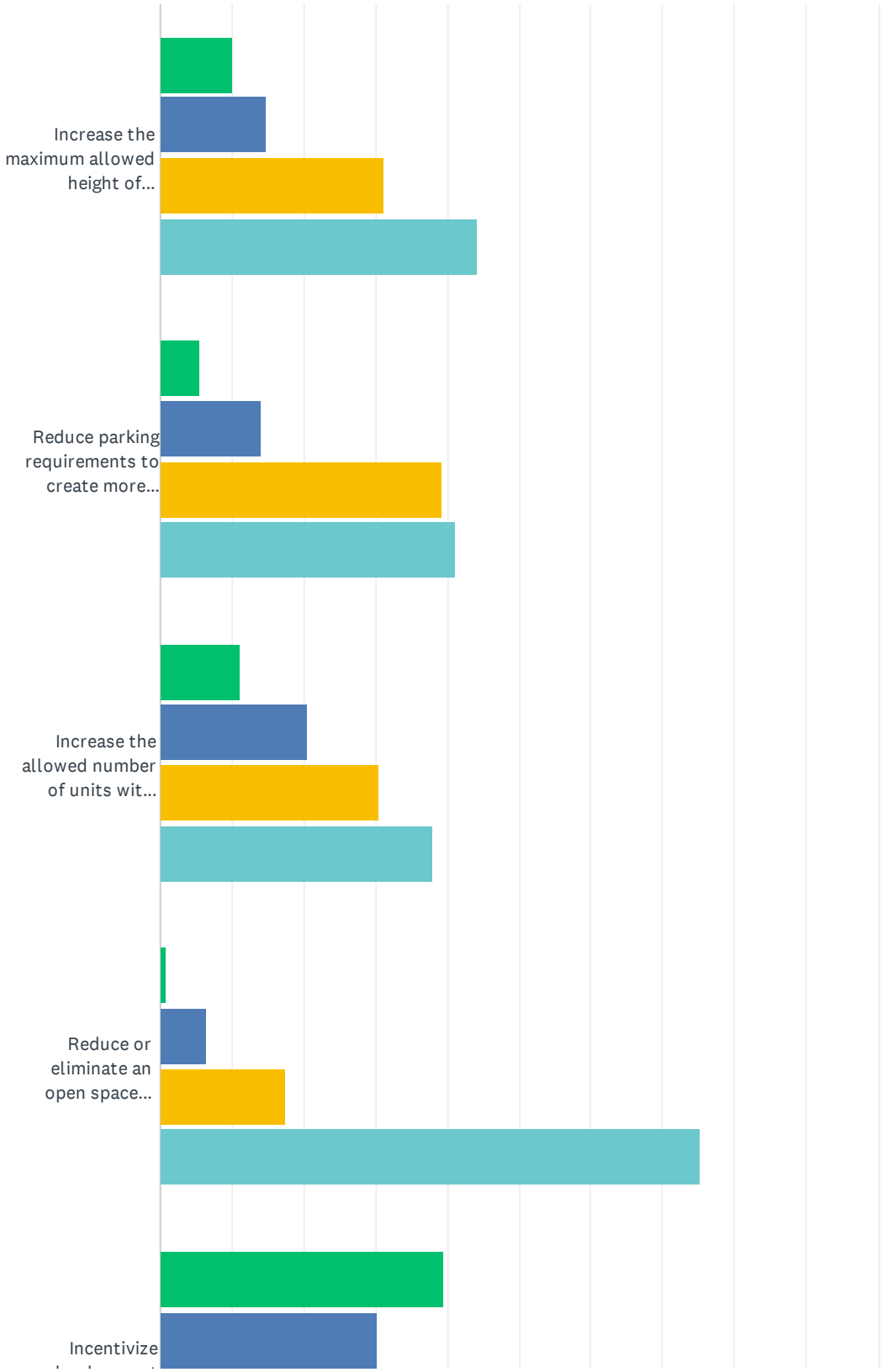
Answered: 110 Skipped: 20

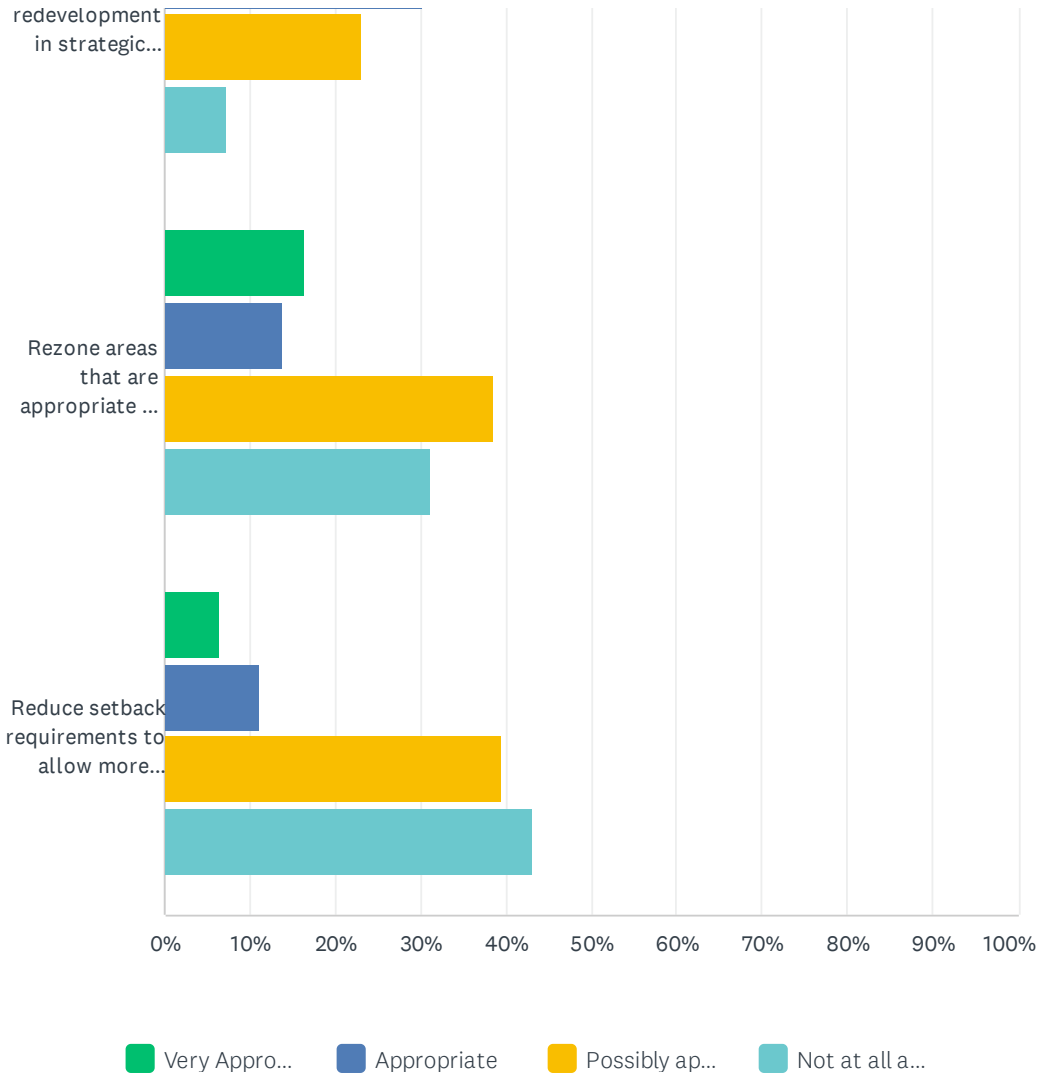


ANSWER CHOICES	RESPONSES	
The location of new housing	60.91%	67
The height of new housing	20.00%	22
The size of individual housing units	10.91%	12
The size of lots	8.18%	9
The type of housing (single-family versus multi-family)	28.18%	31
The cost of housing for future buyers or renters	41.82%	46
The tenure (long-term rent, short-term rent, owner occupied year round)	26.36%	29
The impact of new development on traffic	72.73%	80
The architectural style (siding materials, design, etc)	7.27%	8
The landscaping and site design	4.55%	5
The overall sustainability of the development	40.00%	44
Whether the units are intended to be owned or rented	17.27%	19
Access to trails and open space	7.27%	8
Total Respondents: 110		

Q19 If the County wanted to encourage the development of new housing, please rate how appropriate each of the following strategies might be.

Answered: 110 Skipped: 20

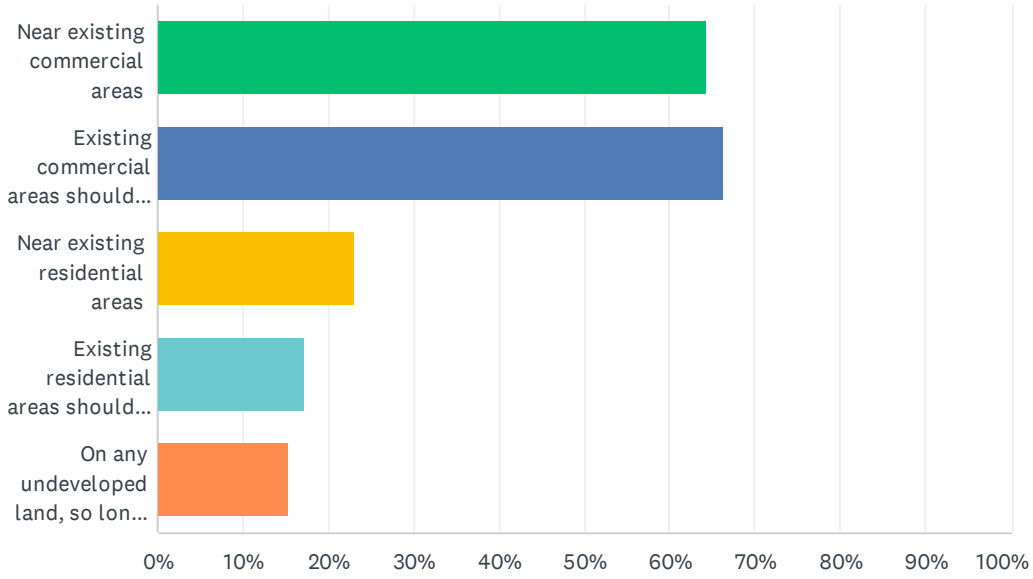




	VERY APPROPRIATE	APPROPRIATE	POSSIBLY APPROPRIATE	NOT AT ALL APPROPRIATE	TOTAL
Increase the maximum allowed height of buildings	10.09% 11	14.68% 16	31.19% 34	44.04% 48	109
Reduce parking requirements to create more available land area	5.61% 6	14.02% 15	39.25% 42	41.12% 44	107
Increase the allowed number of units within a residential project	11.11% 12	20.37% 22	30.56% 33	37.96% 41	108
Reduce or eliminate an open space requirement for new development to allow more available land area for housing	0.92% 1	6.42% 7	17.43% 19	75.23% 82	109
Incentivize redevelopment in strategic areas near public facilities, transit, trails, and other services	39.45% 43	30.28% 33	22.94% 25	7.34% 8	109
Rezone areas that are appropriate for new housing to be developed	16.51% 18	13.76% 15	38.53% 42	31.19% 34	109
Reduce setback requirements to allow more buildable area	6.42% 7	11.01% 12	39.45% 43	43.12% 47	109

Q20 Where would new housing developments be the most appropriate? Select your top 2.

