

# Planning Commission Staff Report



**Subject:** General Plan  
**Author:** Katie Cattan, AICP  
**Date:** March 27, 2013  
**Type of Item:** Work Session

Below is the layout for the new General Plan. The elements within the new General Plan are incorporated within the 4 Core Values identified during the community visioning. The Core Values are those values identified by the community that must be preserved to maintain those aspects of the City that the residents value highly. The Core Values include: Small Town, Natural Setting, Sense of Community, and Historic Character.

## Layout of the New General Plan

1. Park City Visioning Outcome
2. Park City Demographics
3. Small Town PC reviewed on 10.8.2012 & 10.16.2012
  - a. Land Use
  - b. Regional Land Use Planning
  - c. Transportation
4. Natural Setting PC reviewed on 10.16.2012 and 11.27.2012
  - a. Open Space
  - b. Resource Conservation
  - c. Climate adaptation
5. Sense of Community PC reviewed on 11.27.2012 and 12.11.2012
  - a. Housing
  - b. Parks and Recreation
  - c. Special Events
  - d. Economy
  - e. Community Facility
6. Historic Character PC reviewed on 12.11.2012
  - a. Historic Preservation
7. The PC Neighborhoods PC review on 2.13.2013; 2.27.2013; 3.13.2013; and 3.27.2013
  - a. 1 – 9
  - b. Implementation Strategies
8. Indicators

The new general plan takes a neighborhood approach to planning. The general plan looks at the existing demographics and trends within each neighborhood then identifies principles and strategies to be applied at a neighborhood level. These principles and strategies will assist the Planning Commission and City Council in future zoning modifications, area plans, and policy decisions.

Staff will begin the work session with a discussion Masonic Hill, followed by Lower Deer Valley, Upper Deer Valley, and Quinn's Junction.

**Exhibits**

Exhibit A:

Neighborhood 6: Masonic Hill,

Neighborhood 7: Lower Deer Valley,

Neighborhood 8: Upper Deer Valley,

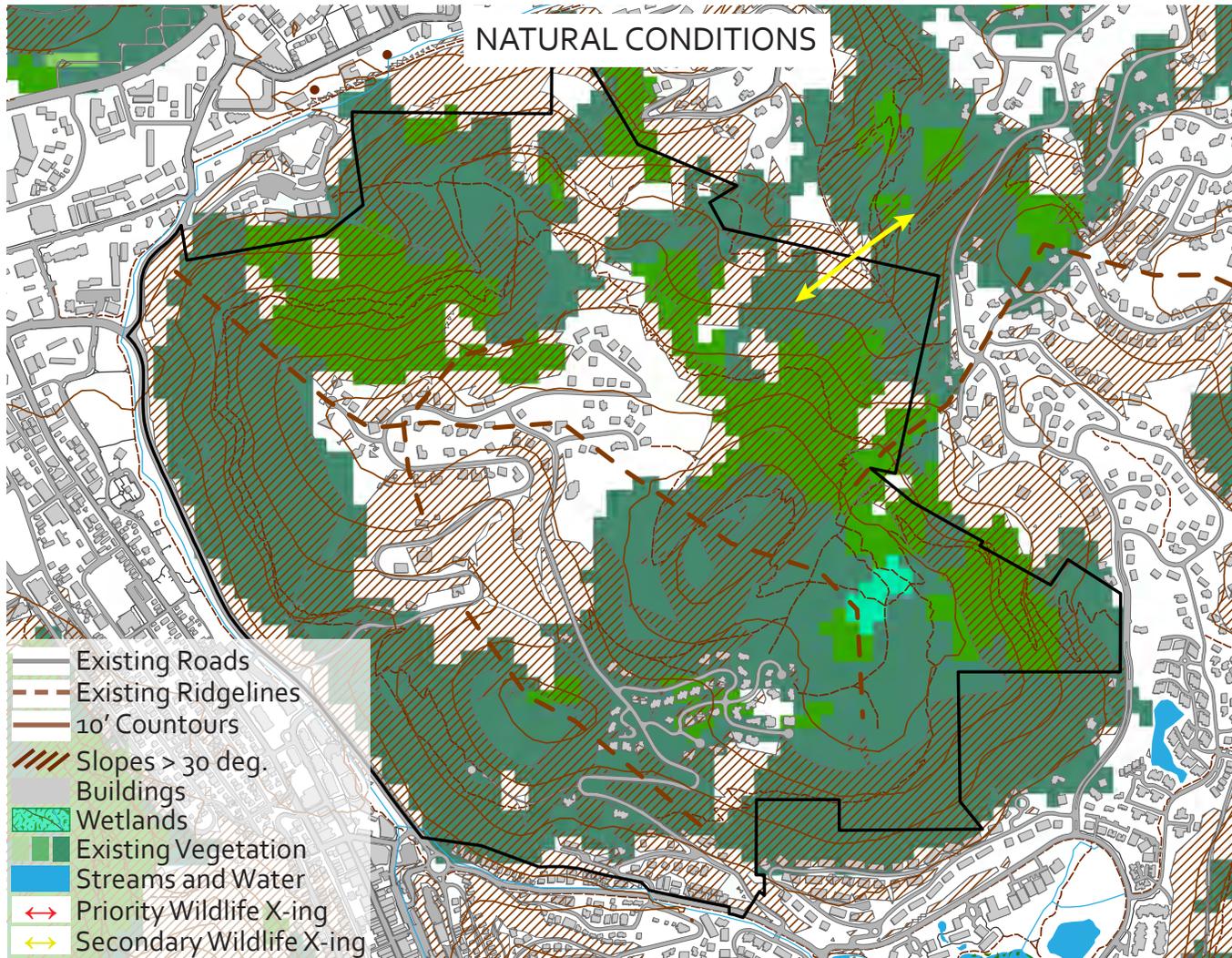
Neighborhood 9: Quinn's Junction



# NEIGHBORHOOD 6: MASONIC HILL

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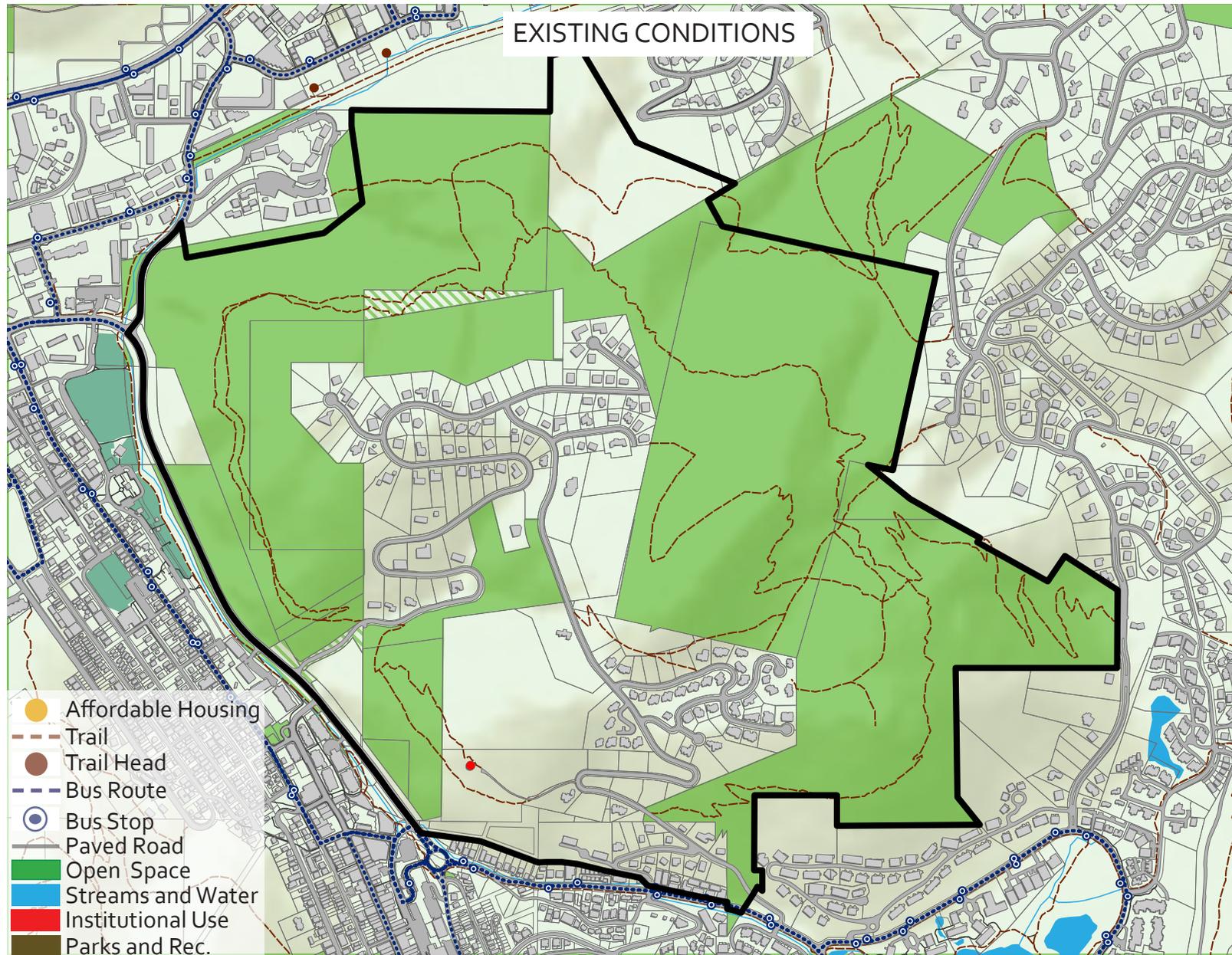
# MASONIC HILL

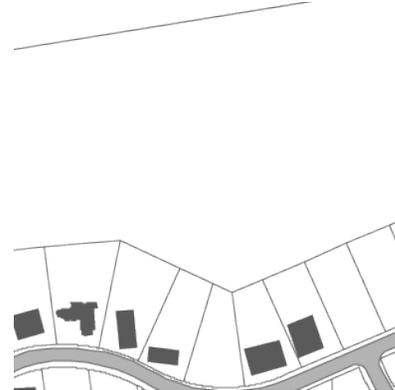


6

Total Area (sq. miles)	.97 square miles
Total Area (acres)	622 acres
Total Units	267
Unbuilt Units	69
% of Total PC Units	3%
Average Density	3.03 units per acre
Range of Density	0.23 - 27.1 units per acre
Population	267
Population Density	275 people per square mile
Housing Type	Single Family and Multifamily
Historic Sites	None
Affordable Housing	None

Occupancy	43% Primary residence 28% Owner-Occupied 16% Renter-Occupied
Neighborhood Icons	Hiking Trails Views of Old Town Water Tank
Parks	None
Open Space	Gamble Oak, Hope-White Acre, Solamere, Aerie, Mellow Mountain, April Mountain
Trails	Lost Prospector Trail
Walkability	Low due to no internal amenities, yet proximity to Main Street maintains moderate walkability.





The built environment within Masonic Hill range from large single family lots to more dense multifamily development. The multifamily units are clustered closely together surrounded by open space. The established pattern within Masonic Hill is influenced most by the area that has not been developed. Open space surrounds the single family and multifamily units. The majority of built units backup to protected open space.