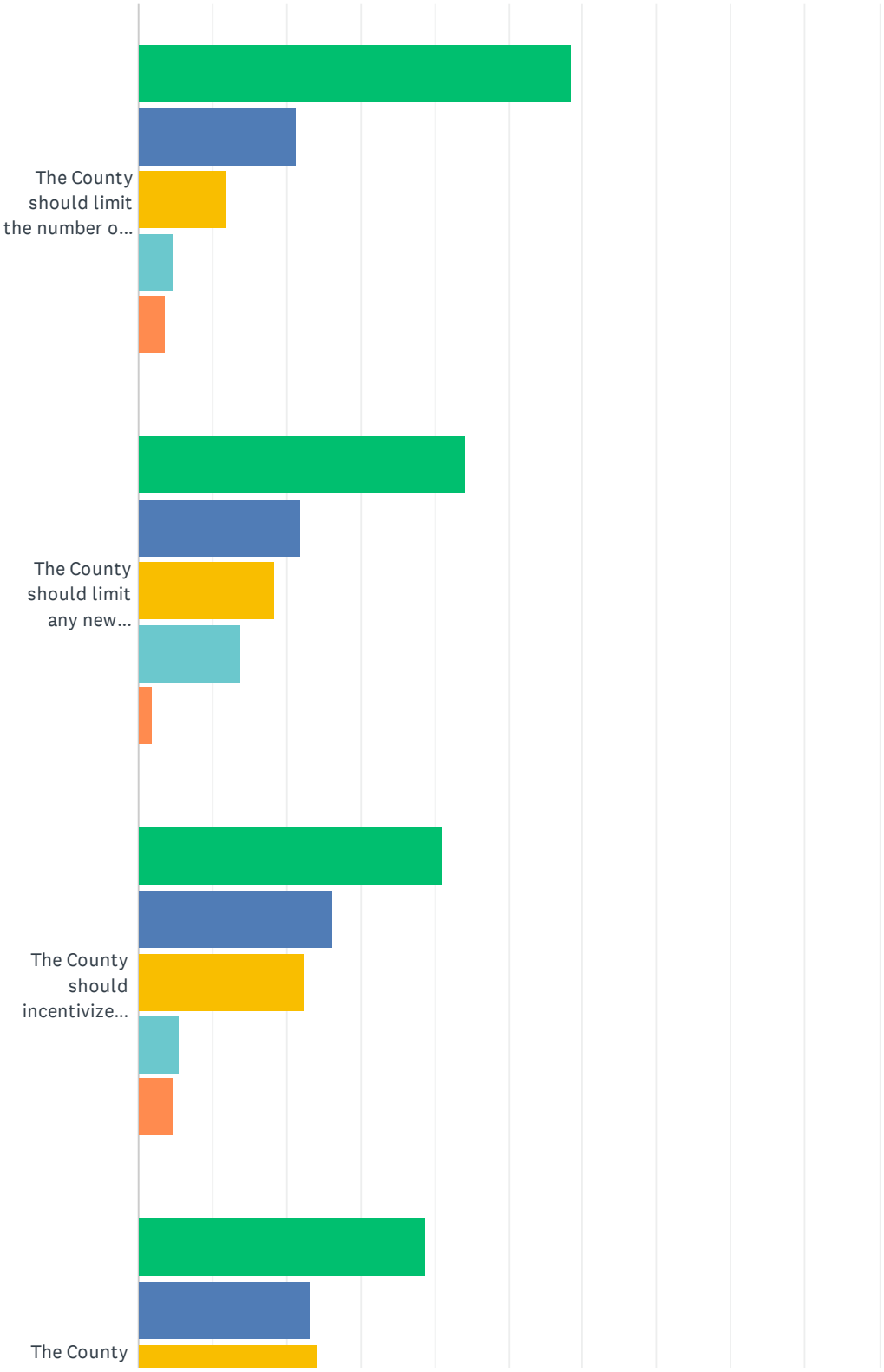
Answered: 104 Skipped: 26

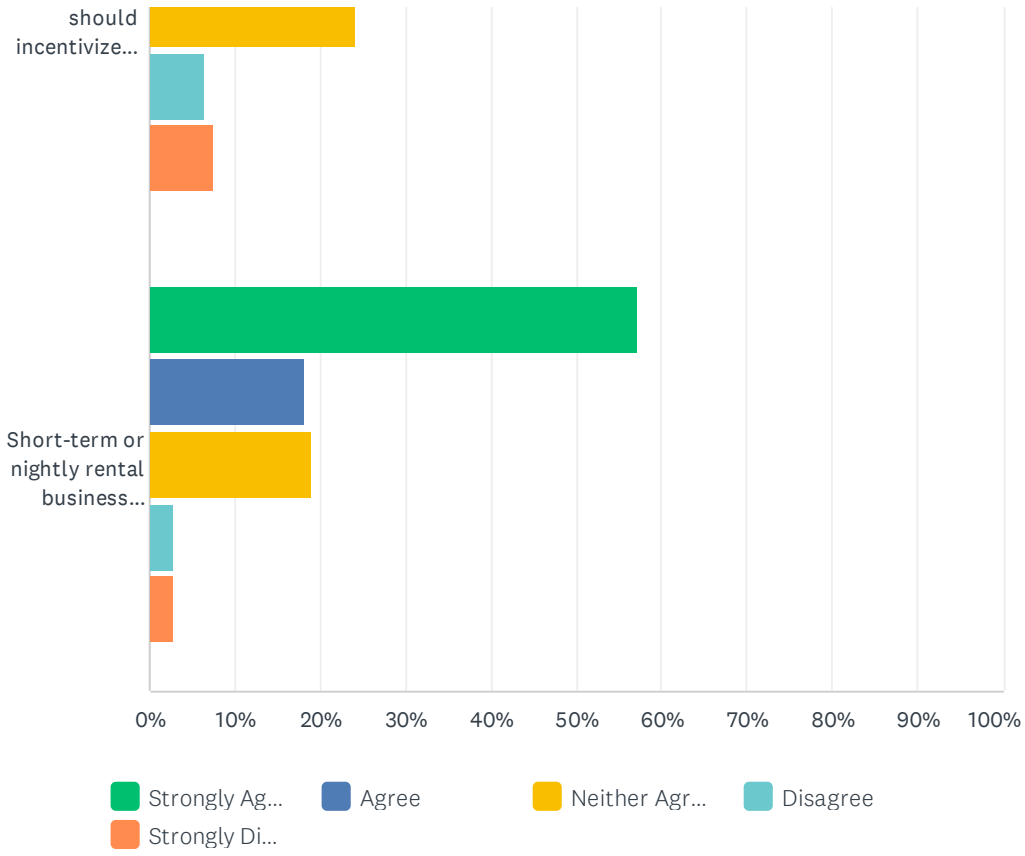


ANSWER CHOICES	RESPONSES	
Near existing commercial areas	64.42%	67
Existing commercial areas should be redeveloped to include more housing	66.35%	69
Near existing residential areas	23.08%	24
Existing residential areas should be redeveloped to including more housing	17.31%	18
On any undeveloped land, so long as it's not protected for wildlife, historic, or other reasons	15.38%	16
Total Respondents: 104		

Q21 A potential strategy to increase the amount of available housing is to reconsider the way existing housing is being used. Please identify how strongly you agree with the following strategies.

Answered: 109 Skipped: 21

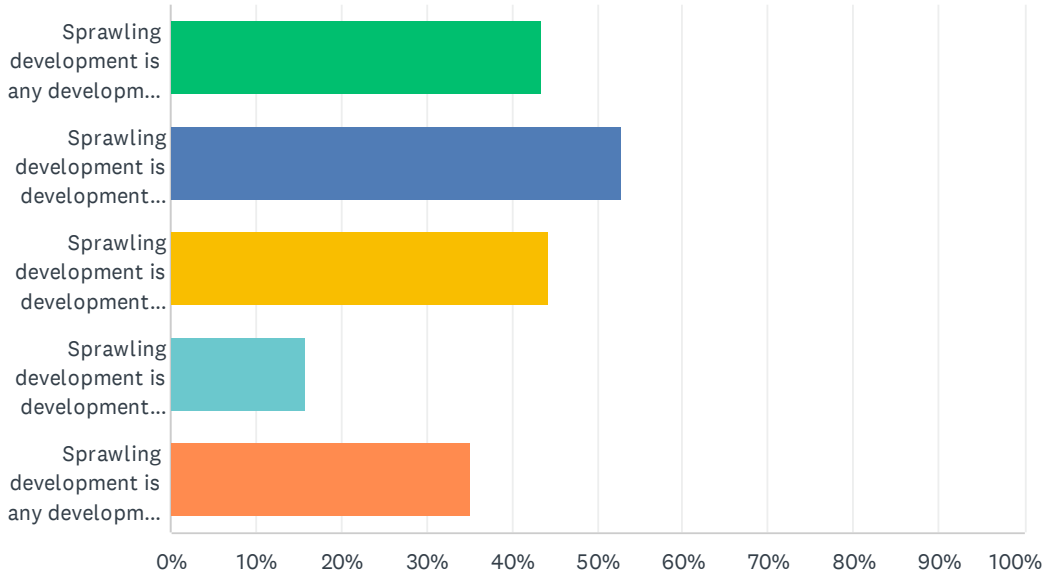




	STRONGLY AGREE	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
The County should limit the number of short-term or nightly rentals allowed within certain zones or neighborhoods.	58.33% 63	21.30% 23	12.04% 13	4.63% 5	3.70% 4	108
The County should limit any new short-term or nightly rentals to specific areas, such as near ski resorts or other amenities.	44.04% 48	22.02% 24	18.35% 20	13.76% 15	1.83% 2	109
The County should incentivize second homeowners to rent to a long-term renter.	41.12% 44	26.17% 28	22.43% 24	5.61% 6	4.67% 5	107
The County should incentivize second homeowners to offer long-term rentals at an affordable rate.	38.89% 42	23.15% 25	24.07% 26	6.48% 7	7.41% 8	108
Short-term or nightly rental business license fees should be higher (currently $200 annually).	57.14% 60	18.10% 19	19.05% 20	2.86% 3	2.86% 3	105

Q22 Summit County community members have said that they do not want housing and commercial development to sprawl. What does sprawl mean to you? Select your top two.

Answered: 108 Skipped: 22



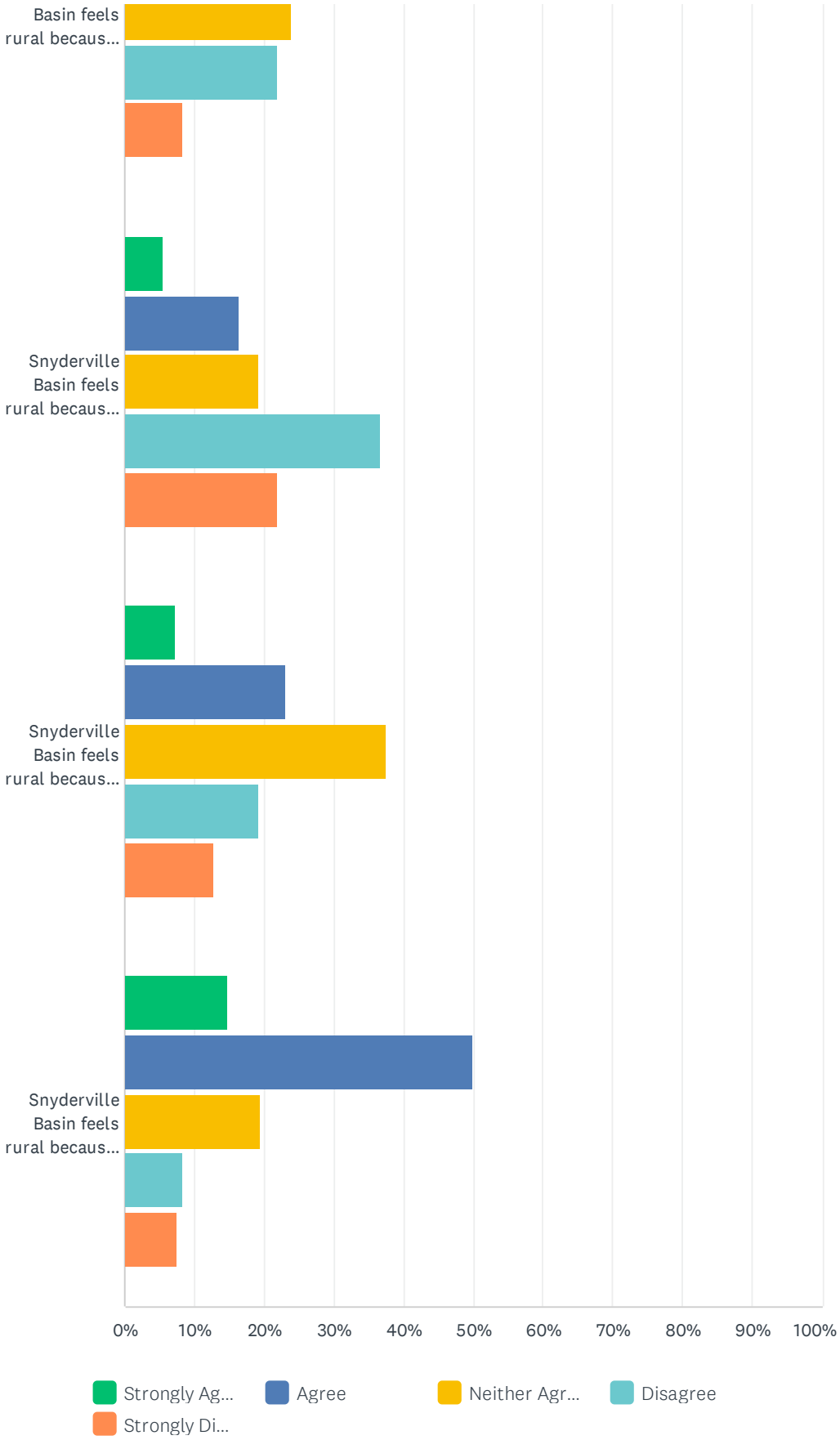
ANSWER CHOICES	RESPONSES	
Sprawling development is any development that is built on open space.	43.52%	47
Sprawling development is development that would require County infrastructure to expand beyond its current limits, like building new roads or extending sewer lines.	52.78%	57
Sprawling development is development that expands into areas that are historically very rural.	44.44%	48
Sprawling development is development that requires residents to drive long distances (greater than 15 minutes) to get from their house to their job.	15.74%	17
Sprawling development is any development that requires rezoning the property.	35.19%	38
Total Respondents: 108		

Q23 Summit County community members have said that they like living in Snyderville Basin because of its rural character. Please rate how strongly you agree or disagree with the following statements.

Answered: 110 Skipped: 20



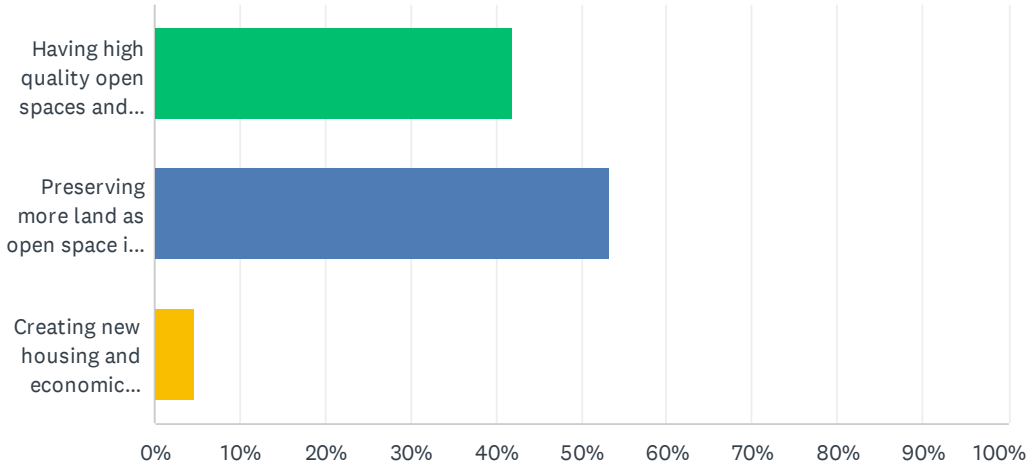
Basin 1: Managing Natural Resources and Growing Responsibly



	STRONGLY AGREE	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Snyderville Basin feels intrinsically rural because it is in the mountains and contains areas of preserved open spaces.	32.73% 36	43.64% 48	9.09% 10	13.64% 15	0.91% 1	110
Snyderville Basin feels rural because there are mostly single-family, detached homes.	15.60% 17	24.77% 27	30.28% 33	22.02% 24	7.34% 8	109
Snyderville Basin feels rural because yards are large enough to have big garages or horse barns.	8.26% 9	30.28% 33	30.28% 33	22.02% 24	9.17% 10	109
Snyderville Basin feels rural because of the way that homes are designed (height, architectural style, materials, etc.).	15.60% 17	30.28% 33	23.85% 26	22.02% 24	8.26% 9	109
Snyderville Basin feels rural because I don't see many other people when I am out and about.	5.50% 6	16.51% 18	19.27% 21	36.70% 40	22.02% 24	109
Snyderville Basin feels rural because of the values held by community members.	7.34% 8	22.94% 25	37.61% 41	19.27% 21	12.84% 14	109
Snyderville Basin feels rural because I can live near or see agricultural uses.	14.81% 16	50.00% 54	19.44% 21	8.33% 9	7.41% 8	108

Q24 Which of the following options best describes how you think open spaces and developed areas should be prioritized in Snyderville Basin? Select one.

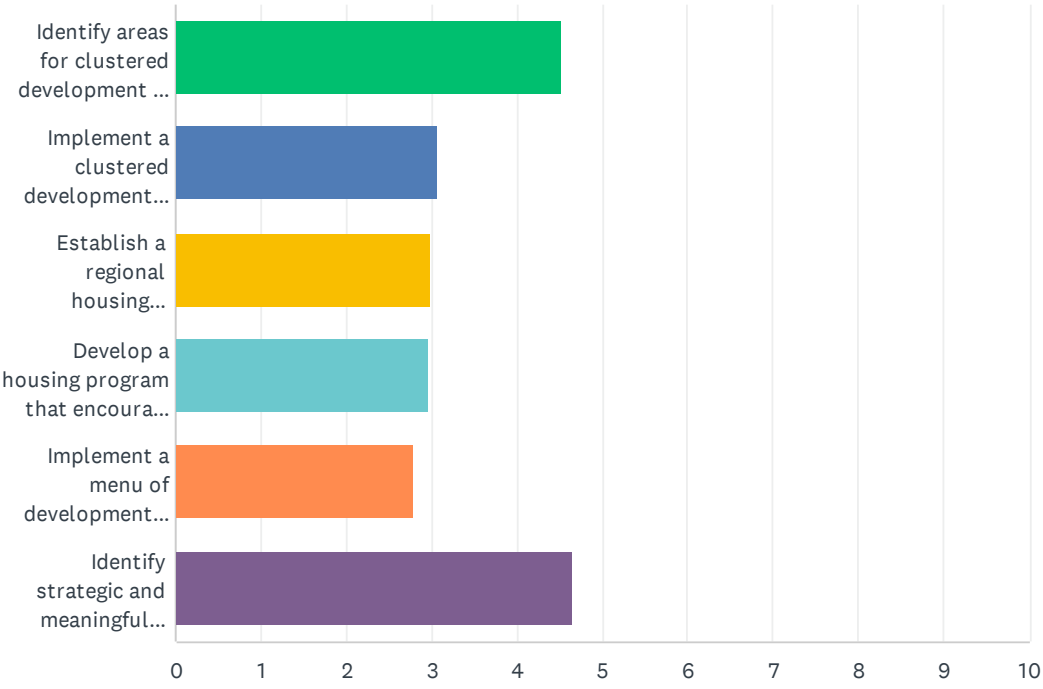
Answered: 107 Skipped: 23



ANSWER CHOICES	RESPONSES	
Having high quality open spaces and developed areas are both equally important in creating a great community.	42.06%	45
Preserving more land as open space is more important than new housing and economic considerations in the community.	53.27%	57
Creating new housing and economic opportunities is more important than preserving more land as open space.	4.67%	5
TOTAL		107

Q25 In order of importance, rank the goals that will promote the objectives of managing natural resources and growing responsibly. County staff will utilize this information to prioritize actions. Click the up/down arrows to move each item.

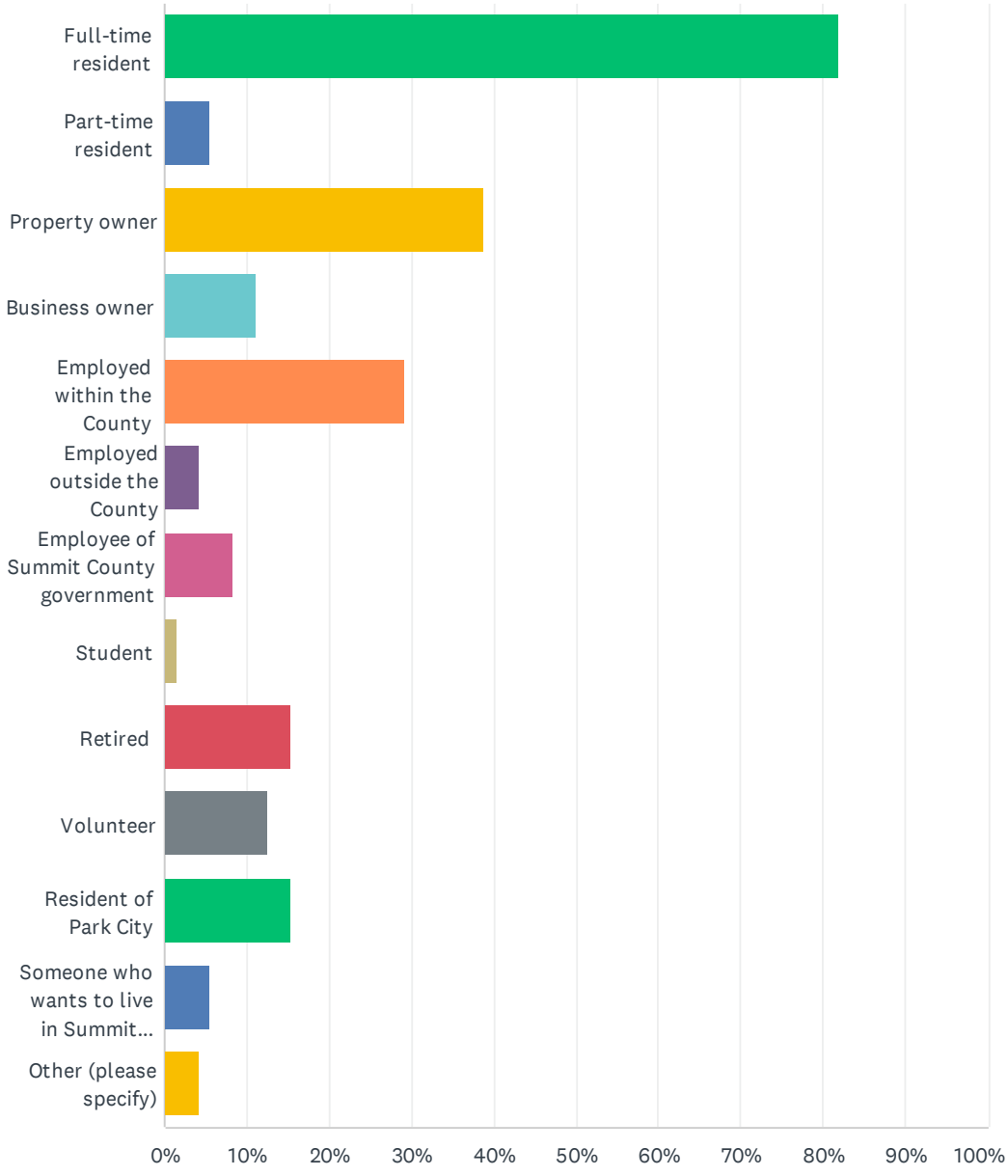
Answered: 105 Skipped: 25



	1	2	3	4	5	6	TOTAL	SCORE
Identify areas for clustered development in order to preserve open space and provide a variety of housing options.	26.67% 28	33.33% 35	18.10% 19	11.43% 12	7.62% 8	2.86% 3	105	4.51
Implement a clustered development zoning district or overlay zone to allow for more dense development in strategic areas.	5.71% 6	11.43% 12	29.52% 31	12.38% 13	20.00% 21	20.95% 22	105	3.08
Establish a regional housing authority to support affordable housing.	9.52% 10	10.48% 11	12.38% 13	25.71% 27	20.95% 22	20.95% 22	105	2.99
Develop a housing program that encourages vacant homes or those currently being used for short-term rentals to be subsidized if occupied by long-term renters.	9.52% 10	12.38% 13	13.33% 14	19.05% 20	21.90% 23	23.81% 25	105	2.97
Implement a menu of development incentives to encourage affordable and attainable housing.	4.76% 5	12.38% 13	12.38% 13	22.86% 24	23.81% 25	23.81% 25	105	2.80
Identify strategic and meaningful areas for open space preservation.	43.81% 46	20.00% 21	14.29% 15	8.57% 9	5.71% 6	7.62% 8	105	4.65

Q1 What is your relationship to Summit County? Select all that apply.

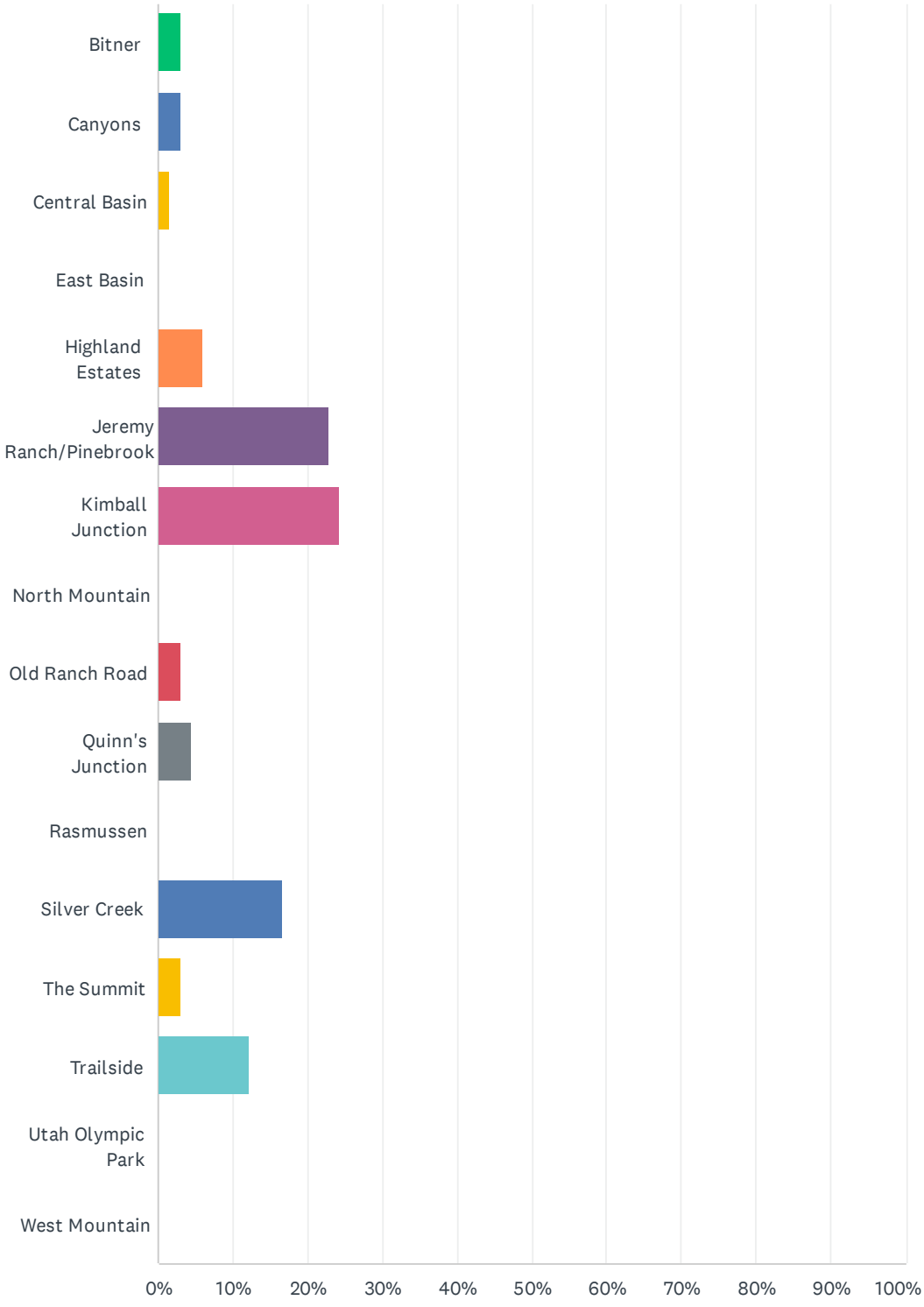
Answered: 72 Skipped: 1



ANSWER CHOICES	RESPONSES	
Full-time resident	81.94%	59
Part-time resident	5.56%	4
Property owner	38.89%	28
Business owner	11.11%	8
Employed within the County	29.17%	21
Employed outside the County	4.17%	3
Employee of Summit County government	8.33%	6
Student	1.39%	1
Retired	15.28%	11
Volunteer	12.50%	9
Resident of Park City	15.28%	11
Someone who wants to live in Summit County	5.56%	4
Other (please specify)	4.17%	3
Total Respondents: 72		

Q2 Select the general area in which you live or spend a majority of your time in Snyderville Basin. Click the arrows to show the drop-down menu.

Answered: 66 Skipped: 7

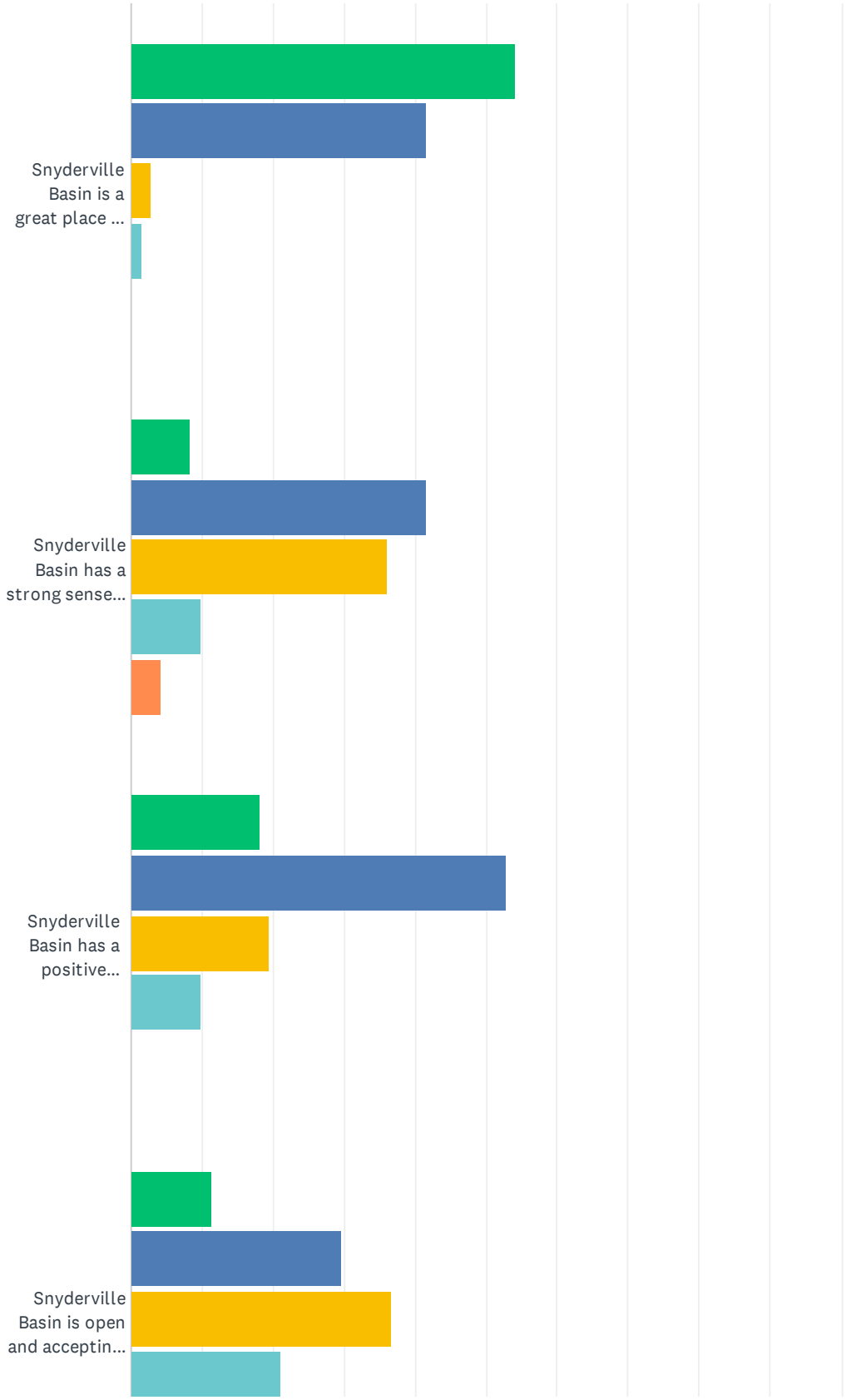


Basin 2: Promoting Healthy Living, Preserving Unique Identities, and Creating Inclusive Communities