**5.1 Masonic Hill: A natural conservation neighborhood.**

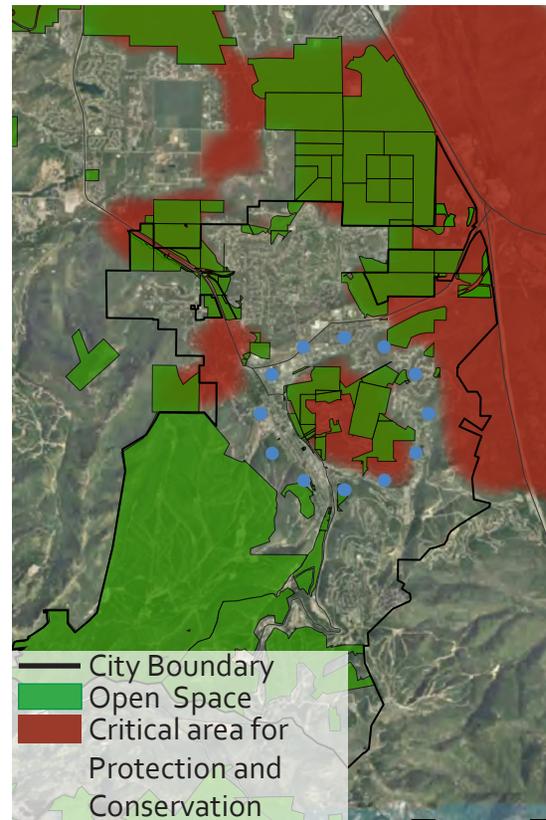
The future of the Masonic Hill neighborhood will not look very different than today, with the exception of being further camouflaged into the existing landscape. The neighborhood exists central to the entire city, tucked into the side of Masonic Hill and surrounded on all sides by open space. The neighborhood is the smallest in size, approaching one square mile. In 2011, there were 267 built units with 69 vacant lots. The average units per acre is low at 3.03 units per acre within the subdivision.

The neighborhood’s central location combined with the vast amounts of open space has maintained one of the neighborhoods primary original functions as wildlife habitat. The open space provides sufficient wildlife habitat within the landscape

dominated by scrub oak and sage, typical of dry upland vegetation. The area is frequented by deer, elk, and moose.

The neighborhood, in its entirety was identified as critical area for protection and conservation within the February 2011 Natural Resource Inventory Study.<sup>1</sup> By protecting the native vegetation in the area, plants will continue to play their crucial role in the ecosystem: filtering air and water, preventing erosion, and providing essential habitat (food, water, and shelter) for wildlife.

As the neighborhood continues to evolve, special guidance through incentives and restrictions should be put in place to manage the neighborhood as a natural conservation neighborhood. Programs to be considered which result in preserving the natural vegetation of the



The 2011 Natural Resource study identified the entire Masonic Hill neighborhood as “critical area for protection and conservation”. The neighborhood is surrounded by open space and is utilized by wildlife for habitat.

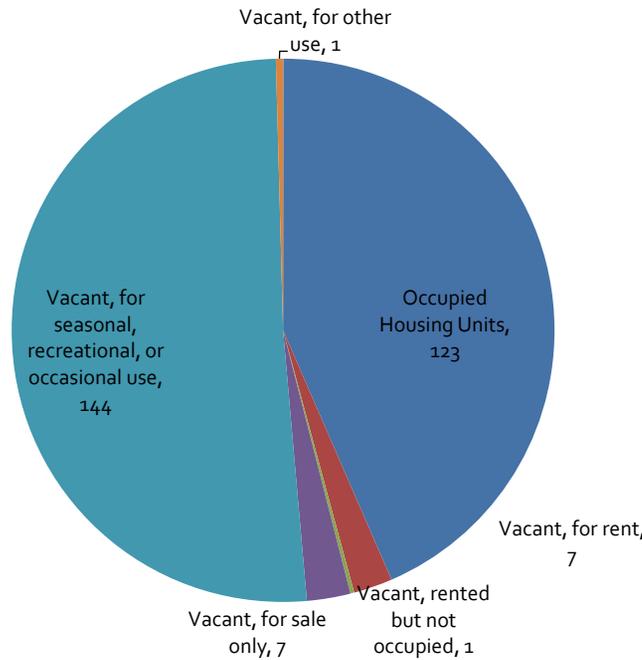
area, including strict limits of disturbances, prohibiting tall fencing, adopting building pads, and incentives to plant native vegetation. Also, wildfire mitigation should be introduced to prevent future wildfires in the extremely high risk neighborhood.

**5.2 Masonic Hill: A neighborhood dominated by second homes and primary residents.**

There has always been a mix of full-time and part-time residents in the Masonic Hill neighborhood. During the 2010 census, the Masonic Hill neighborhood had 51% seasonal ownership and nightly rental was not allowed. To maintain this neighborhood as a quiet, low traffic residential neighborhood, the restriction on nightly rentals should remain.

As a critical area for protection and conservation, this neighborhood is not appropriate for additional density. In this context, lockouts and accessory dwelling units should be prohibited. The Masonic Hill neighborhood provides a viable option for those who chose to have a second home in Park City,

close to the resorts, within a quiet, conservation neighborhood. Affordable housing opportunities in this neighborhood should take the form of deed restricting entitled single family and multifamily units.

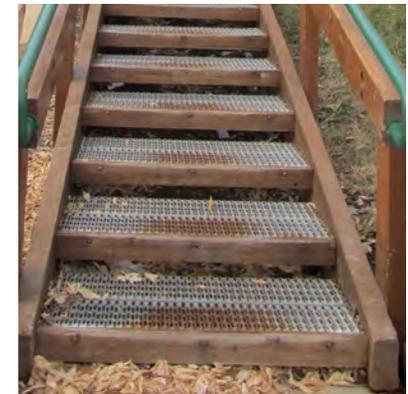


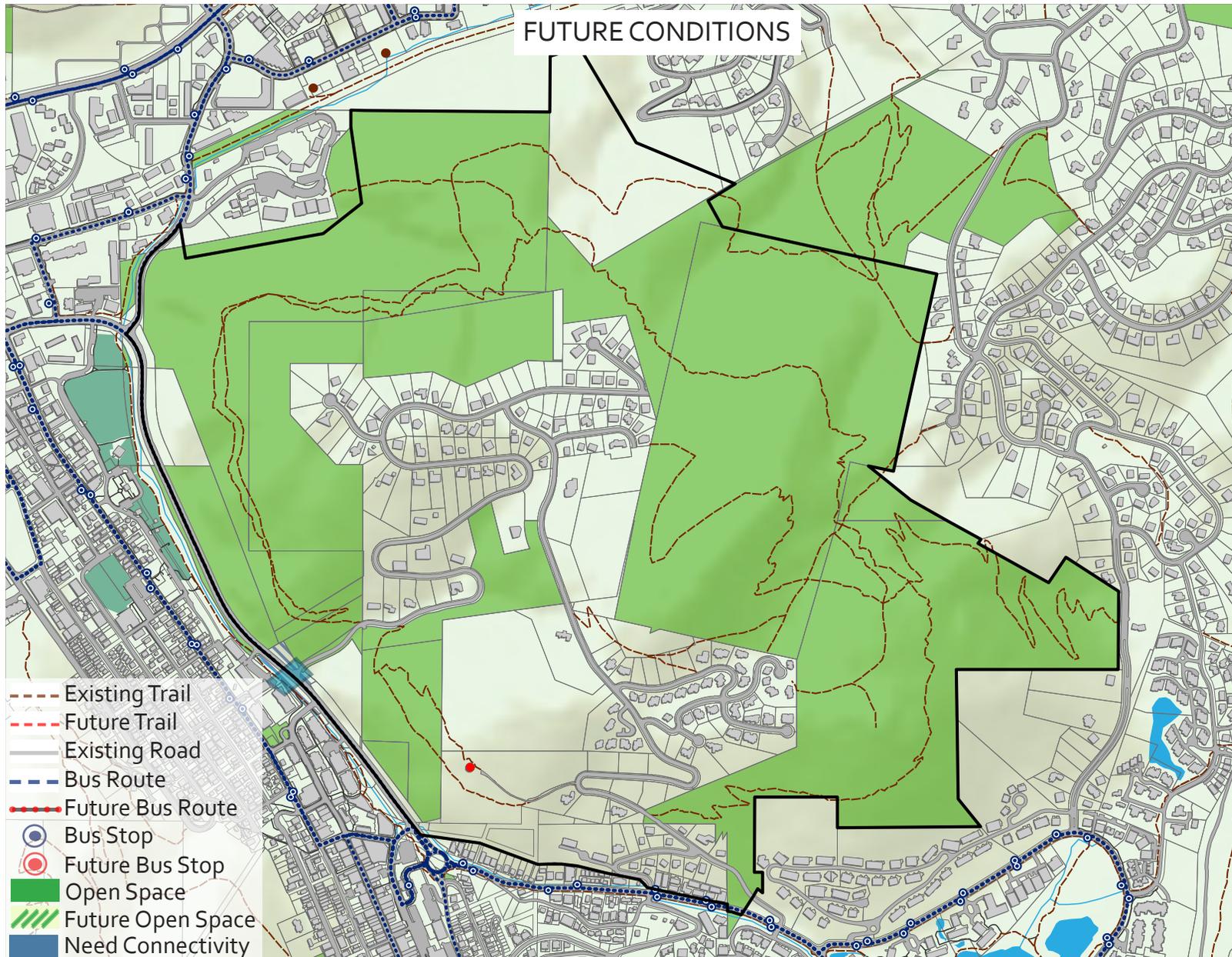
and the lack of pedestrian improvements. Within future improvements for walkability and connectivity, improved connectivity should be explored. The possibility of a neighborhood staircase or a safe pedestrian crossing should be considered to increase connectivity between Masonic Hill and Old Town. In terms of trail connectivity, the neighborhood is exemplary with trails leading to Deer Valley, Prospector, and beyond.

<sup>1</sup>Bowen Collins & Associates, Inc.

**5.3 Masonic Hill: Improve pedestrian connectivity to Old Town.**

The Masonic Hill neighborhood is in close proximity to Old Town but is disconnected due to the state highway dividing the two (2) neighborhoods