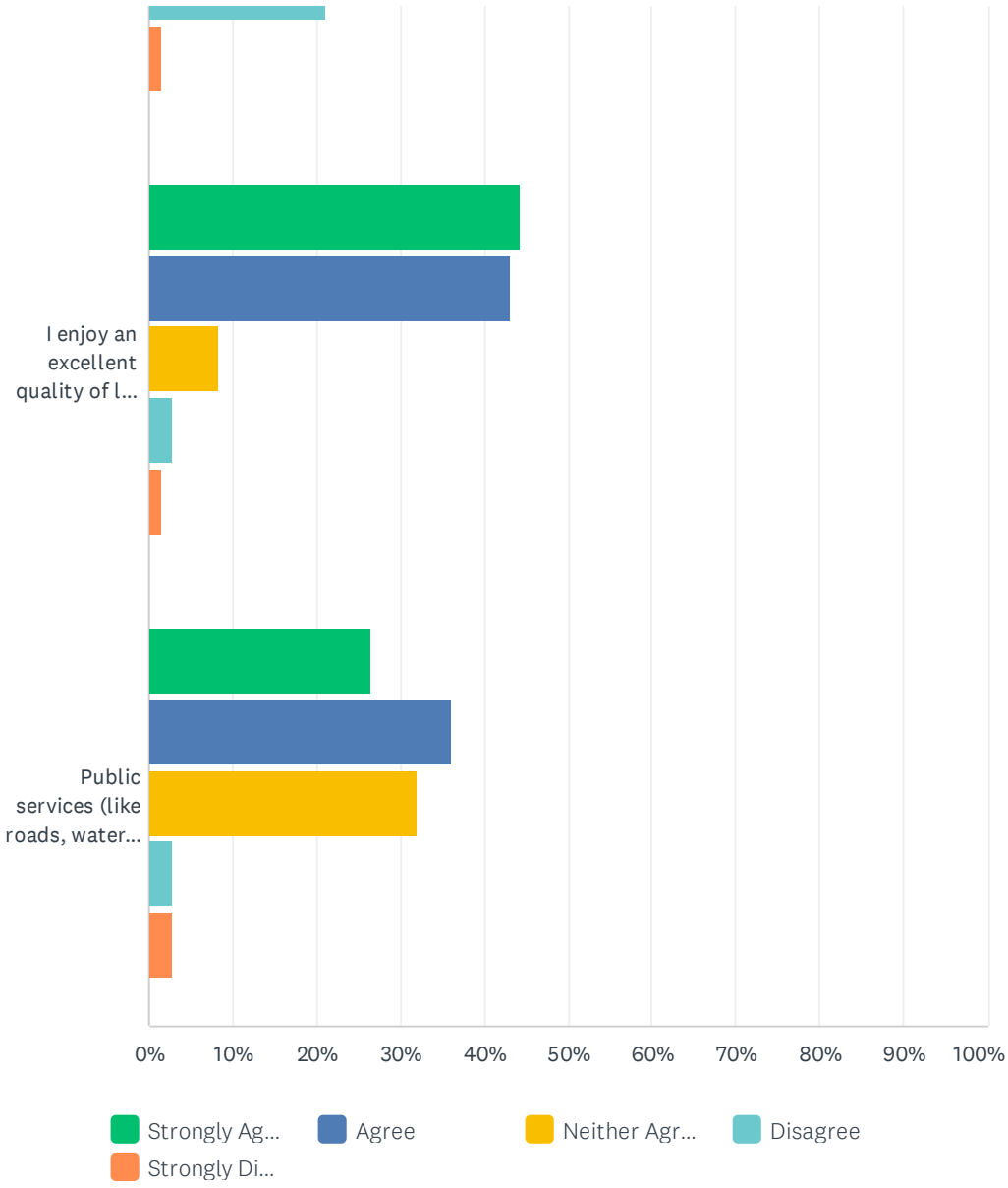
ANSWER CHOICES	RESPONSES	
Bitner	3.03%	2
Canyons	3.03%	2
Central Basin	1.52%	1
East Basin	0.00%	0
Highland Estates	6.06%	4
Jeremy Ranch/Pinebrook	22.73%	15
Kimball Junction	24.24%	16
North Mountain	0.00%	0
Old Ranch Road	3.03%	2
Quinn's Junction	4.55%	3
Rasmussen	0.00%	0
Silver Creek	16.67%	11
The Summit	3.03%	2
Trailside	12.12%	8
Utah Olympic Park	0.00%	0
West Mountain	0.00%	0
TOTAL		66

Q3 Please indicate how strongly you agree with the following statements.

Answered: 72 Skipped: 1



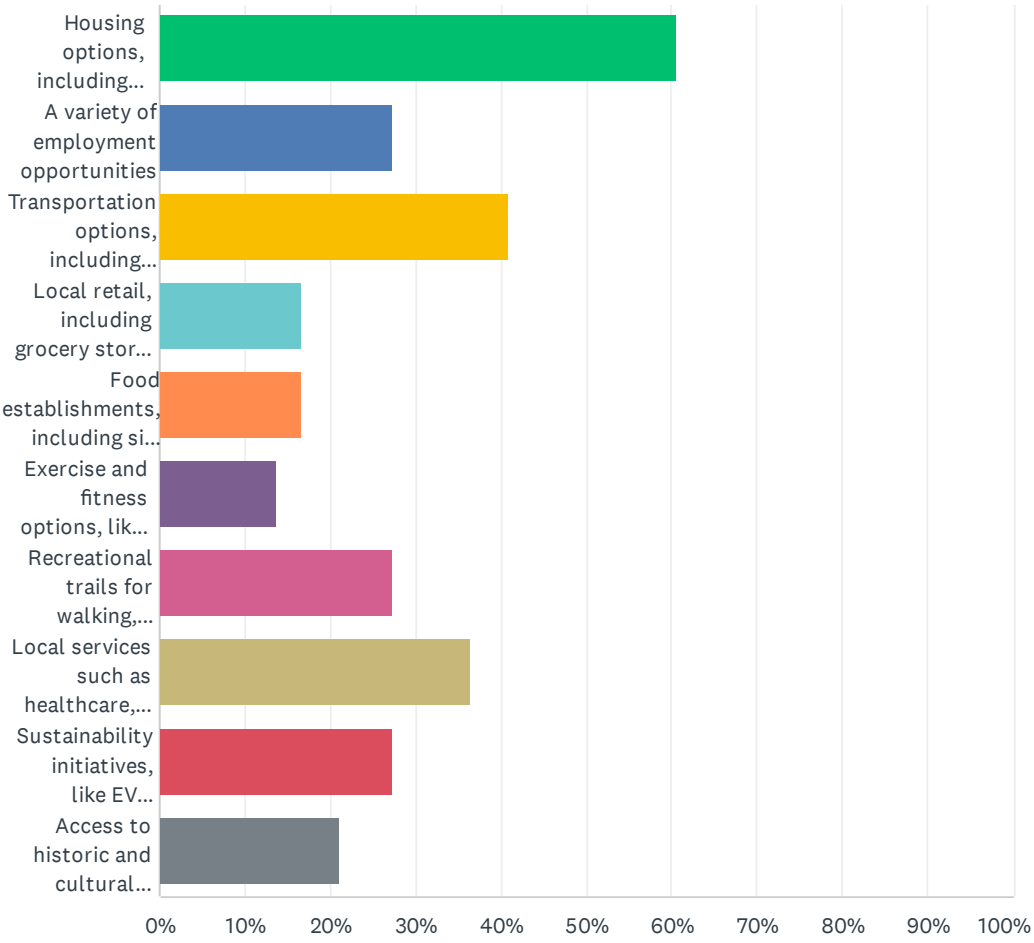
Basin 2: Promoting Healthy Living, Preserving Unique Identities, and Creating Inclusive Communities



	STRONGLY AGREE	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Snyderville Basin is a great place to live, work, and/or recreate.	54.17% 39	41.67% 30	2.78% 2	1.39% 1	0.00% 0	72
Snyderville Basin has a strong sense of community.	8.33% 6	41.67% 30	36.11% 26	9.72% 7	4.17% 3	72
Snyderville Basin has a positive overall image or reputation.	18.06% 13	52.78% 38	19.44% 14	9.72% 7	0.00% 0	72
Snyderville Basin is open and accepting of people of diverse backgrounds.	11.27% 8	29.58% 21	36.62% 26	21.13% 15	1.41% 1	71
I enjoy an excellent quality of life in Snyderville Basin.	44.44% 32	43.06% 31	8.33% 6	2.78% 2	1.39% 1	72
Public services (like roads, water, public safety) are of high quality and serve the needs of the community.	26.39% 19	36.11% 26	31.94% 23	2.78% 2	2.78% 2	72

Q4 What is missing in your area that you feel would be beneficial to the community? Select up to your top five choices.

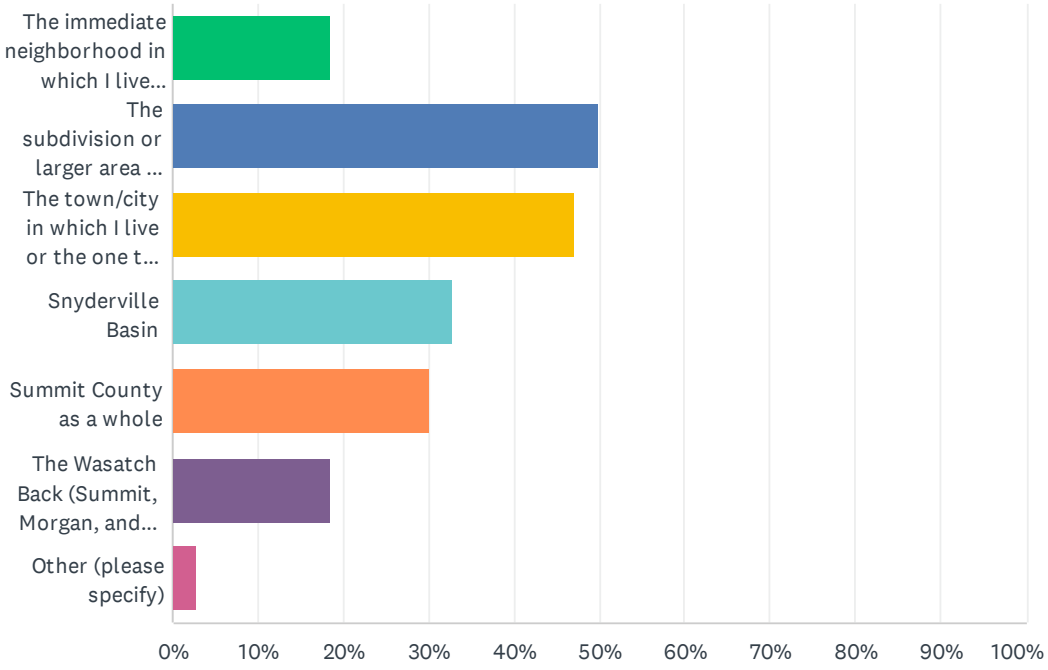
Answered: 66 Skipped: 7



ANSWER CHOICES	RESPONSES	
Housing options, including low-income, affordable, attainable, and senior living facilities	60.61%	40
A variety of employment opportunities	27.27%	18
Transportation options, including buses, ride share, and bike share	40.91%	27
Local retail, including grocery stores, pharmacies, and clothing stores	16.67%	11
Food establishments, including sit down, fast food, and takeout/delivery restaurants	16.67%	11
Exercise and fitness options, like gyms, swimming pools, and other recreation facilities	13.64%	9
Recreational trails for walking, biking, equestrian, and other non-motorized uses	27.27%	18
Local services such as healthcare, childcare, education, and youth and adult programming	36.36%	24
Sustainability initiatives, like EV charging station and renewable energy	27.27%	18
Access to historic and cultural resources	21.21%	14
Total Respondents: 66		

Q5 How would you define your community area? Select up to three.

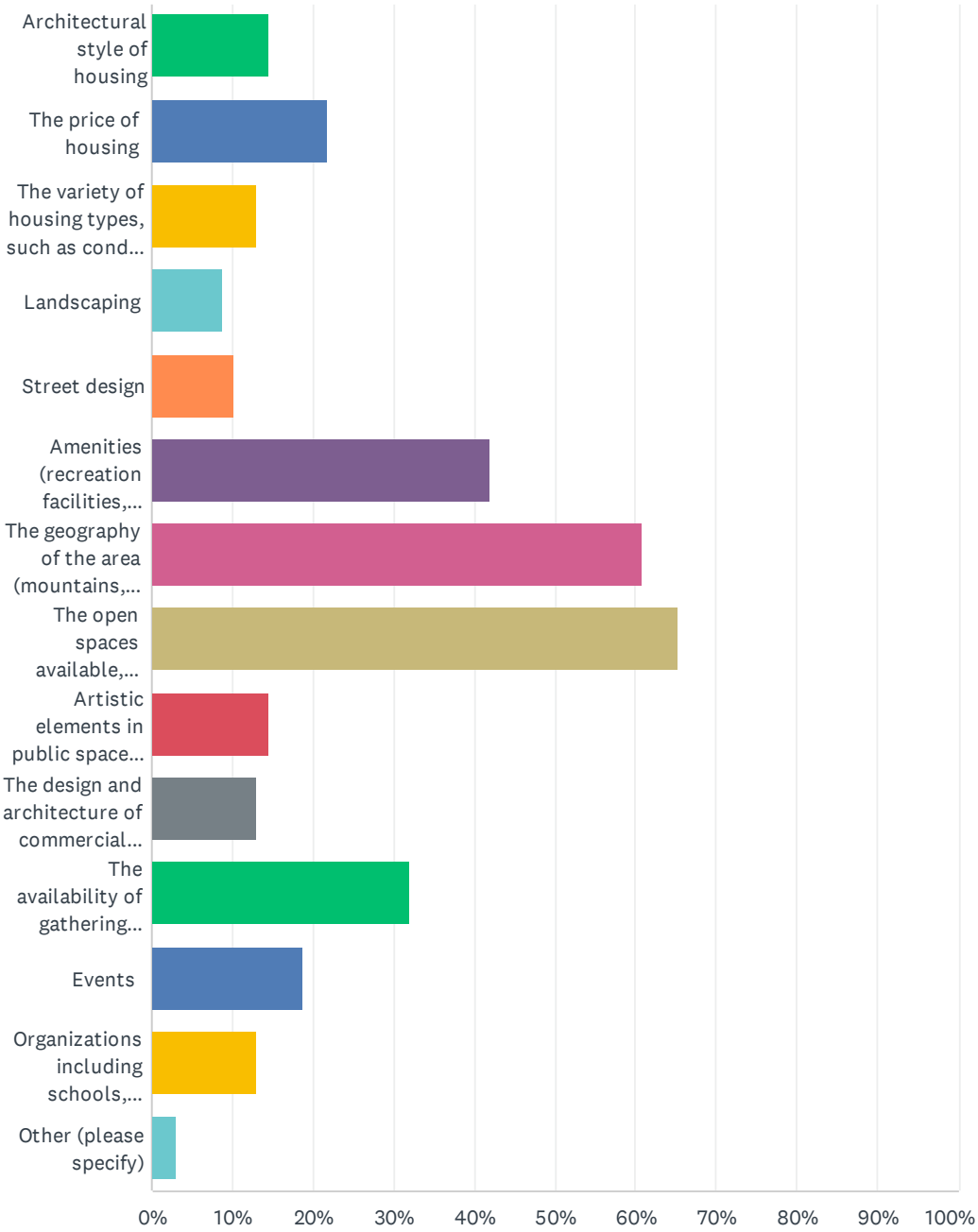
Answered: 70 Skipped: 3



ANSWER CHOICES	RESPONSES	
The immediate neighborhood in which I live (my street or up to two blocks away)	18.57%	13
The subdivision or larger area in which I live (like Silver Creek)	50.00%	35
The town/city in which I live or the one that is closest to me (Park City)	47.14%	33
Snyderville Basin	32.86%	23
Summit County as a whole	30.00%	21
The Wasatch Back (Summit, Morgan, and Wasatch counties)	18.57%	13
Other (please specify)	2.86%	2
Total Respondents: 70		

Q6 What elements are most important for creating or maintaining community character? Select your top three.