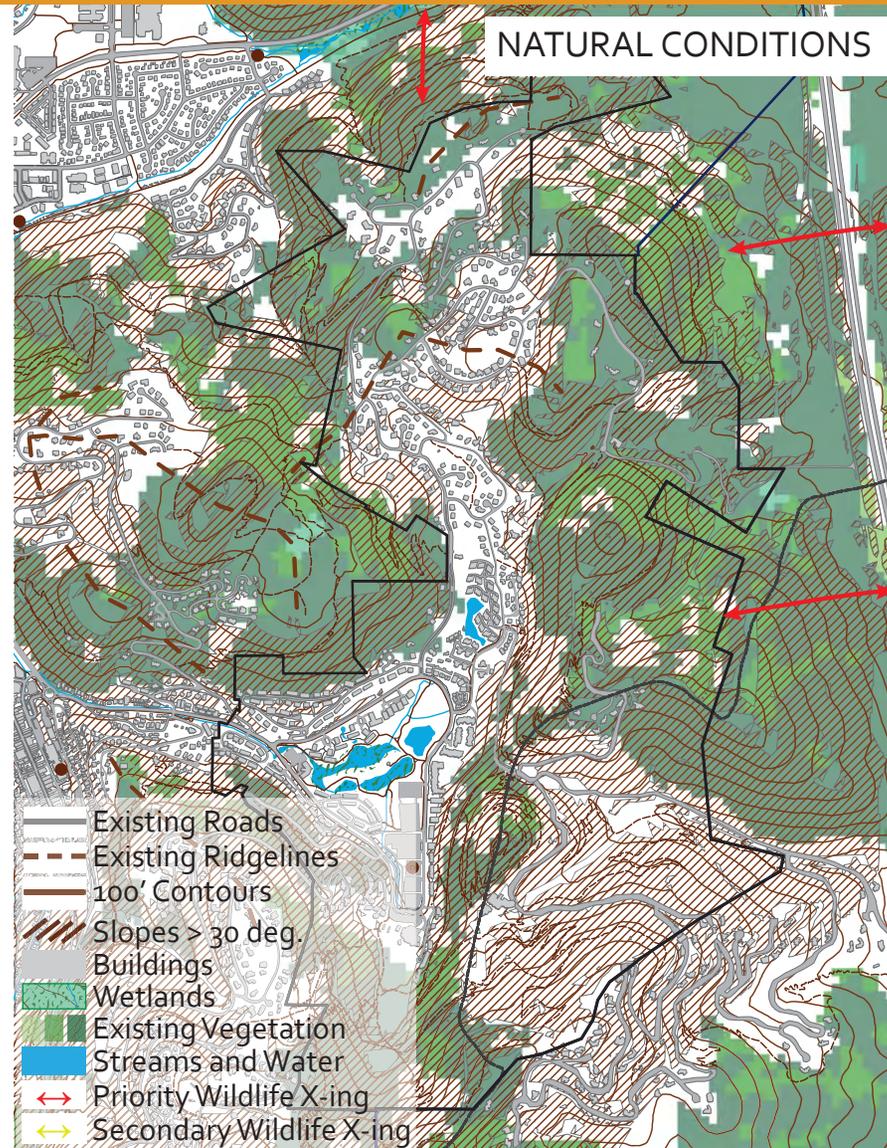




# NEIGHBORHOOD 7: LOWER DEER VALLEY

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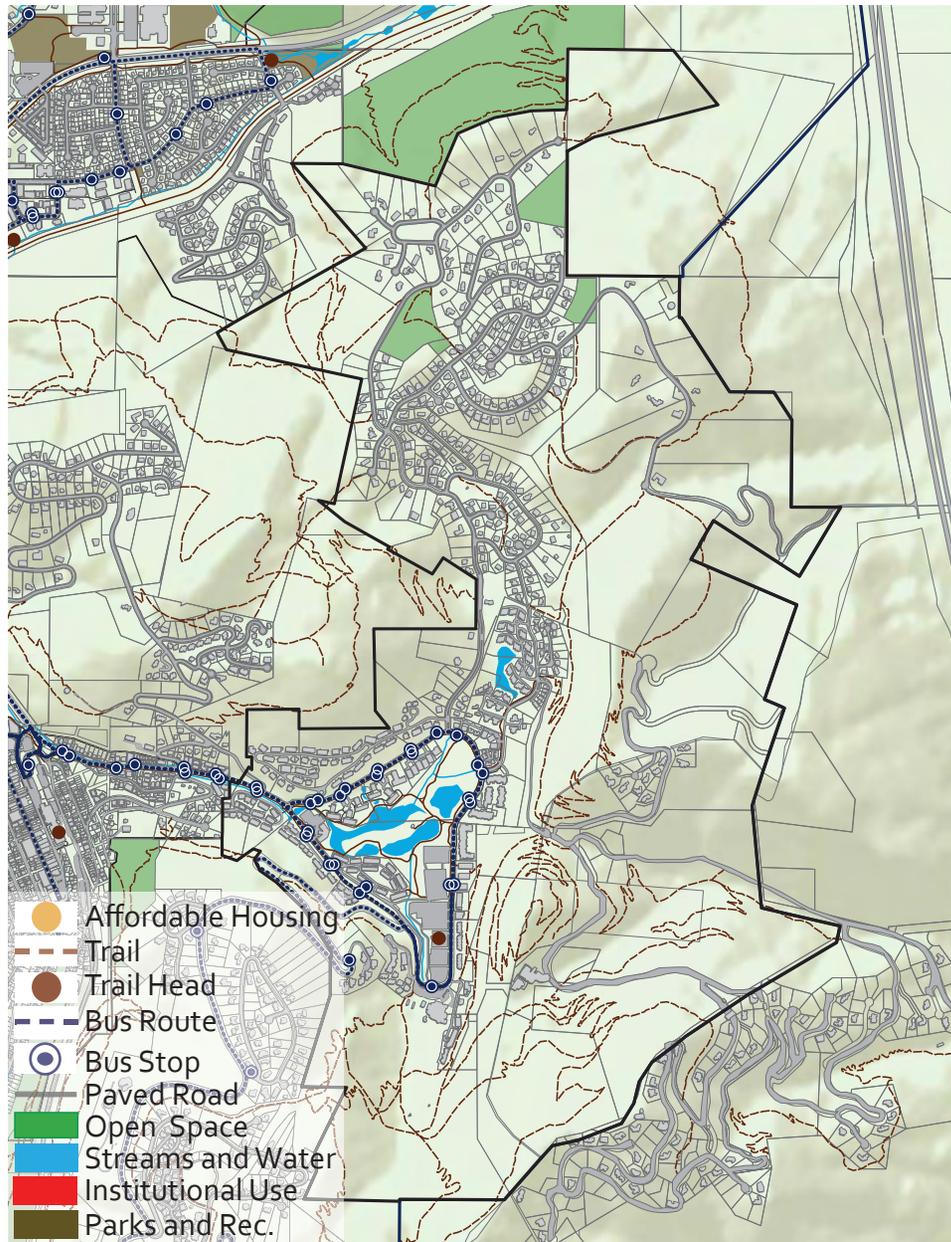
# LOWER DEER VALLEY

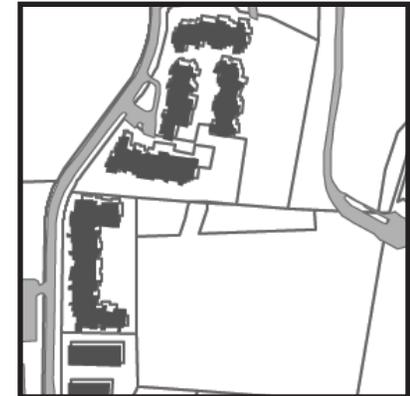
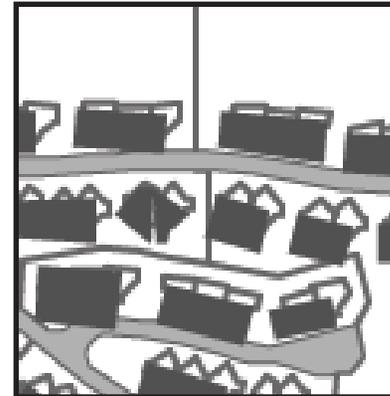
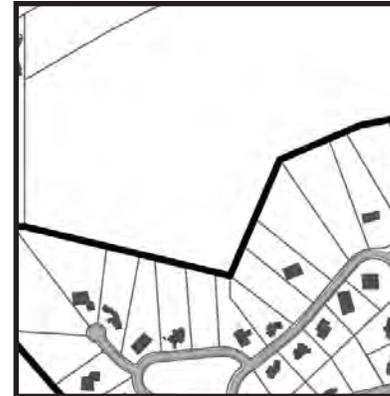
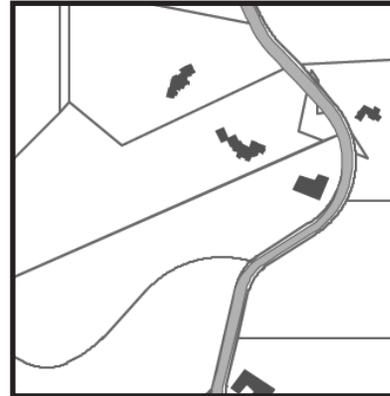


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Total Area (sq. miles)	1.93 square miles
Total Area (acres)	1,233 acres
Total Units	849
Unbuilt Units	338
% of Total PC Units	9%
Average Density	3.22 units per acre
Range of Density	0.18 - 33.3 units per acre
Population	239
Population Density	124 people per square mile
Housing Type	Single Family and Multifamily
Historic Sites	None
Affordable Housing	St. Regis (2)

Occupancy	13% Primary Residence 11% Owner-Occupied 2% Renter-Occupied 84% Seasonal
Neighborhood Icons	Deer Valley Ski Resort Snow Park Lodge Solamere Swim & Tennis Club
Parks	None
Open Space	
Trails	Many single track trails surrounding Lower Deer Valley connecting to adjacent neighborhoods.
Walkability	Low due to few amenities in the neighborhood.





Large estate lots exist along the eastern edge with specified limits of disturbance on building pads within Morning Star Estates. The northern edge is dominated by single family homes on larger lots. As development approaches the resort base, it takes the form of dense multifamily units.

**7.1: Lower Deer Valley:  
A resort neighborhood  
catering to second homes  
and nightly rentals.**

Lower Deer Valley is a resort neighborhood with a mix of resort-oriented housing opportunities and visitor amenities. The area is dominated by multifamily condominiums, making second home ownership and nightly rental easily manageable from afar with the common areas managed by HOAs. Single family homes exist along the northern edge of the neighborhood within Solamere, Morning Star, Hidden Oaks and Hidden Meadows subdivisions. In 2010, only 239 Parkites (3% of the total PC population) resided within the Lower Deer Valley neighborhood.

Future planning in the neighborhood should be directed toward maintaining the world-class resort



experience. Deer Valley prides itself on offering an exceptional skier experience and this mentality of providing exceptional quality is shared by the surrounding residential community. With on-call resort transportation, private tennis courts, and ski-in/ski-out options, the visitor

experience is at the forefront of resort-oriented planning decisions.

The aesthetic experience of arriving at Deer Valley should be preserved. Deer Valley Drive is a transition area between historic Old Town and the relatively new

Resort. Maintaining cultural resources along Deer Valley Drive should be a priority, especially preservation of the few remaining miner's homes. New development should not overwhelm the historic resources.

**7.2: Lower Deer Valley:  
Future development of the  
parking lots and Transfer of  
Development Rights (TDR)  
receiving zone**

The Snow Park parking lots were allotted 210 residential unit equivalents and 21,890 square feet of commercial development within the Deer Valley Master Planned Development (MPD) in 1977. The Snow Park site area consists of 14.93 acres. The MPD set parameters for height ranging from 28 feet to 45 feet. The future development of the parking lots at Snow Park will have a tremendous influence on the character of the Lower Deer Valley neighborhood. The opportunity exists for a true "village" base area to be built complementary to the surrounding multifamily condominiums set around the periphery of the parking lots.

The Deer Valley MPD

requires approval of a Conditional Use Permit (CUP) prior to building the Snow Park Development. The future CUP will be reviewed for compatibility, mass, and scale; however, it does not have any flexibility to adjust the parameters of the MPD in terms of height and building pads. To ensure the best design to protect view corridors and improve circulation, additional flexibility for height and building pads is likely to be necessary. As the last large development to be built in the lower Deer Valley neighborhood, compatibility, view corridors, circulation, and connectivity is a priority for the future design.

The Snow Park parking lots were identified as an appropriate receiving zone for Transfer of Development Rights (TDR) credits during the creation of the TDR ordinance in 2010. With only 21,890 square feet of



allowed commercial pending within the Snow Park sites, allowing TDR credits to be utilized in this area could add to the Après Ski experience of dining and shopping, while providing an opportunity to divert load-out traffic at the end of the ski day. Increased shopping - especially high-

end retail - could develop within the base area. It would also give the residents staying within the Lower Deer Valley increased local amenities that improve overall walkability and visitor experience.

### 7.3: Lower Deer Valley: A host for major events.

The Lower Deer Valley area plays a significant role in hosting major events at the Deer Valley Resort. Some quintessential events, including the NORBA mountain bike races and World Freestyle Championships, have drawn crowds from afar. These events support the greater resort/hospitality industry throughout the City. As events continue to evolve, the City should work closely with Deer Valley to ensure a stress-free visitor experience due to thorough event planning and logistics.



### 7.4: Lower Deer Valley: Improved traffic flow and emergency egress to I-40.

Essential to the continued success of Deer Valley is the ongoing collaboration between the City and Deer Valley Resort to manage traffic flows in and out of Deer Valley Drive. As the base area and surrounding neighborhoods build out, it is essential that priority be given to alternative modes of transportation to encourage less dependency on personal automobiles and greater use of public transportation. Alternatives should be studied and implemented with a goal of connectivity between the resort, Main Street, and the Swede Alley transit center.

Emergency management concerns for the Deer Valley area must be resolved to create alternate routes for evacuation if Guardsman Pass and/or Deer Valley



Drive became impassible. The City should work with surrounding subdivisions to come to agreement on utilization of private roads in the case of an emergency. Safe egress connections between Lower Deer Valley and SR 248 and SR 40 must be maintained.



**7.5: Unique housing opportunities for employees and athletes.**

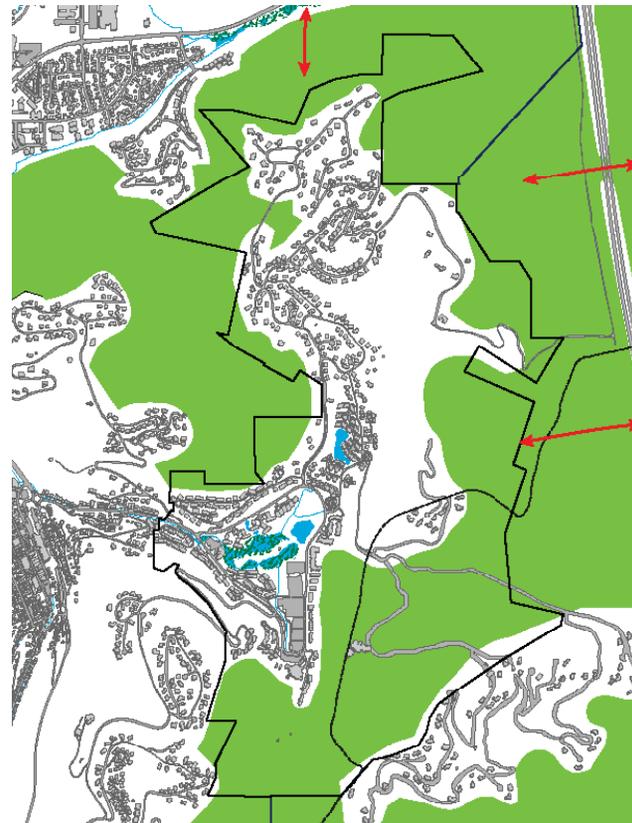
Deer Valley is committed to employee housing. Opportunities should be explored to provide additional workforce and/or affordable housing within the development of the Snow Park parking lots. Public/private partnerships in affordable housing in this area could go a long way to bring the City closer to meeting its workforce housing goals and decreasing Vehicle Miles Travelled(VMT).

As a world class recreation resort, opportunities should also be considered for athlete housing. The United States Ski Association (USSA) has made Park City its home, with the mogul and freestyle training at Deer Valley. If Deer Valley Resort were interested in building athlete housing, the City should consider an amendment to the MPD.

**7.6: Lower Deer Valley: A soft edge shared by recreation enthusiasts and wildlife.**

The edge of Lower Deer Valley includes Solamere, Morning Star, Hidden Oaks, and Hidden Meadows subdivisions. These less dense neighborhoods are defined by the hillsides, surrounding open space, and magnificent views. Trails connect this area to the rest of Park City, including Park City Heights, Prospector, Masonic Hill, and Quinn's Junction.

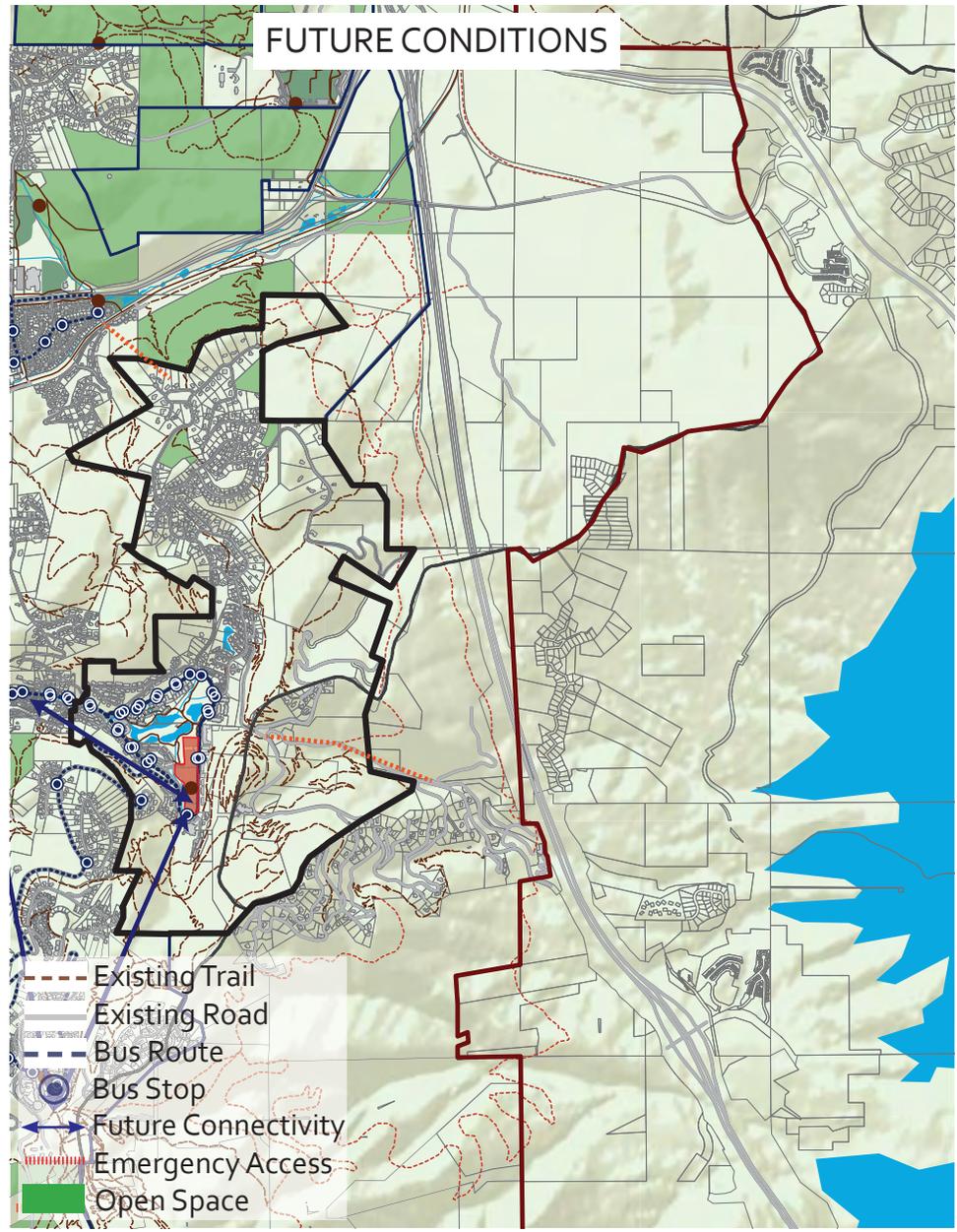
The neighborhoods along the edge of Lower Deer Valley should evolve as conservation neighborhoods, protecting the native vegetation and wildlife corridors. The City should adopt landscaping and irrigation incentives to make preservation of the natural vegetation common practice. Support for local



The natural edge surrounding Lower Deer Valley connects with the edge of Upper Deer Valley, Masonic Hill, and Quinn's neighborhoods, preserving wildlife corridors and trail connectivity.

renewable energy sources (solar and wind) within the neighborhood should guide amendments to HOAs and installation of renewable utilities. Future site design for buildings and driveways should consider orientation to the sun to prevent the need for heating roofs and

driveways. In addition, new community garden space should be located within common areas of subdivisions to allow neighbors to grow food locally, while learning tips and tricks for improving their harvest in this often challenging growing season!





**7.7: The aesthetic of the Lower Deer Valley neighborhood should be preserved.**

The Lower Deer Valley neighborhood is a healthy balance of preserved open space and large building pads. The native landscape

with sage brush and gambel oak are unique to the region. Not only do they provide visitors with a sense of place, but also provide more opportunities to view the local wildlife by protecting their native habitat.

Limits of disturbance should

be maintained to preserve the native landscape. Within the future development of the Snow Park Village, reintroducing native landscaping within open space areas would decrease demand on water while reinforcing the identity of the area.

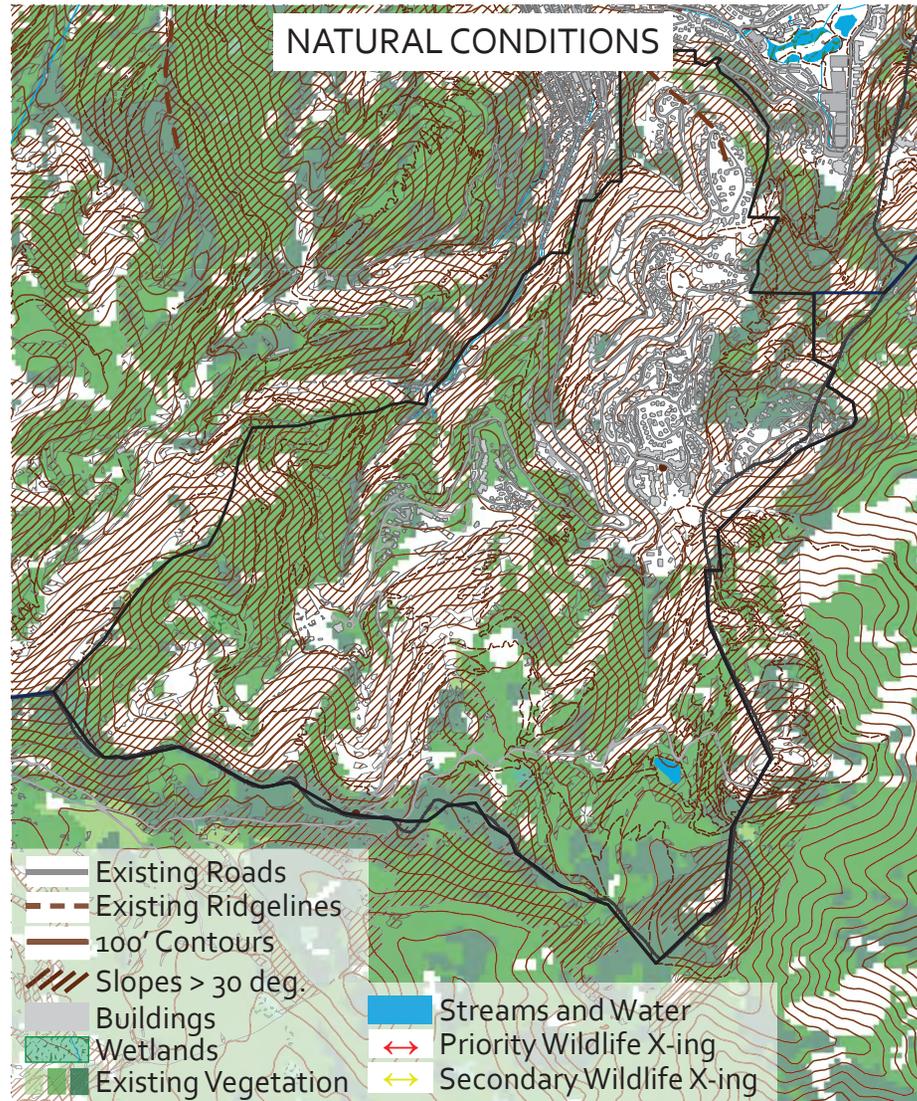
Deer Valley guides the built environment with design standards for new homes. These design standards have created a strong identity for the neighborhood with a mountain timber aesthetic.