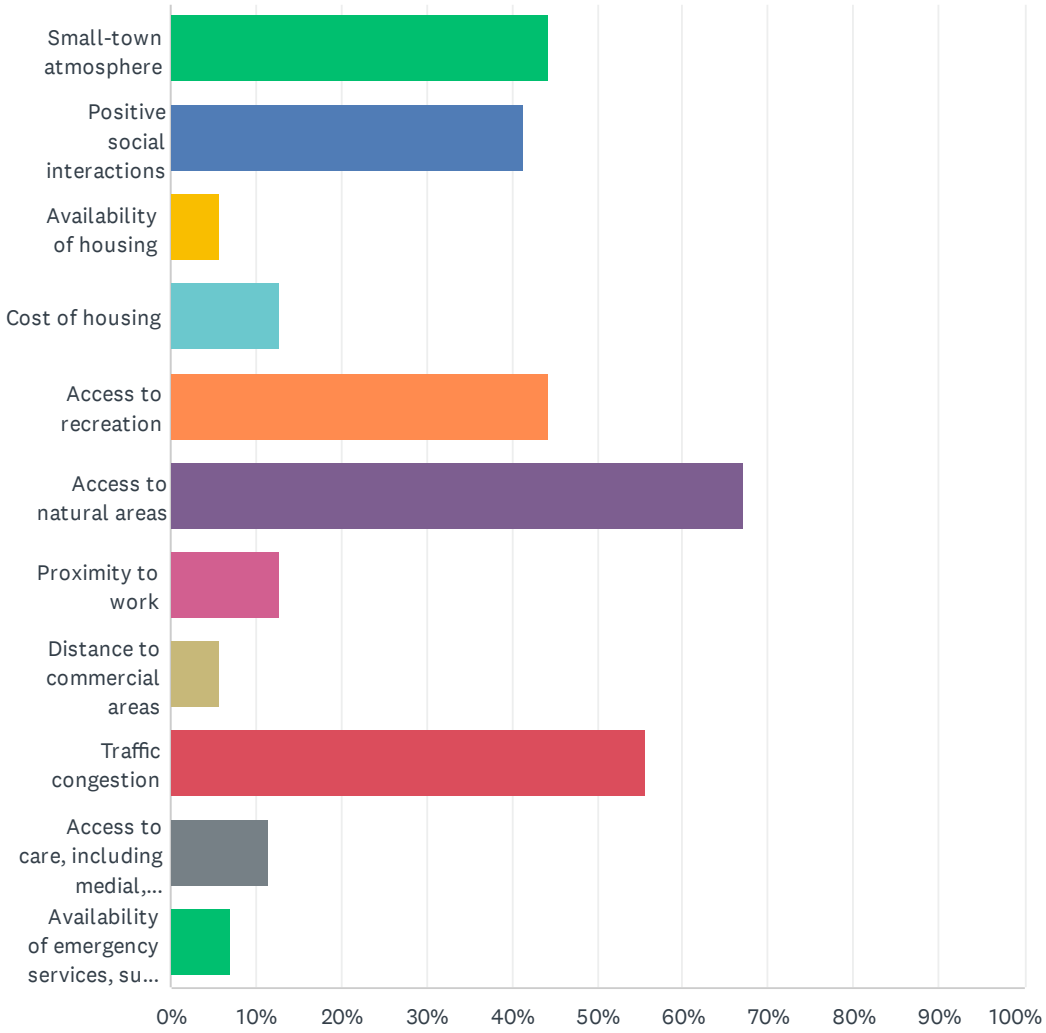
Answered: 69 Skipped: 4



ANSWER CHOICES	RESPONSES	
Architectural style of housing	14.49%	10
The price of housing	21.74%	15
The variety of housing types, such as condos, townhomes, and single-family homes	13.04%	9
Landscaping	8.70%	6
Street design	10.14%	7
Amenities (recreation facilities, trails, parks, sidewalks)	42.03%	29
The geography of the area (mountains, meadows, natural ponds, etc.)	60.87%	42
The open spaces available, including views of open space and agricultural land	65.22%	45
Artistic elements in public spaces (flags lining streets, flower boxes, sculptures, murals, etc)	14.49%	10
The design and architecture of commercial areas	13.04%	9
The availability of gathering spaces, including safe places for youths and teens	31.88%	22
Events	18.84%	13
Organizations including schools, churches, and non-profits	13.04%	9
Other (please specify)	2.90%	2
Total Respondents: 69		

Q7 What are the most important elements in measuring your quality of life? Select your top three.

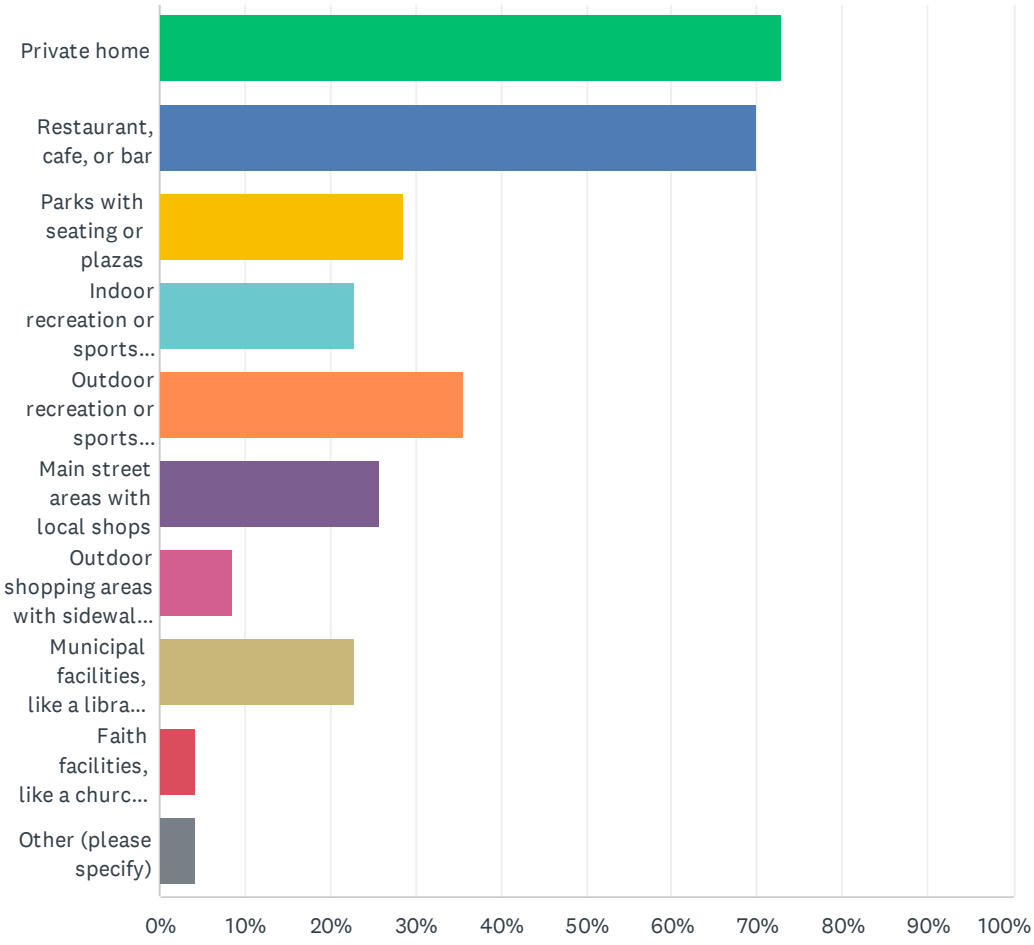
Answered: 70 Skipped: 3



ANSWER CHOICES	RESPONSES	
Small-town atmosphere	44.29%	31
Positive social interactions	41.43%	29
Availability of housing	5.71%	4
Cost of housing	12.86%	9
Access to recreation	44.29%	31
Access to natural areas	67.14%	47
Proximity to work	12.86%	9
Distance to commercial areas	5.71%	4
Traffic congestion	55.71%	39
Access to care, including medial, childcare, and senior care	11.43%	8
Availability of emergency services, such as fire	7.14%	5
Total Respondents: 70		

Q8 When you want to socialize, what type of gathering spaces do you enjoy? Select up to three.

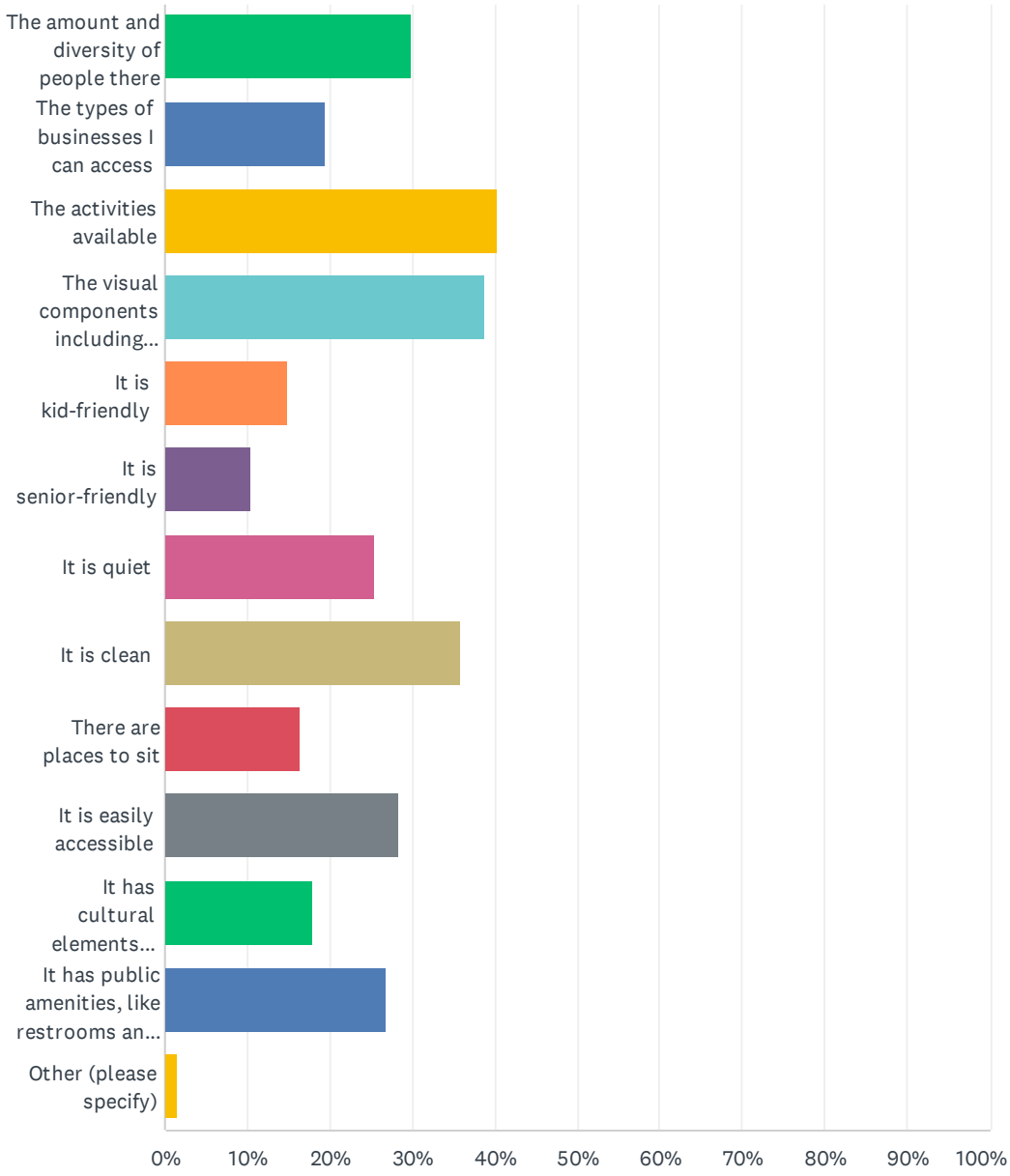
Answered: 70 Skipped: 3



ANSWER CHOICES	RESPONSES	
Private home	72.86%	51
Restaurant, cafe, or bar	70.00%	49
Parks with seating or plazas	28.57%	20
Indoor recreation or sports facilities, like a gym or a pool	22.86%	16
Outdoor recreation or sports facilities, like a soccer field, trailhead, or tennis court	35.71%	25
Main street areas with local shops	25.71%	18
Outdoor shopping areas with sidewalks and ample parking	8.57%	6
Municipal facilities, like a library or community center	22.86%	16
Faith facilities, like a church gathering space	4.29%	3
Other (please specify)	4.29%	3
Total Respondents: 70		

Q9 What are the most important elements of your ideal community space? Select up to three.

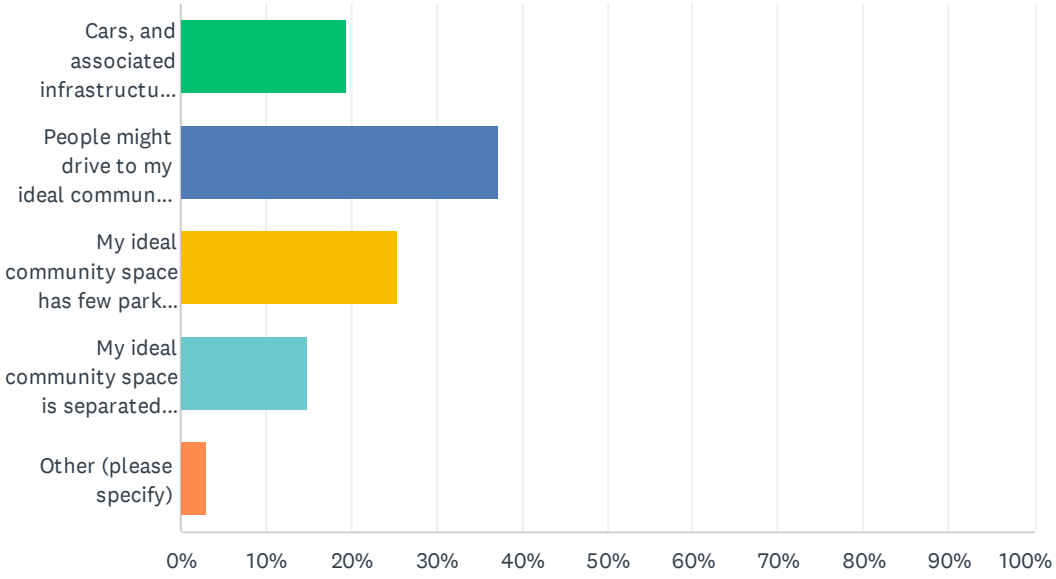
Answered: 67 Skipped: 6



ANSWER CHOICES	RESPONSES	
The amount and diversity of people there	29.85%	20
The types of businesses I can access	19.40%	13
The activities available	40.30%	27
The visual components including architectural style, views, and landscaping	38.81%	26
It is kid-friendly	14.93%	10
It is senior-friendly	10.45%	7
It is quiet	25.37%	17
It is clean	35.82%	24
There are places to sit	16.42%	11
It is easily accessible	28.36%	19
It has cultural elements including public art	17.91%	12
It has public amenities, like restrooms and wi-fi	26.87%	18
Other (please specify)	1.49%	1
Total Respondents: 67		

Q10 What role do cars have in your ideal community space? Select one.