# NEIGHBORHOOD 8: UPPER DEER VALLEY



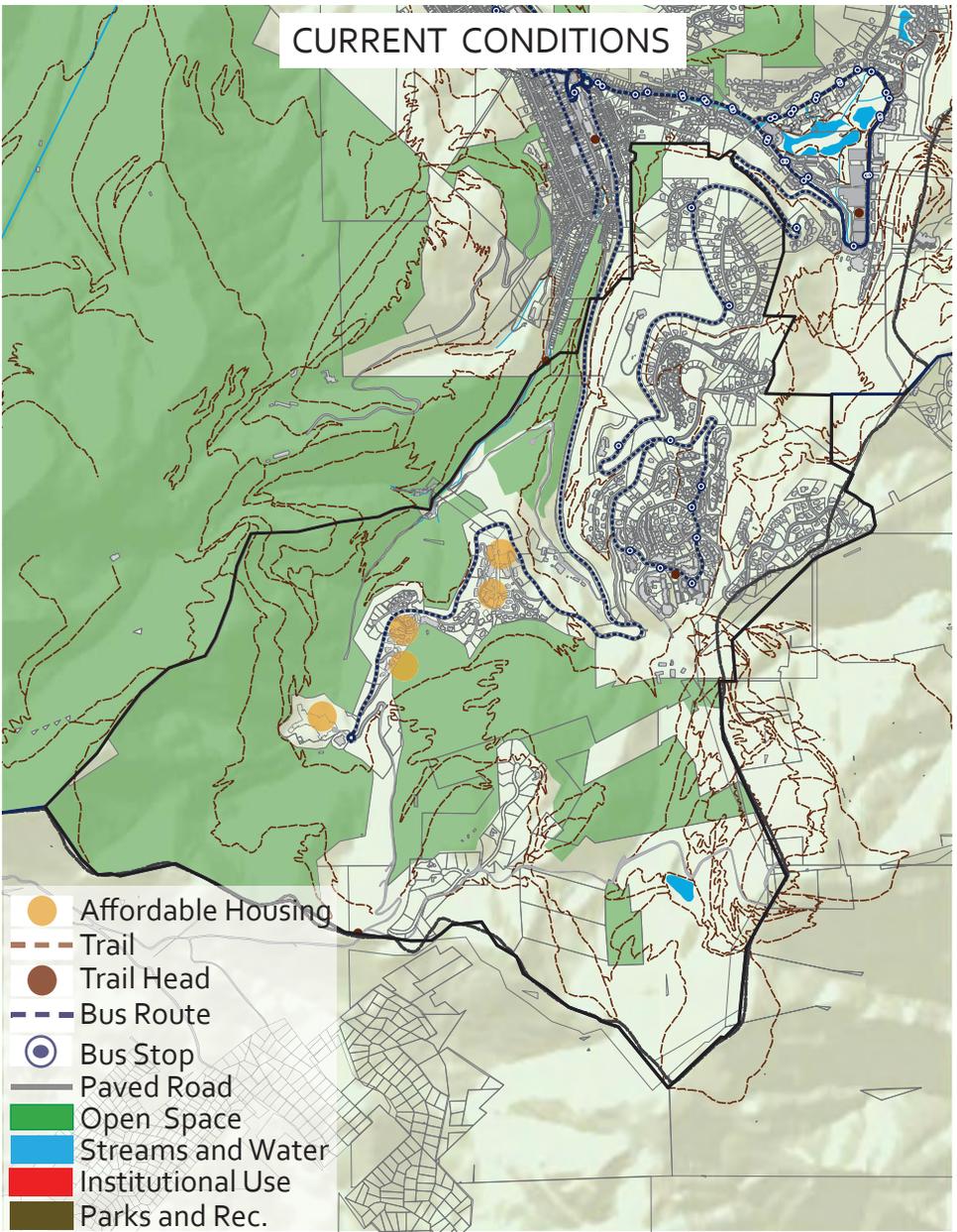
# UPPER DEER VALLEY

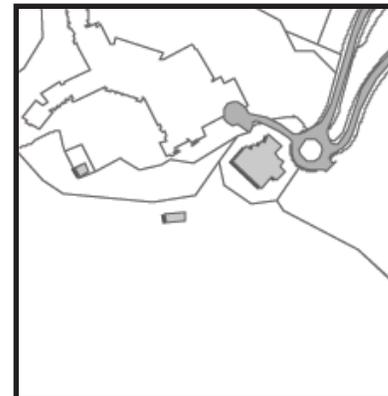


Total Area (sq. miles)	3.82 square miles
Total Area (acres)	2,445 acres
Total Units	1,535
Unbuilt Units	190
% of Total PC Units	16%
Average Density	4.43 units per acre
Range of Density	0.02 - 63.33 units per acre
Population	88
Population Density	23 people per square mile
Housing Type	Single Family, Multifamily, & Hotel
Historic Sites	Mine Sites
Affordable Housing	Grand Lodge Condominiums(1) Silver Strike Condominiums(1) Ironwood at Deer Valley (1) Arrowleaf Lodge Condominium (3) Montage (10) Little Belle (1) Stag Lodge (1) Sterlingwood (1) Mt. Cervin (1) Deer Valley Club (1) Bald Eagle (1)
Occupancy	3% Primary Residence 91% Seasonal Residence 2% Owner-Occupied 1% Renter-Occupied
Neighborhood Icons	Ontario Mine, Deer Valley Resort, Judge Mine Building
Parks	None

Open Space	Conservation Easement covering Ski Area and Lady Morgan
Trails	Extensive trail system throughout
Walkability	Limited seasonal amenities for trip reduction; rubber tire dependent neighborhood

# CURRENT CONDITIONS





The Upper Deer Valley neighborhood was originally owned by private land owners. Development rights were platted within the Deer Valley Master Planned Development and the Flagstaff Development Agreement to create a limited number of single family homes as well as clustered multifamily and hotel development. Development clusters exist within pods, framing each pod with recreation open space.

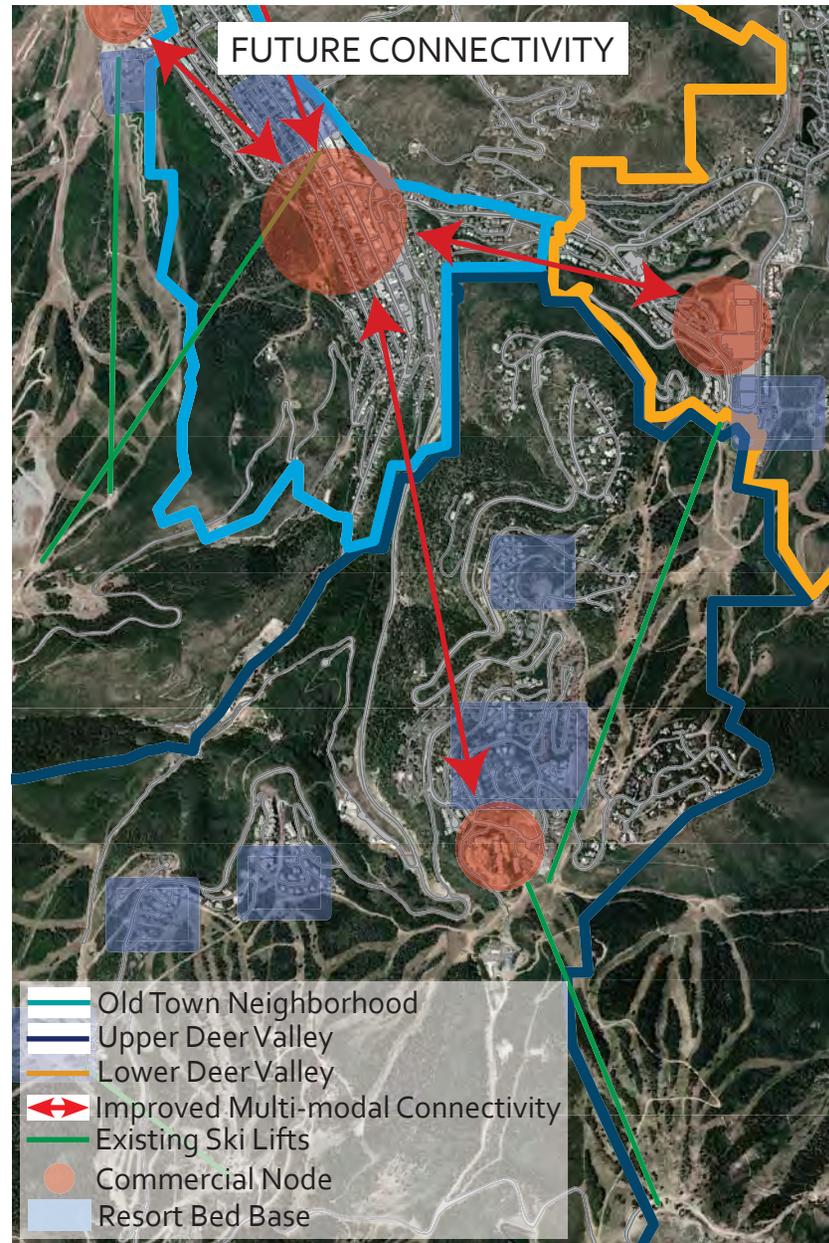
### 8.1: Upper Deer Valley: Connected to the heart of the City

Upper Deer Valley is Park City's most remote neighborhood. It is located in the southern portion of the City, on the mountainside surrounding the Deer Valley Resort. The area is accessed by vehicles through Royal Street and Marsac Avenue. The extensive single track trail system creates great mountain bike access during the summer months.

Improved connectivity to decrease vehicle miles traveled and connect this remote neighborhood to the rest of town would be a welcomed opportunity. A future transportation alternative could connect the Upper Deer Valley neighborhood to Old Town's Main Street creating increased connectivity between the two neighborhoods. This new



transportation alternative between the existing bed base and historic commercial district would synergize the two neighborhoods with increased sales and reservations.



## 8.2: Upper Deer Valley: Home to resort-oriented development.

Silver Lake is the second base area of Deer Valley Resort. The area is home to many well-known Park City condo/hotels, such as Stein Eriksen Lodge, Chateaux at Silver Lake, and Stag Lodge. The Montage and mix of condo/hotel units exist within the development pods of the Flagstaff Development Agreement. The Upper Deer Valley neighborhood is dominated by multifamily and hotel units; however, there are a few single family home subdivisions scattered through out the neighborhood with ski-in/ski-out access. Housing throughout the neighborhood is mainly utilized as second homes and nightly rentals.

Development in this area will continue to occur according to the Deer Valley Master



Plan and the Flagstaff Development Agreement. Housing in this neighborhood will remain oriented toward second-homes and/or nightly rental use.

Future improvements within the area should focus on a comfortable visitor



experience and support the resort economy. Efforts to increase the year-round demand on the available bed base in Upper Deer Valley should continue. Moreover, expanding summer activities at the resort base could initiate increase demand on lodging year-round.

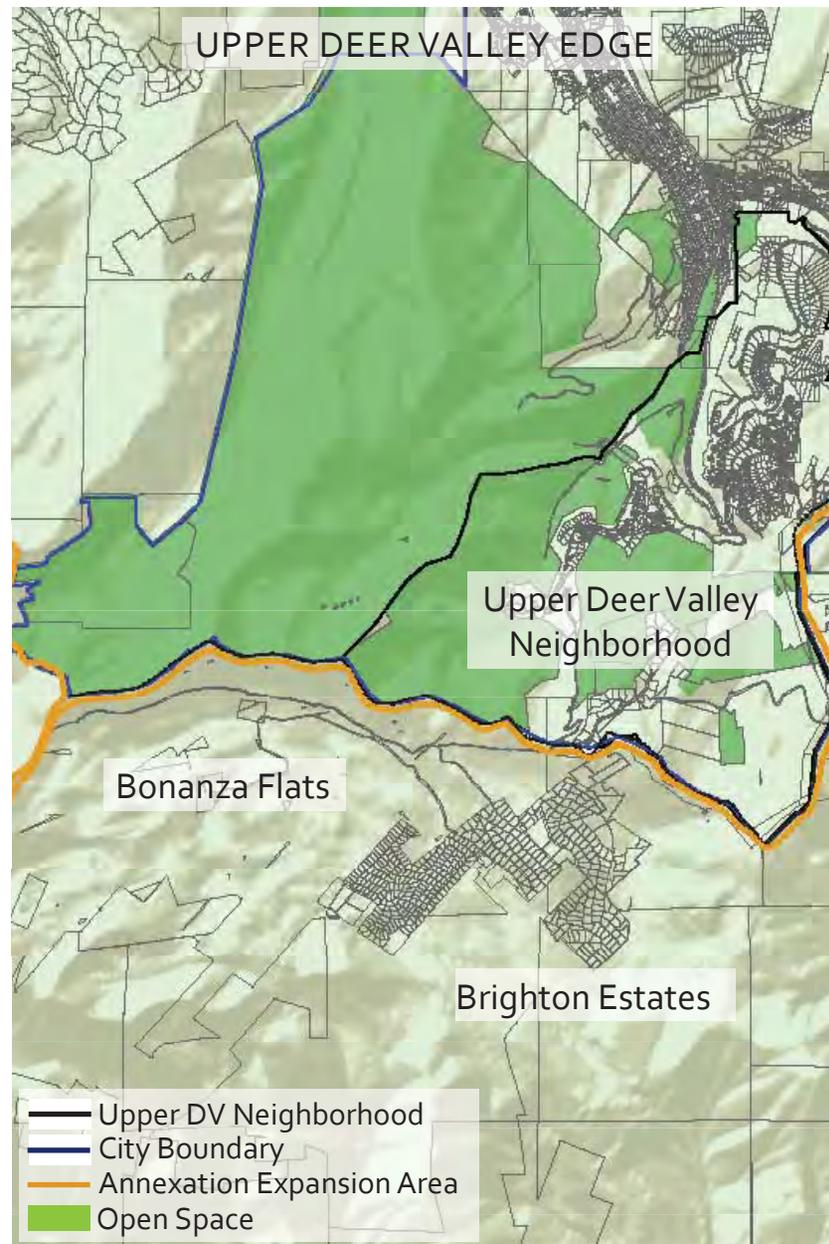
### 8.3: Upper Deer Valley: A neighborhood surrounded by open space.

The Flagstaff Area is located at the higher reaches of the Upper Deer Valley neighborhood. Much of this area has been placed under conservation easements creating a greenbelt of open space around the area. Single track trails throughout the entire area connect Upper Deer Valley to Lower Deer Valley, Old Town, and the Resort Center neighborhoods; as well as the greater Wasatch mountains. In the summer it is possible to take SR 224 to Big Cottonwood Canyon (the roads are not plowed in the winter).

Two platted developments exist within Wasatch County on the edge of the Upper Deer Valley neighborhood. Bonanza Flats is tied to the Flagstaff Development Agreement and the

limitations provided for in the Flagstaff Development Agreement. The Bonanza Flats subdivision includes plans for 260 residential units. Brighton Estates is a subdivision consisting of 417 lots. The subdivision is unimproved with only graded and un-paved roadways, no available water, sewer, or electrical services. Housing in the area is primarily in the form of seasonal cabins.

Consistent with the General Plan's goal #1 "Park City will grow inward, strengthening existing neighborhoods while protecting undeveloped land representative of the community's core values from future development"; future expansion of the Annexation Expansion Area to Bonanza Flats or Brighton Estates is unlikely. Due to the remote mountain location and sensitive natural conditions, expansion of resources to this area would be costly and impactful.



#### 8.4 Upper Deer Valley: Environmentally responsible second-homes.

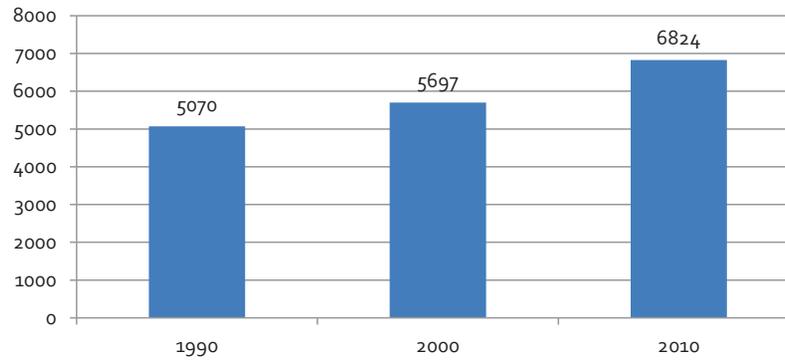
Upper Deer Valley is known for its beautiful mountain homes and condominium units that serve as second homes for the property owner. Homes are designed for comfort and ease during short-term visits to the mountains. Hot tubs, snowmelt systems (driveways and roofs), exterior lighting, etc., often place a large burden on energy consumption when the second homes are left empty.

A study on energy consumption and carbon emissions from second homes in Aspen (Heede, 2007) found that “unoccupied home(s) use as much energy and emits as much carbon dioxide, on average, as a fully occupied home.” This was attributed to the fact that second homes are typically

larger, and, although newer, the amount of appliances and increased comfort systems have proliferated the energy demand. With 91% of Upper Deer Valley’s residential units being seasonal in 2010, it can be assumed that the same energy consumption trend threatens Park City’s

climate mitigation strategies. Future improvements toward increased energy efficiency in second homes and nightly rentals should be sought to counter the issue.

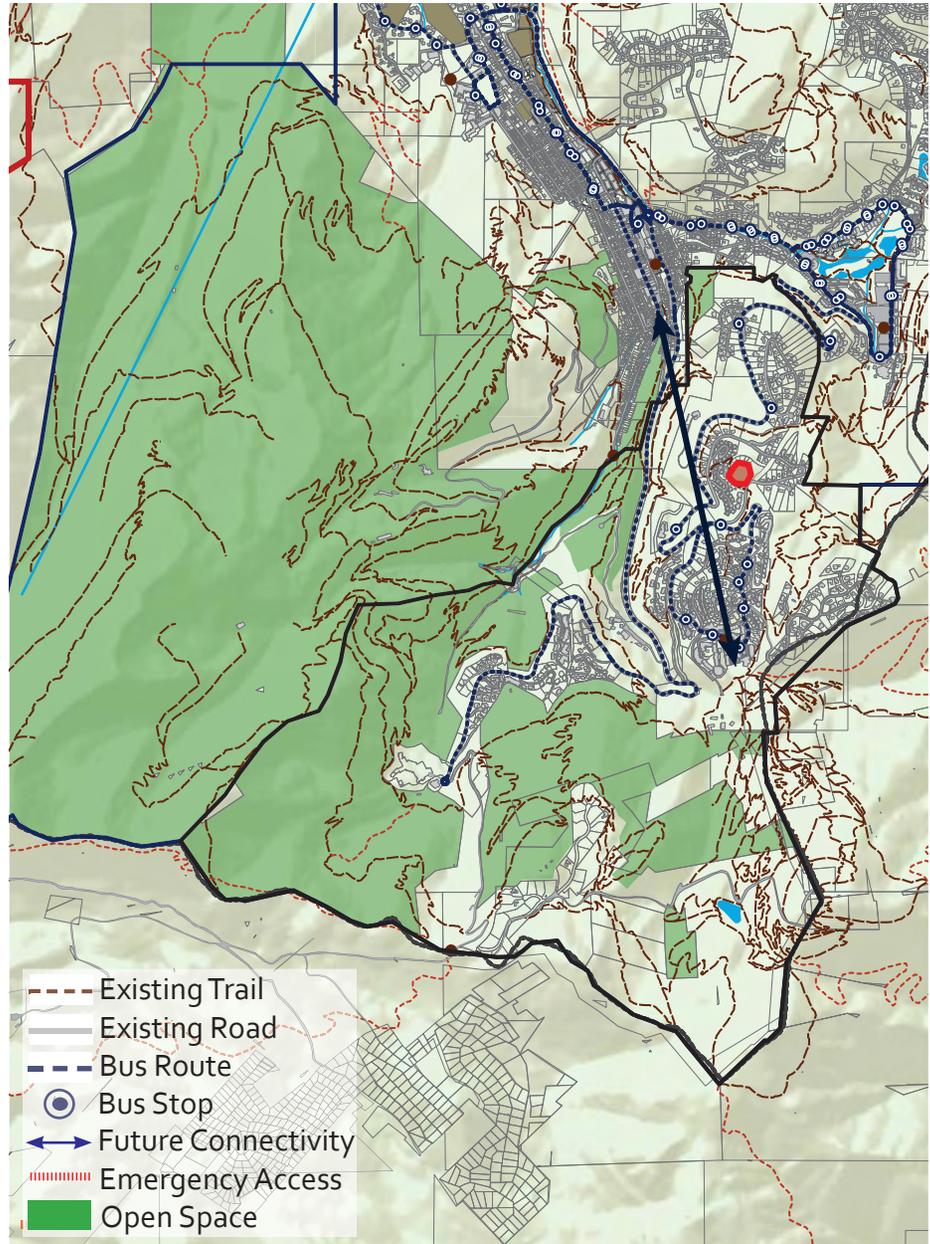
### Average House Size in Park City

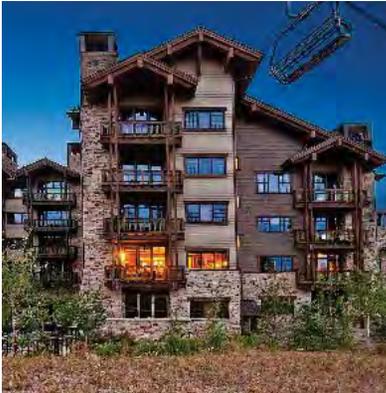


“In a nutshell, the phantom load is the electricity consumed by a device when it is turned off. For example, your television consumes electricity as it waits for you to hit the “on” button on your remote. The clock on your uses up energy 24/7 to keep track of time. Devices that have a phantom load are sometimes called “vampires.” These devices have a hidden energy cost that most people are never even aware of.

Nationally, phantom loads make up about six percent of our energy consumption.”

Berkeley.edu





**8.5: The Aesthetic of the Upper Deer Valley: Grand Scale within the forest.**

Mass and scale in Upper Deer Valley differs greatly from the rest of town. Grand entry ways, exposed post and beam construction, large retaining walls, and

taller than normal buildings are repeated design characteristics throughout the neighborhood. Massing does not overwhelm the visitor due to articulation within the building form, including stepped facades, decks, and roof design.