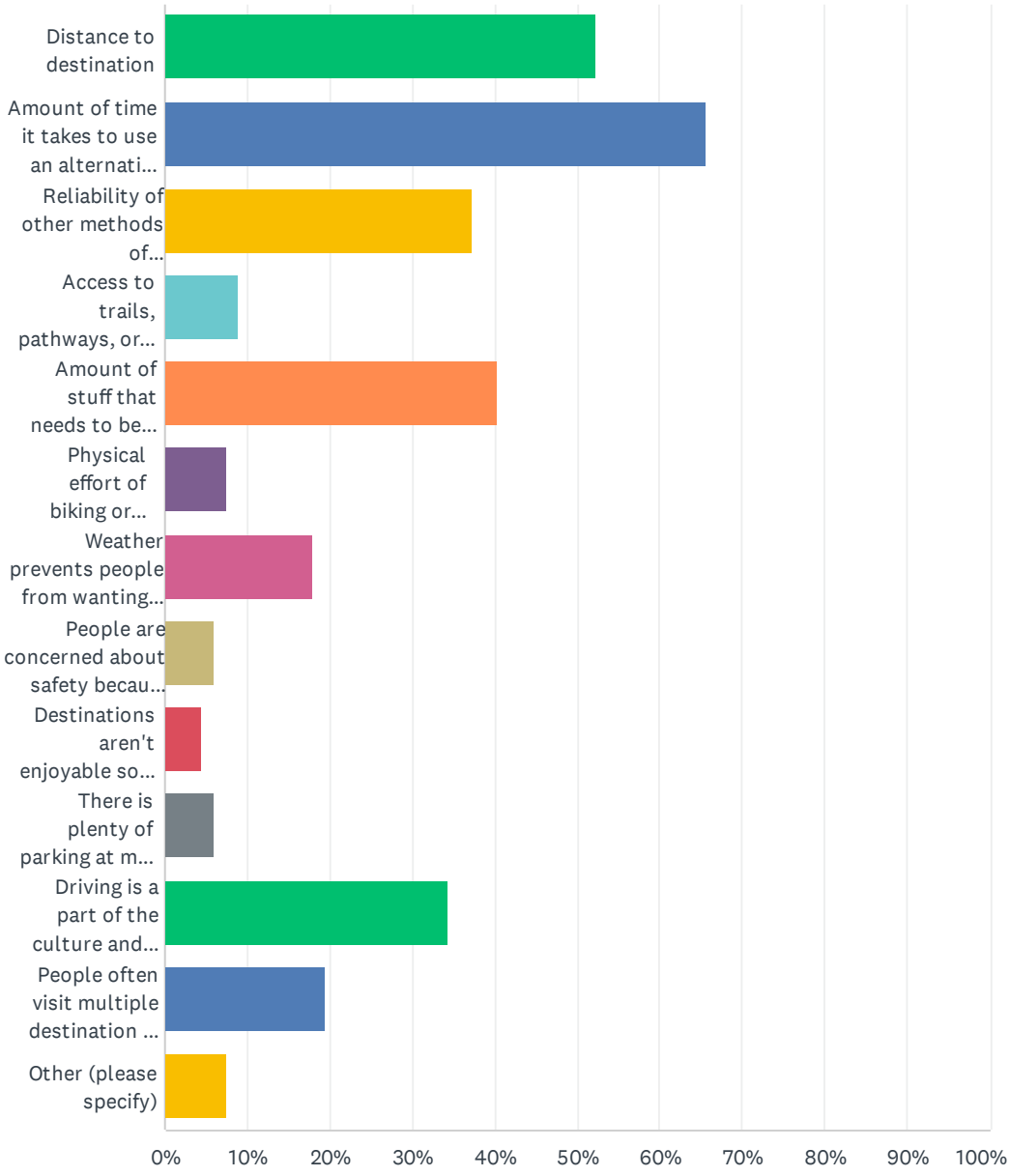
Answered: 67 Skipped: 6



ANSWER CHOICES	RESPONSES	
Cars, and associated infrastructure like streets and parking spaces, are very important in my ideal community	19.40%	13
People might drive to my ideal community space, but cars and associated infrastructure do not take up much visual space.	37.31%	25
My ideal community space has few parking spaces and cars are not the main mode of transportation to come and go.	25.37%	17
My ideal community space is separated from streets and parking areas.	14.93%	10
Other (please specify)	2.99%	2
TOTAL		67

Q11 In your opinion, what are the most common reasons that community members drive (as opposed to walking/biking/public transit) to and from their destinations within Summit County? Select your top three choices.

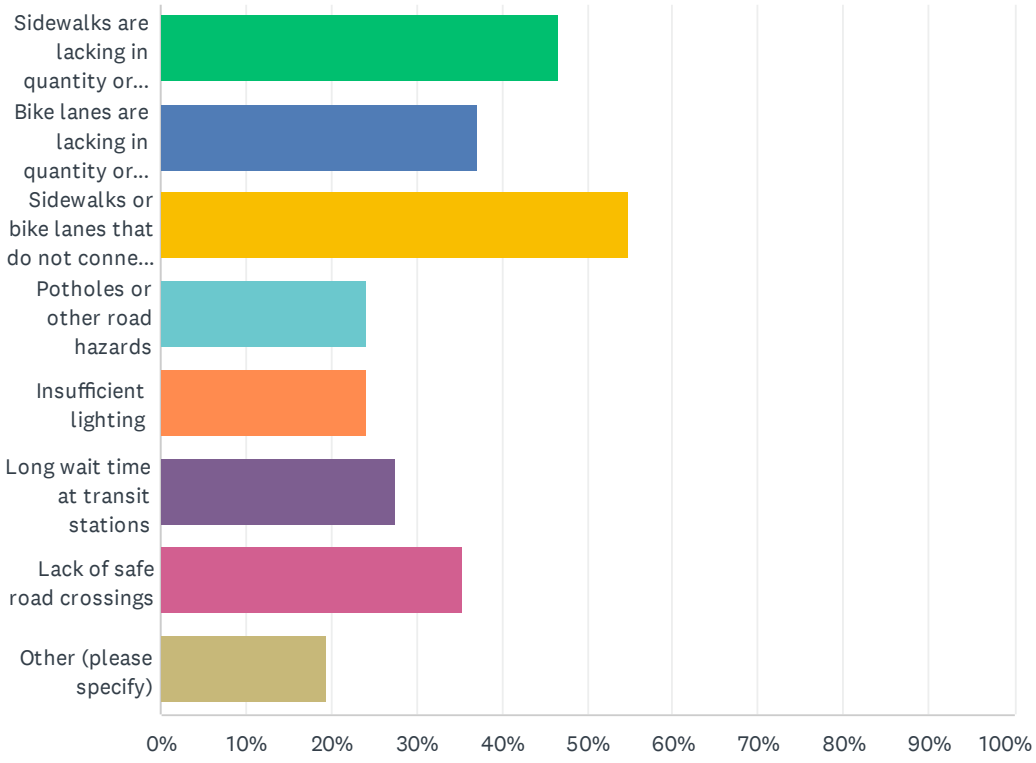
Answered: 67 Skipped: 6



ANSWER CHOICES	RESPONSES	
Distance to destination	52.24%	35
Amount of time it takes to use an alternative mode like walking, biking, or transit	65.67%	44
Reliability of other methods of transportation options, like wait times for transit or availability of rideshare	37.31%	25
Access to trails, pathways, or transit is not convenient	8.96%	6
Amount of stuff that needs to be carried to and/or from a destination	40.30%	27
Physical effort of biking or walking	7.46%	5
Weather prevents people from wanting to be outside for long periods of time	17.91%	12
People are concerned about safety because biking or walking on the road may be dangerous	5.97%	4
Destinations aren't enjoyable so trips tend to be quick or based on necessity	4.48%	3
There is plenty of parking at most destinations	5.97%	4
Driving is a part of the culture and habit of the community	34.33%	23
People often visit multiple destination in each trip	19.40%	13
Other (please specify)	7.46%	5
Total Respondents: 67		

Q12 What are the major safety concerns associated with modes of transportation other than driving? Select all that apply.

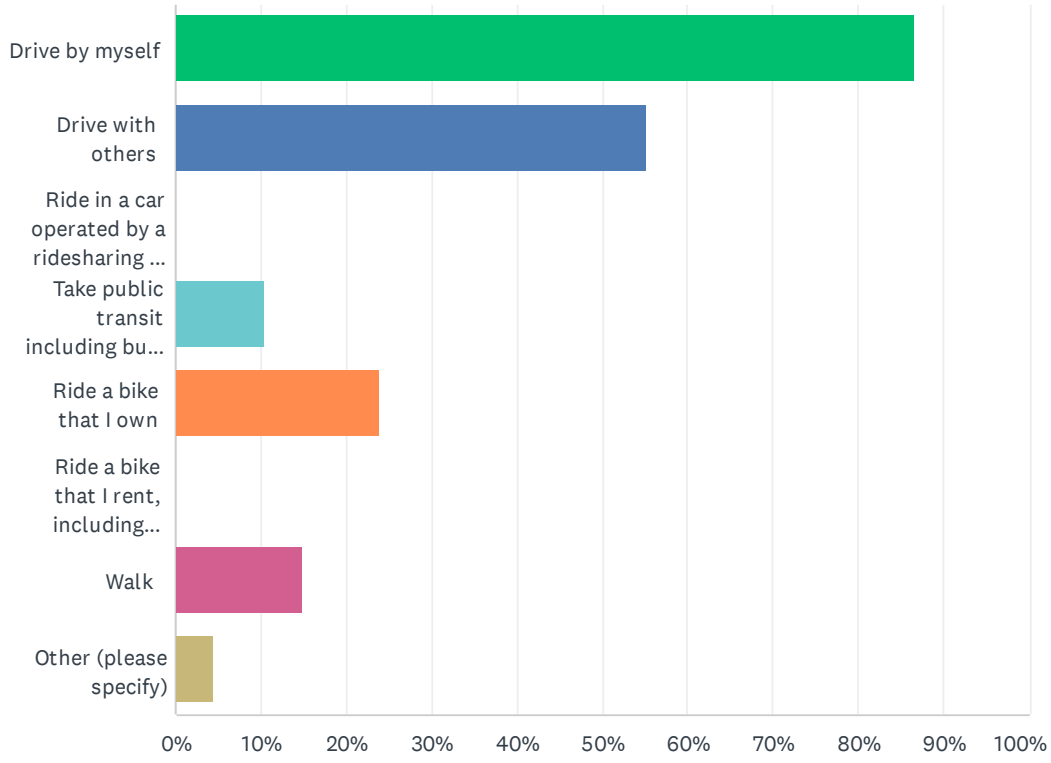
Answered: 62 Skipped: 11



ANSWER CHOICES	RESPONSES	
Sidewalks are lacking in quantity or quality	46.77%	29
Bike lanes are lacking in quantity or quality	37.10%	23
Sidewalks or bike lanes that do not connect to the final destination	54.84%	34
Potholes or other road hazards	24.19%	15
Insufficient lighting	24.19%	15
Long wait time at transit stations	27.42%	17
Lack of safe road crossings	35.48%	22
Other (please specify)	19.35%	12
Total Respondents: 62		

Q13 How do you mainly access places within your community? Select your top two.

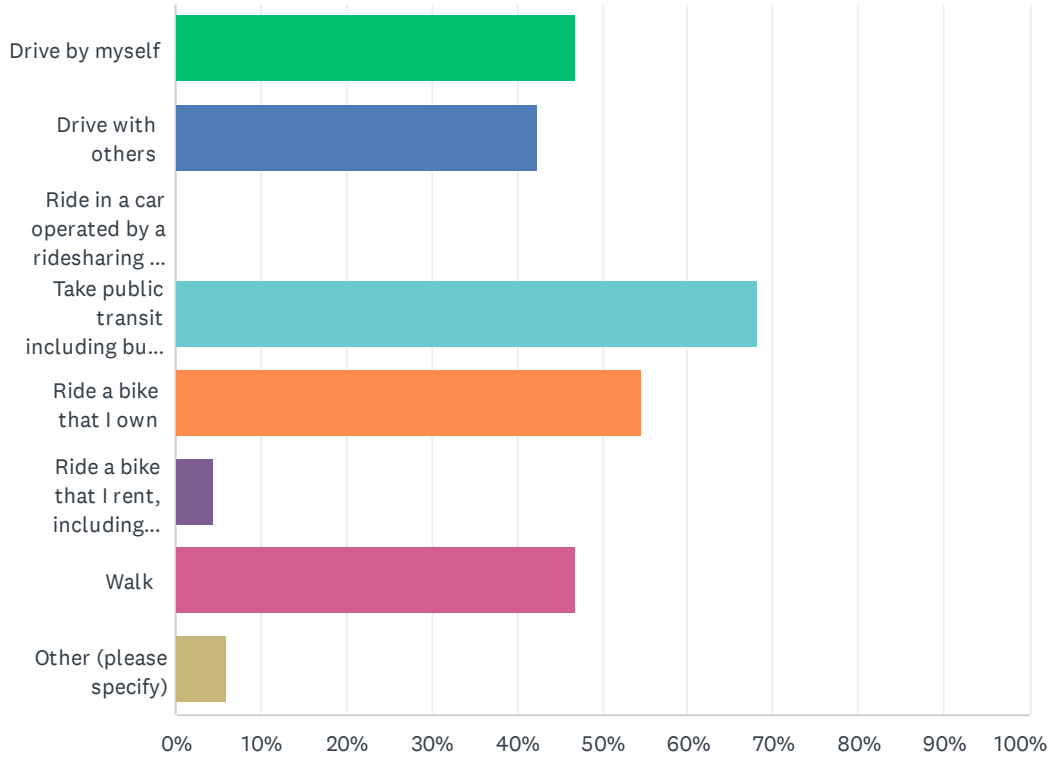
Answered: 67 Skipped: 6



ANSWER CHOICES	RESPONSES	
Drive by myself	86.57%	58
Drive with others	55.22%	37
Ride in a car operated by a ridesharing app (Uber, Lyft)	0.00%	0
Take public transit including buses and micro-transit (on demand transit service)	10.45%	7
Ride a bike that I own	23.88%	16
Ride a bike that I rent, including through Summit Bike Share	0.00%	0
Walk	14.93%	10
Other (please specify)	4.48%	3
Total Respondents: 67		

Q14 Ideally, how would you like to access places within your community? Select your top three.