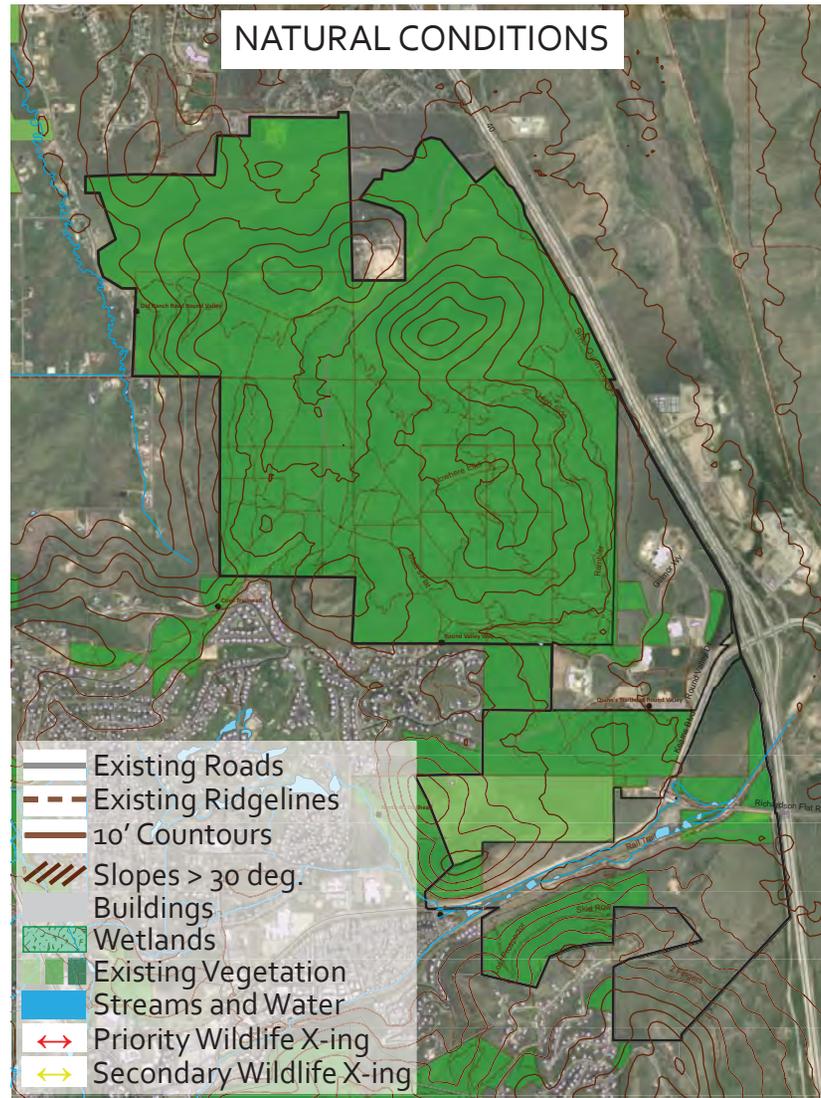
The natural setting in which the Upper Deer Valley neighborhood exists creates a powerful aesthetic for visitors. The aspen groves and evergreen forests act as natural shields to hide dense development. As future projects within the neighborhood build out,

preservation of the natural setting will be vital to maintaining the aesthetic of the neighborhood. Buffers of native landscaping should be introduced within new development to recreate the natural shield that defines the neighborhood.

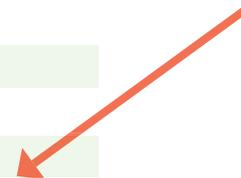


# NEIGHBORHOOD 9: QUINN'S JUNCTION

# QUINN'S JUNCTION



Total Area (sq. miles)	square miles
Total Area (acres)	acres
Total Units	
Unbuilt Units	
% of Total PC Units	%
Average Density	3.22 units per acre
Range of Density	0.18 - 33.3 units per acre
Population	
Population Density	people per square mile
Housing Type	Single Family and Multifamily
Historic Sites	None
Affordable Housing	
Occupancy	None
Neighborhood Icons	National Abilities Center US Ski Association Training Center People's Health Clinic PC Ice Arena and Sports Center IHC Hospital
Parks	Sports Center
Open Space	Round Valley
Trails	
Walkability	Extremely Low. Regional destination with no built housing. Neighborhood is car dependent.



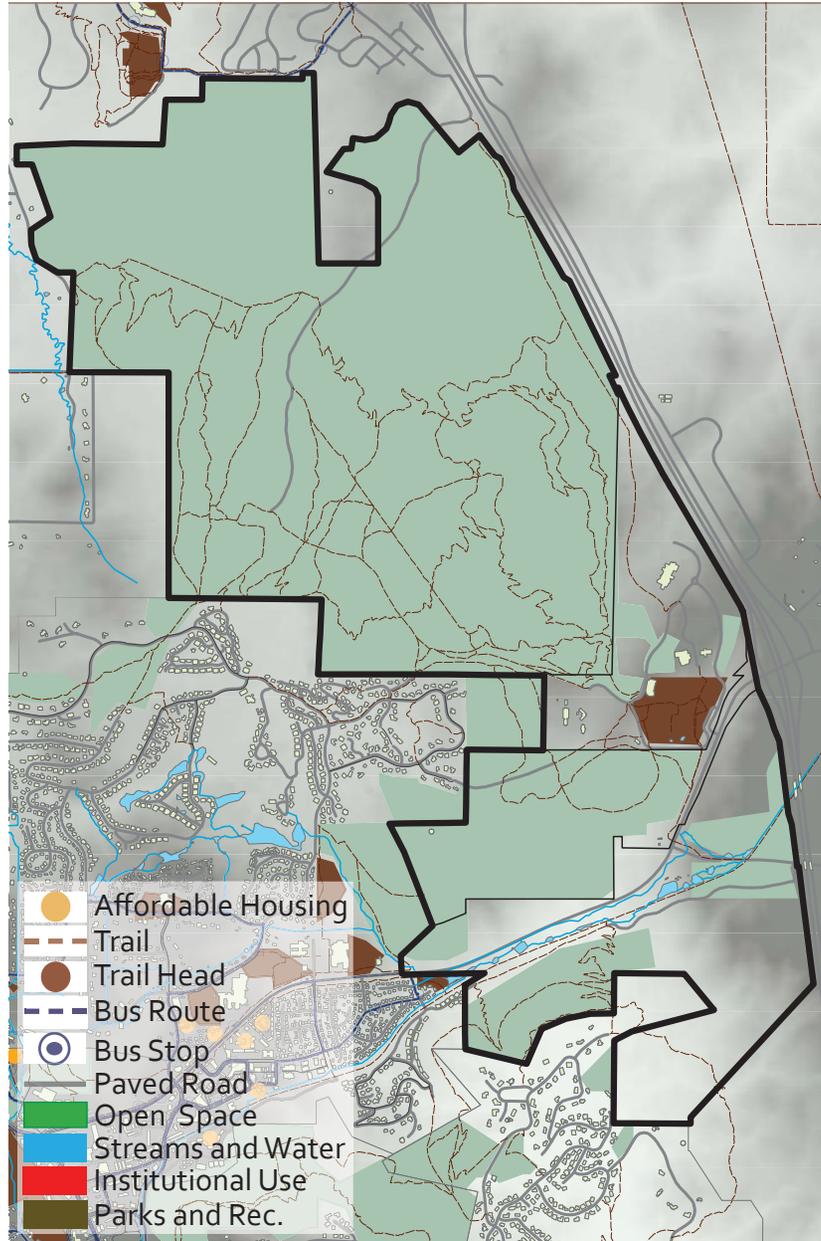




Photo: The Utah Nordic Alliance



Quinn's Junction is dominated by open space with Round Valley as the vast backyard to the existing development. On the north-west corner, regional institutional uses are located on large lots with on-grade parking. Future clustered residential development will occur on the south-west corner within Park City heights.

### 9.1. Quinn's Junction Neighborhood: Regional Planning to guide future development along a City boundary.

Between July 2002 and October of 2004, Park City and Summit County worked together to create a shared land use plan for future development of the area between SR-248 and Highway 40 to the Silver Summit intersection. During the collaborative public planning process, input from stake holders was collected. Also, the planning staff of both entities reviewed the two general plans to identify commonalities. The result of the combined efforts is the Quinn's Junction Joint Planning Commission Principles. On October 11, 2004, the Planning Commission adopted the planning principles with the understanding that the shared principles were not intended to be a formal land

use plan and the adoption of the principle did not modify the general plans or development codes. The stated purpose for the draft principles was to provide a higher level of detail or a greater resolution between the two existing general plans and provide guidance during future amendments to the general plan.

The Quinn's Junction Joint Planning Principles are separated into two categories: Development Densities and Land Use and Development Patterns. The principles are on page \_\_. A map representing the different areas discusses in principles is shown on page \_\_.

The area has evolved since the creation of the 2004 Quinn's Joint Planning Commission Principles. Development over the past decade within Park City includes many institutional uses including IHC Hospital,

PC Ice Arena and Sports Center, the People's Health Clinic, Summit County Health Center, and the United States Ski Association Training Center. The City reviewed two master planned development projects on the south side of SR 248 during this time frame as well. The approved Park City Heights residential Master Planned Development includes 239 new residential units and the Quinn's Junction Partnership Annexation consists of 1 movie studio complex, a hotel with up to 100 rooms, and a retail area. Concurrently, approximately 1365 acres within Round Valley were purchased as open space, preserving the view corridors on the west side of Highway 40 between Silver Summit and Quinn's Junction in perpetuity.

The following Joint Planning Principles recommend development patterns of clustered development

balanced with preservation of open space:

1. Cluster in identified areas and around exiting development maintaining consistency among uses.
2. Public preserved open space and recreation is the predominant existing land use in the study area. Clustered development should be designed to: enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas.
5. Preserve a substantial open space corridor through the study area.

The West side of Highway 40 has built out following the Quinn's Junction Joint Planning Commission

Principles with clustered development at the interchanges and protected open space between the two development nodes. The East side of the highway has followed the same development pattern on the with clustered development at the Silver Summit and the Quinn's Junction interchange, with the exception of protecting the undeveloped land in-between. The City should continue to work with the County to maintain the view corridors along the East side to mirror the preserved open space to the West. The open space of Round Valley protects a wider expanse of land than originally identified within the Quinn's Junction Joint Planning Commission map. The Quinn's Junction Joint Planning Commission Principles map should be amended to reflect the protect lands and to create protected east-west wildlife corridors. Protected wildlife corridors not only prevents

fragmentation of ecosystems but also benefits the community with protected view corridors and sensitive lands and increased low-impact recreational activities. Soil contamination in this area is also of concern and under the jurisdiction of the federal government.

In a agreement called Administrative Settlement Agreement and Order on Consent for EE/CA (Engineering Evaluation/Cost Analysis) Investigation and Removal Action, the Environmental Protection Agency, Region 8 (EPA) published its revised cleanup area for the Richardson Flat Tailings Superfund Site in Park City and Summit County. It is anticipated that

EPA will oversee the development of a cleanup plan to address historic mine tailings in the Silver Creek floodplain, which is on Utah's list of impaired waters due to contamination from cadmium, zinc and arsenic. An EPA cleanup plan would involve design and cost analysis, public comment, implementation and long-term maintenance. Federal law provides that such an EPA cleanup plan would not require state and local permitting.