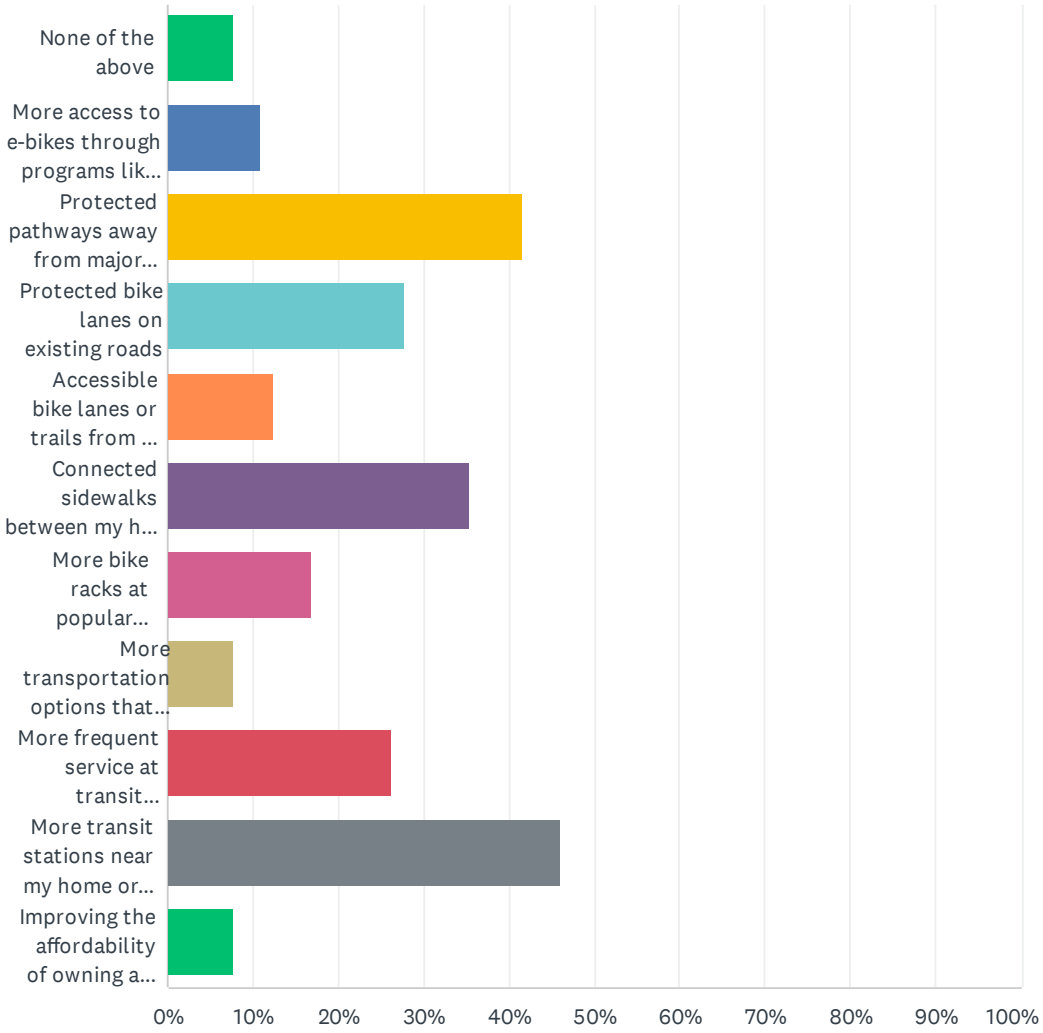
Answered: 66 Skipped: 7



ANSWER CHOICES	RESPONSES	
Drive by myself	46.97%	31
Drive with others	42.42%	28
Ride in a car operated by a ridesharing app (Uber, Lyft)	0.00%	0
Take public transit including buses and micro-transit (on demand transit service)	68.18%	45
Ride a bike that I own	54.55%	36
Ride a bike that I rent, including through Summit Bike Share	4.55%	3
Walk	46.97%	31
Other (please specify)	6.06%	4
Total Respondents: 66		

Q15 Which accommodations or changes would allow you to use an alternative transportation method more often? Select up to 3.

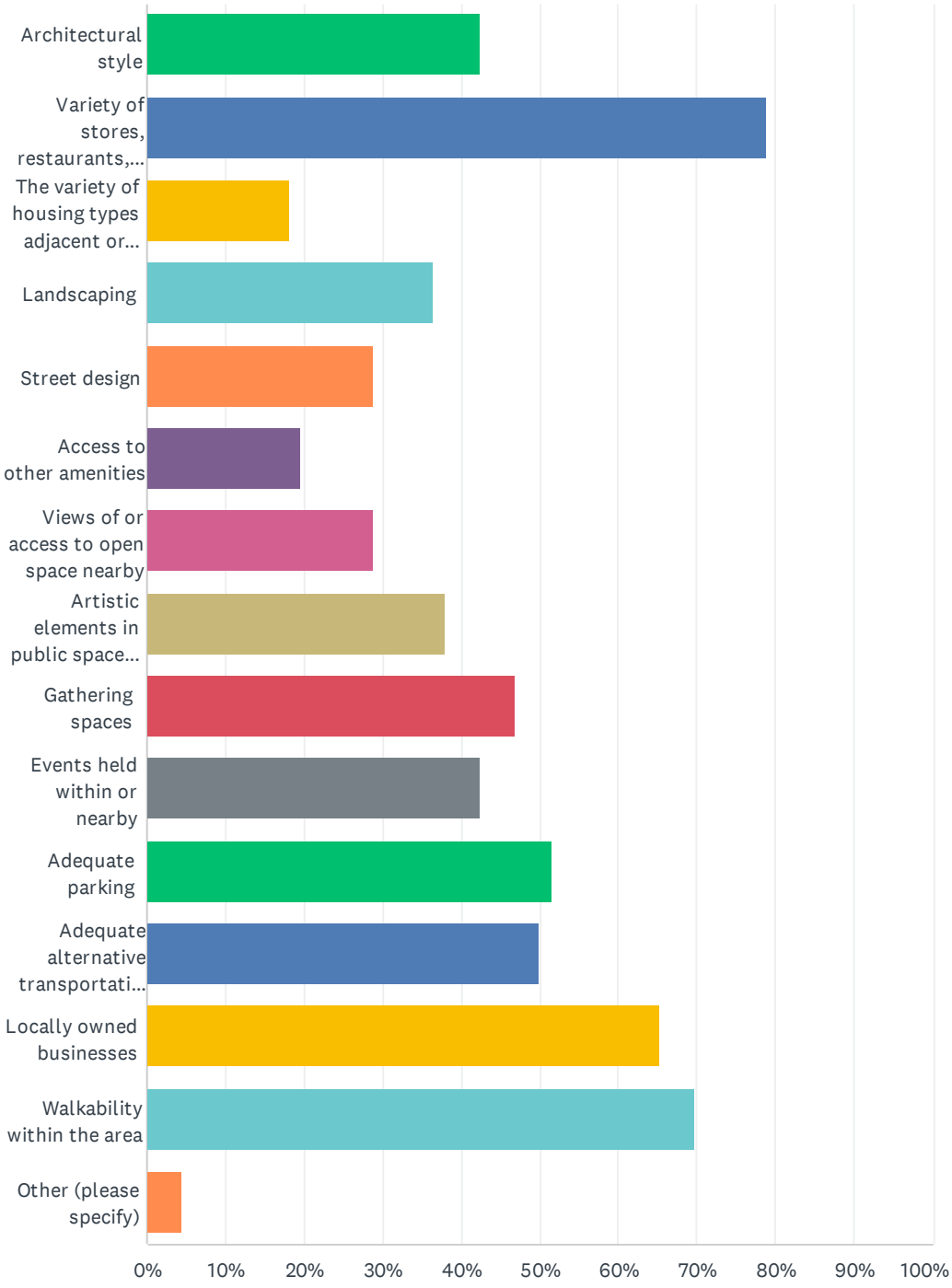
Answered: 65 Skipped: 8



ANSWER CHOICES	RESPONSES	
None of the above	7.69%	5
More access to e-bikes through programs like Summit Bike Share	10.77%	7
Protected pathways away from major roads	41.54%	27
Protected bike lanes on existing roads	27.69%	18
Accessible bike lanes or trails from my place of origin	12.31%	8
Connected sidewalks between my home and my destination	35.38%	23
More bike racks at popular destinations	16.92%	11
More transportation options that are accessible to those with disabilities	7.69%	5
More frequent service at transit stations	26.15%	17
More transit stations near my home or destination	46.15%	30
Improving the affordability of owning a bike or using a bike share	7.69%	5
Total Respondents: 65		

Q16 What characteristics create an enjoyable commercial area? Select all that apply.

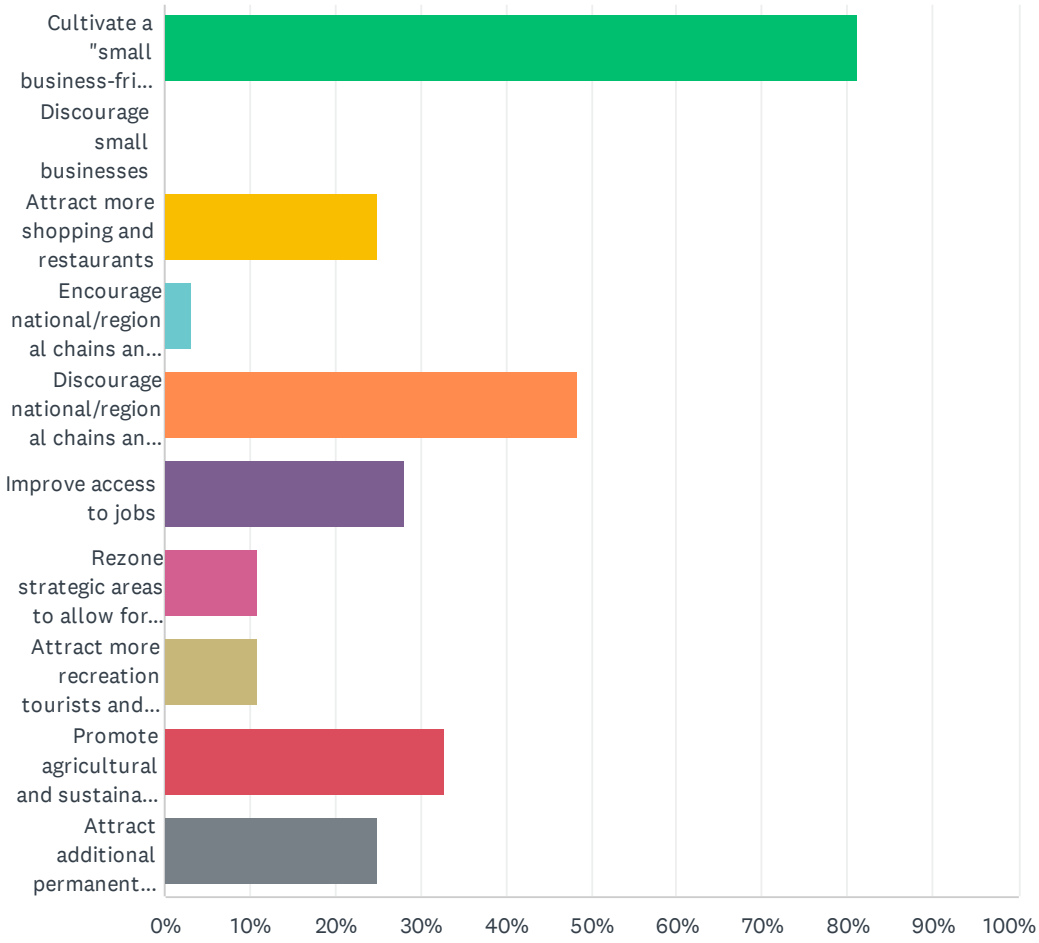
Answered: 66 Skipped: 7



ANSWER CHOICES	RESPONSES	
Architectural style	42.42%	28
Variety of stores, restaurants, and services	78.79%	52
The variety of housing types adjacent or nearby	18.18%	12
Landscaping	36.36%	24
Street design	28.79%	19
Access to other amenities	19.70%	13
Views of or access to open space nearby	28.79%	19
Artistic elements in public spaces (murals, sculptures, flowers)	37.88%	25
Gathering spaces	46.97%	31
Events held within or nearby	42.42%	28
Adequate parking	51.52%	34
Adequate alternative transportation methods, including connections to buses, micro-transit, and active transportation routes	50.00%	33
Locally owned businesses	65.15%	43
Walkability within the area	69.70%	46
Other (please specify)	4.55%	3
Total Respondents: 66		

Q17 What efforts do you believe are most important to improve the economy of Snyderville Basin? Select up to three.

Answered: 64 Skipped: 9

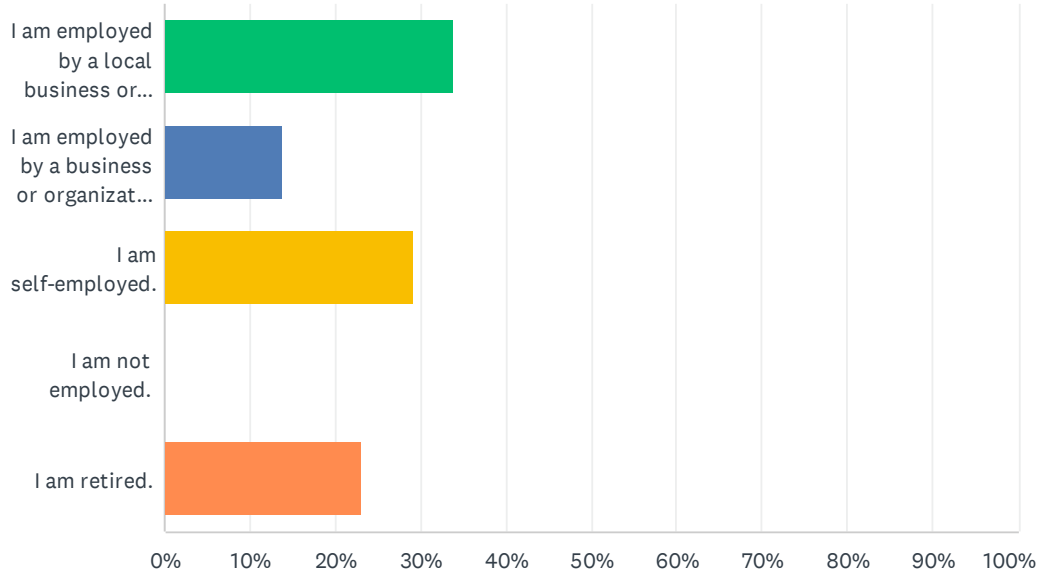


Basin 2: Promoting Healthy Living, Preserving Unique Identities, and Creating Inclusive Communities

ANSWER CHOICES	RESPONSES	
Cultivate a "small business-friendly" reputation	81.25%	52
Discourage small businesses	0.00%	0
Attract more shopping and restaurants	25.00%	16
Encourage national/regional chains and franchises	3.13%	2
Discourage national/regional chains and franchises	48.44%	31
Improve access to jobs	28.13%	18
Rezone strategic areas to allow for commercial development	10.94%	7
Attract more recreation tourists and tourism-related businesses	10.94%	7
Promote agricultural and sustainable tourism businesses	32.81%	21
Attract additional permanent residents	25.00%	16
Total Respondents: 64		

Q18 Which best describes your employment?

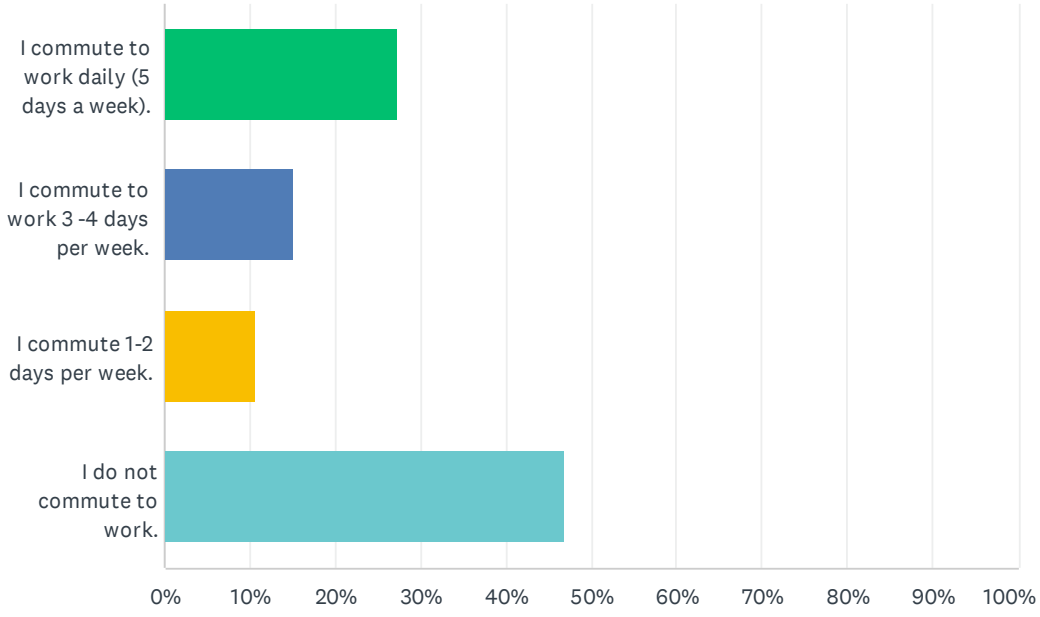
Answered: 65 Skipped: 8



ANSWER CHOICES	RESPONSES	
I am employed by a local business or organization that is operated within Summit County.	33.85%	22
I am employed by a business or organization outside of Summit County.	13.85%	9
I am self-employed.	29.23%	19
I am not employed.	0.00%	0
I am retired.	23.08%	15
TOTAL		65

Q19 How would you describe your current work commute?

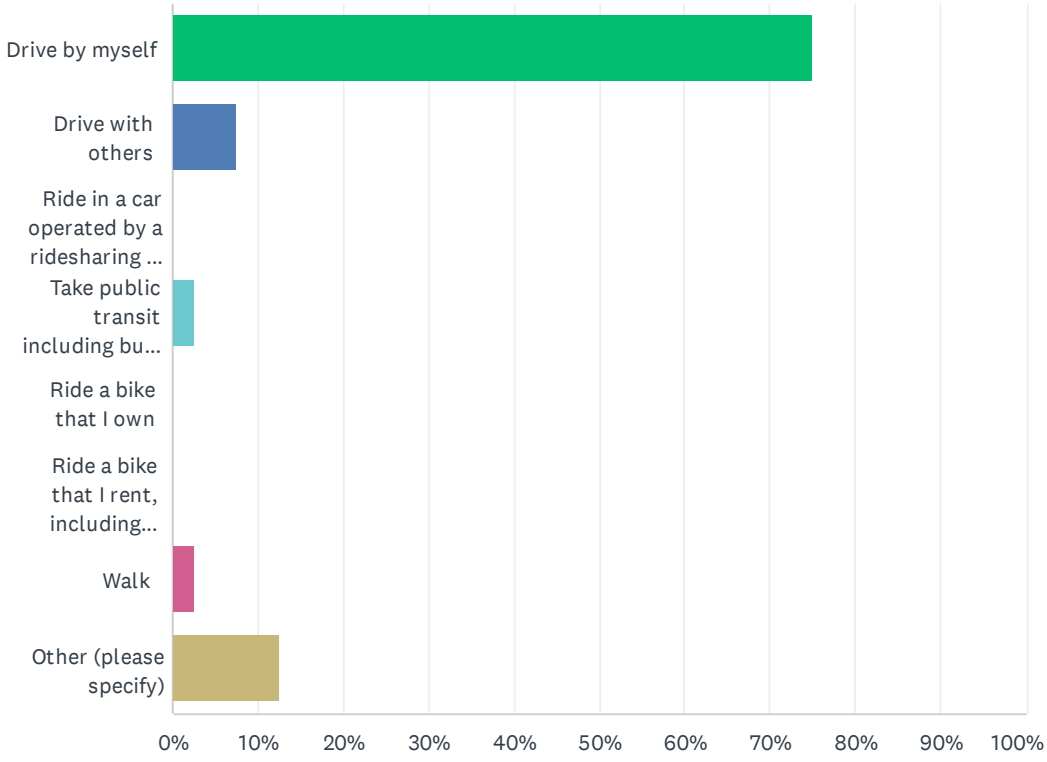
Answered: 66 Skipped: 7



ANSWER CHOICES	RESPONSES	
I commute to work daily (5 days a week).	27.27%	18
I commute to work 3 -4 days per week.	15.15%	10
I commute 1-2 days per week.	10.61%	7
I do not commute to work.	46.97%	31
TOTAL		66

Q20 If you commute to work, how do you commute?

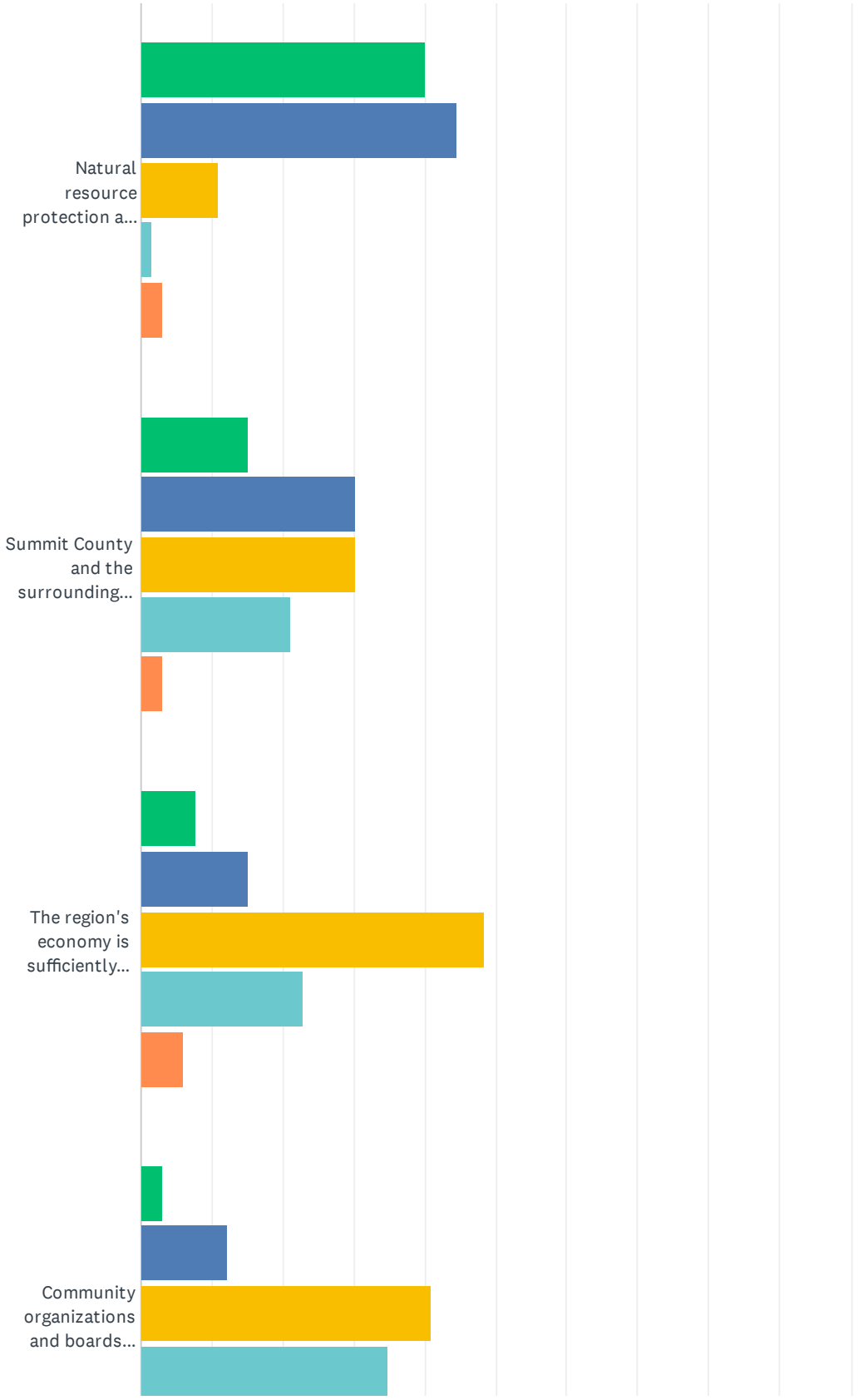
Answered: 40 Skipped: 33



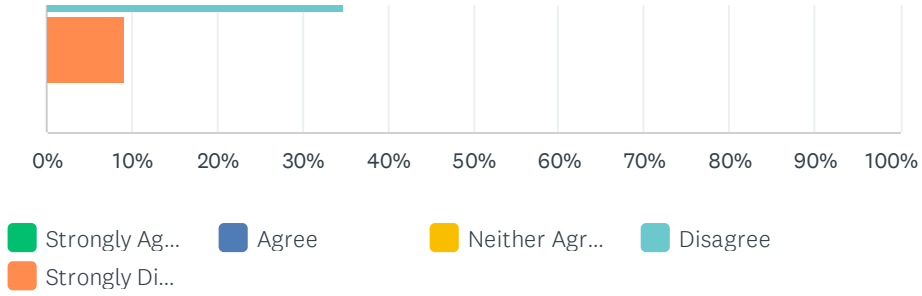
ANSWER CHOICES	RESPONSES	
Drive by myself	75.00%	30
Drive with others	7.50%	3
Ride in a car operated by a ridesharing app (Uber, Lyft)	0.00%	0
Take public transit including buses and micro-transit	2.50%	1
Ride a bike that I own	0.00%	0
Ride a bike that I rent, including through Summit Bike Share	0.00%	0
Walk	2.50%	1
Other (please specify)	12.50%	5
TOTAL		40

Q21 Please indicate your agreement with the following statements.

Answered: 66 Skipped: 7



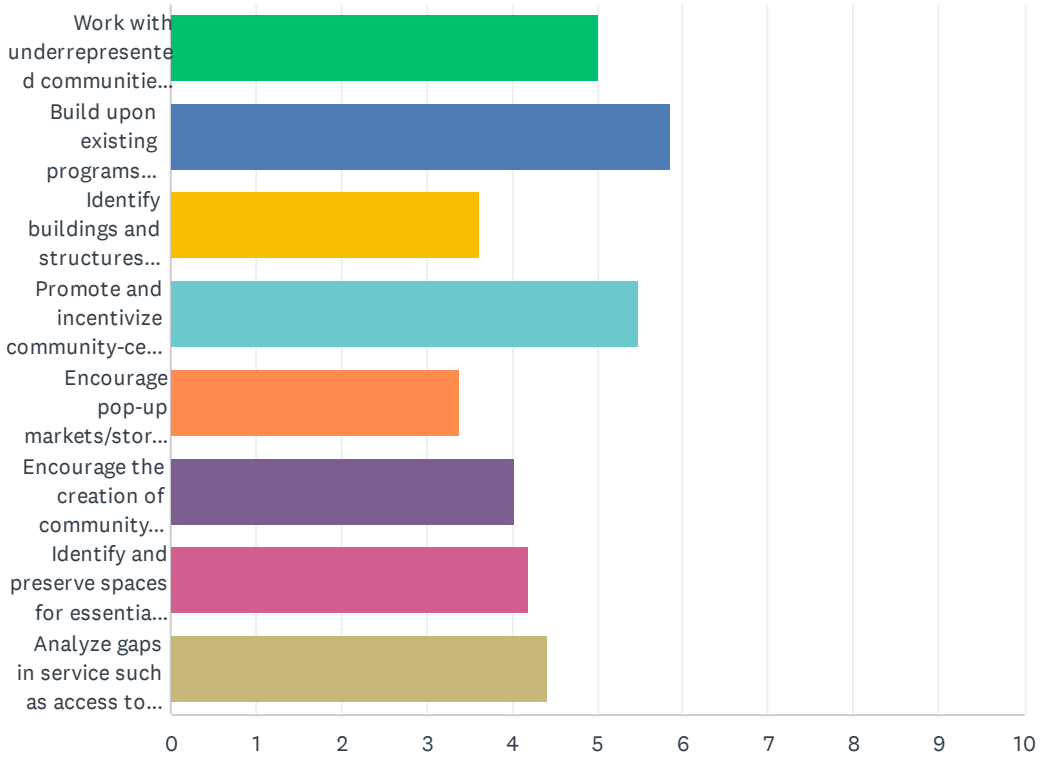
Basin 2: Promoting Healthy Living, Preserving Unique Identities, and Creating Inclusive Communities



	STRONGLY AGREE	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Natural resource protection and tourism can be compatible.	40.00% 26	44.62% 29	10.77% 7	1.54% 1	3.08% 2	65
Summit County and the surrounding region provide adequate employment opportunities.	15.15% 10	30.30% 20	30.30% 20	21.21% 14	3.03% 2	66
The region's economy is sufficiently diversified.	7.58% 5	15.15% 10	48.48% 32	22.73% 15	6.06% 4	66
Community organizations and boards accurately reflect the diversity of the community.	3.03% 2	12.12% 8	40.91% 27	34.85% 23	9.09% 6	66

Q22 In order of importance, rank the goals that will promote the objectives of healthy living, preserving unique identities, and creating inclusive communities. County staff will utilize this information to prioritize actions. Click the up/down arrows to move each item.

Answered: 63 Skipped: 10



Basin 2: Promoting Healthy Living, Preserving Unique Identities, and Creating Inclusive Communities

	1	2	3	4	5	6	7	8	TOTAL	SCORE
Work with underrepresented communities to support increased representation on, and participation in, boards and committees.	30.16% 19	12.70% 8	3.17% 2	12.70% 8	4.76% 3	12.70% 8	7.94% 5	15.87% 10	63	5.02
Build upon existing programs intended to support local businesses.	20.63% 13	30.16% 19	11.11% 7	7.94% 5	15.87% 10	12.70% 8	0.00% 0	1.59% 1	63	5.86
Identify buildings and structures throughout the County that may be eligible for rehabilitation tax credits, such as historic structures.	1.59% 1	12.70% 8	9.52% 6	14.29% 9	11.11% 7	9.52% 6	17.46% 11	23.81% 15	63	3.62
Promote and incentivize community-centered activities such as community events and farmers markets.	15.87% 10	12.70% 8	22.22% 14	22.22% 14	14.29% 9	6.35% 4	6.35% 4	0.00% 0	63	5.49
Encourage pop-up markets/stores at County events for local businesses.	0.00% 0	4.76% 3	11.11% 7	17.46% 11	14.29% 9	11.11% 7	20.63% 13	20.63% 13	63	3.40
Encourage the creation of community centers where local businesses can thrive by supporting initiatives like storefront restoration and creating public spaces that people love and feel connected to.	4.76% 3	4.76% 3	19.05% 12	9.52% 6	19.05% 12	19.05% 12	11.11% 7	12.70% 8	63	4.02
Identify and preserve spaces for essential services for families, such as childcare and safe routes to school.	11.11% 7	12.70% 8	9.52% 6	6.35% 4	12.70% 8	15.87% 10	22.22% 14	9.52% 6	63	4.19
Analyze gaps in service such as access to transit, healthcare, senior assistance, and childcare across the County.	15.87% 10	9.52% 6	14.29% 9	9.52% 6	7.94% 5	12.70% 8	14.29% 9	15.87% 10	63	4.41