## Quinn's Junction Joint Planning Commission Principles (2004)

### Development Densities and Land Uses

1. Initial project analysis should commence with a review of property's base density (subtracting wetlands, slopes, wildlife areas, flood plain, etc.)
2. Consider density bonuses for preservation of key open spaces identified in the study area.
3. Density should result in significant public benefits that promote Park City's resort, recreation, tourism and resort-based, second home economy.
4. Highway service commercial / convenience retail and regional/big-box retail commercial will not be considered in/along the Highway 40/SR 248 corridor.
5. A site for institutional development will be considered in the study area with the potential institutional uses limited to: a hospital, educational facility, recreation / sports training facility, or an arts / cultural heritage / history based institution.
6. A limited expansion of the existing light industrial/incubator service commercial uses along the east side of Highway 40 should be considered. Said expansion should be clustered to the greatest degree possible to minimize sprawl and should include re-development / clean-up of existing businesses, land use patterns, circulation, etc., that have been detrimental to the environment, aesthetics, or function of the area. Density incentives would be considered for preservation of key open space areas within the boundaries of the study, particularly those advancing the goals of the study for preservation of the 248 entry corridor. It should be noted that many of the above principles will be further specified by forthcoming amendments to the Snyderville Basin Development Code, which will more serve as the actual governing document for proposals including these types of uses in the study area.
7. Neighborhood Commercial uses will be considered in the Silver Summit area east of Highway 40 and a more limited (in use and overall density) neighborhood commercial node could be considered on the west side of Highway 40. Potential for expansion of these uses may be through density receiving mechanisms to be identified in forthcoming Development Code changes.
8. Recreation and Open Space will be the encouraged use in the Richardson's Flat area. The majority of this area is governed by

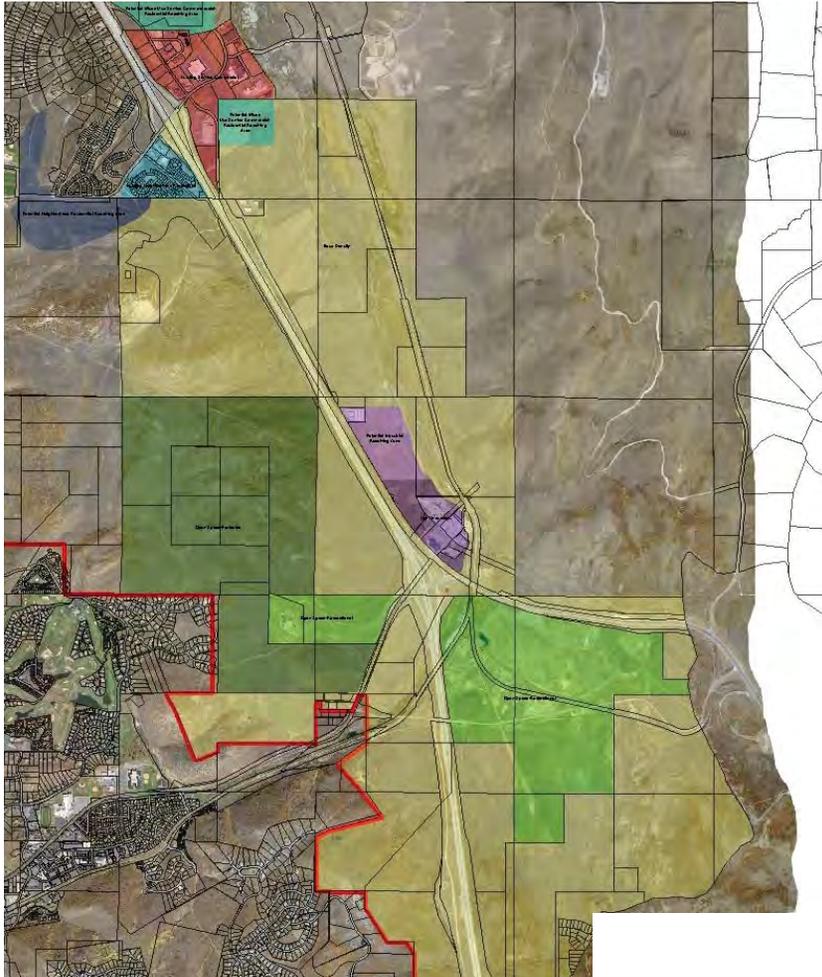
and must be reviewed for consistency with the 1999 Flagstaff Mountain Development Agreement, which stipulates golf course, active recreation, equestrian and preserved open space as allowed uses.

9. Clustered residential development may be considered in areas indicated on the accompanying map of the study area and specified for base density. Initial evaluation of density for projects in the study area shall be based on Summit County Base Density allowances as specified in the Code in effect at the time of application. The maximum density that will be considered in Base Density areas for projects complying with all preferred development patterns and principles will be limited to the densities specified for rural areas in the Summit County Development Code or where applicable the Estate Zoning provisions of the Park City Land Management Code. Code provisions in effect at the time of application will apply. Only potential receiving areas or the parcel identified for potential employee housing in the existing Flagstaff Mountain Development Agreement will be considered at higher densities.

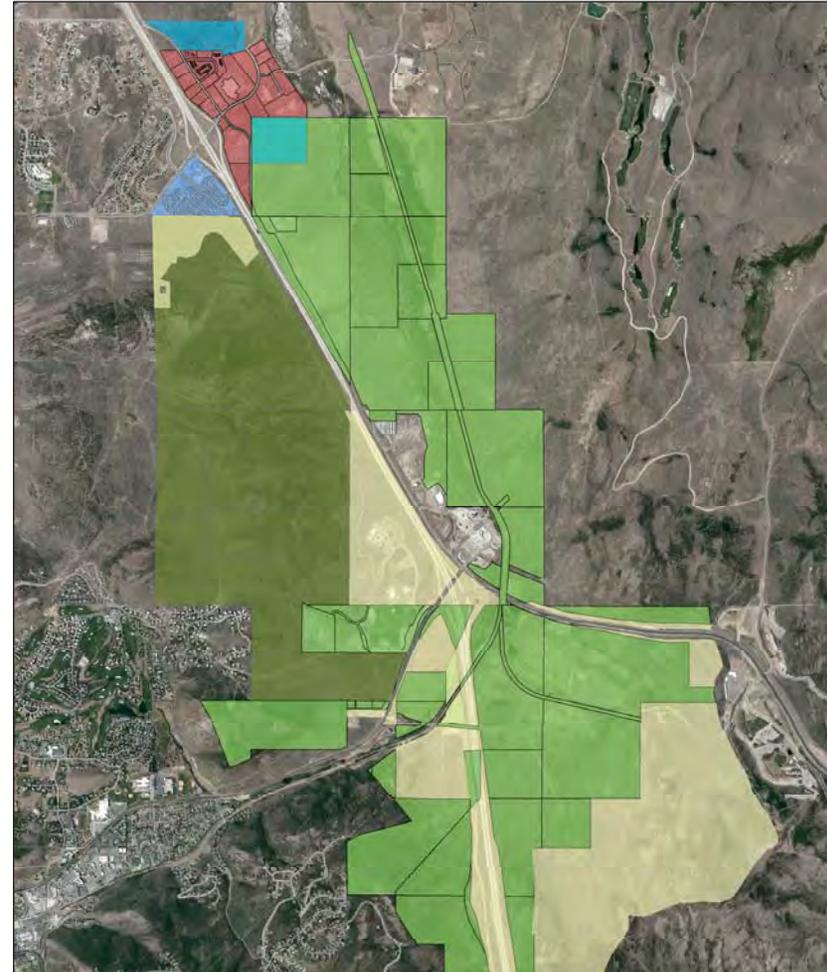
## Development Patterns

1. Cluster in identified receiving areas and around existing development maintaining consistency among uses.
2. Public preserved open space and recreation is the predominant existing land use in the study area. Clustered development should be designed to: enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas.
3. Apply Sensitive Land standards from City and County ordinances for all development design. This includes recreational and institutional development, which should incorporate and preserve important topographical features, natural areas and view sheds, and be of a scale and scope consistent with the primary goal of preserving the function and aesthetics of an important resort entry corridor. Planning efforts for projects in this corridor should continue to involve both City and County staff for input.
4. Large expanses of surface parking areas with high visibility from the entry corridor will not be allowed. Surface parking shall be buffered from the entry corridor and utilize existing topography for screening purposes whenever possible. Sub-surface and well designed structured parking will be encouraged whenever possible.
5. Preserve a substantial open space corridor through the study area.
6. New Development (including institutional and recreational) should be transit-oriented and linked to broader community open space and trail networks.

2004 QUINNS JUNCTION JOINT  
PLANNING COMMISSION MAP

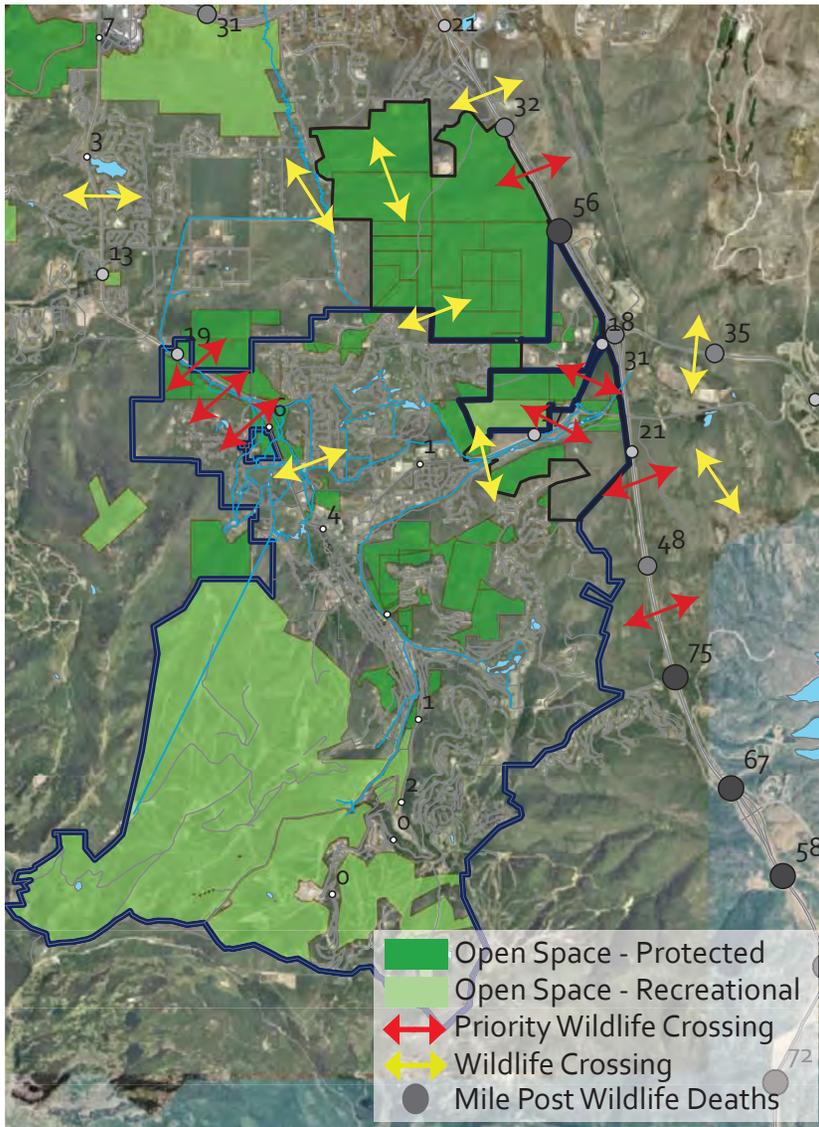


UPDATED QUINN'S JUNCTION  
AREA MAP

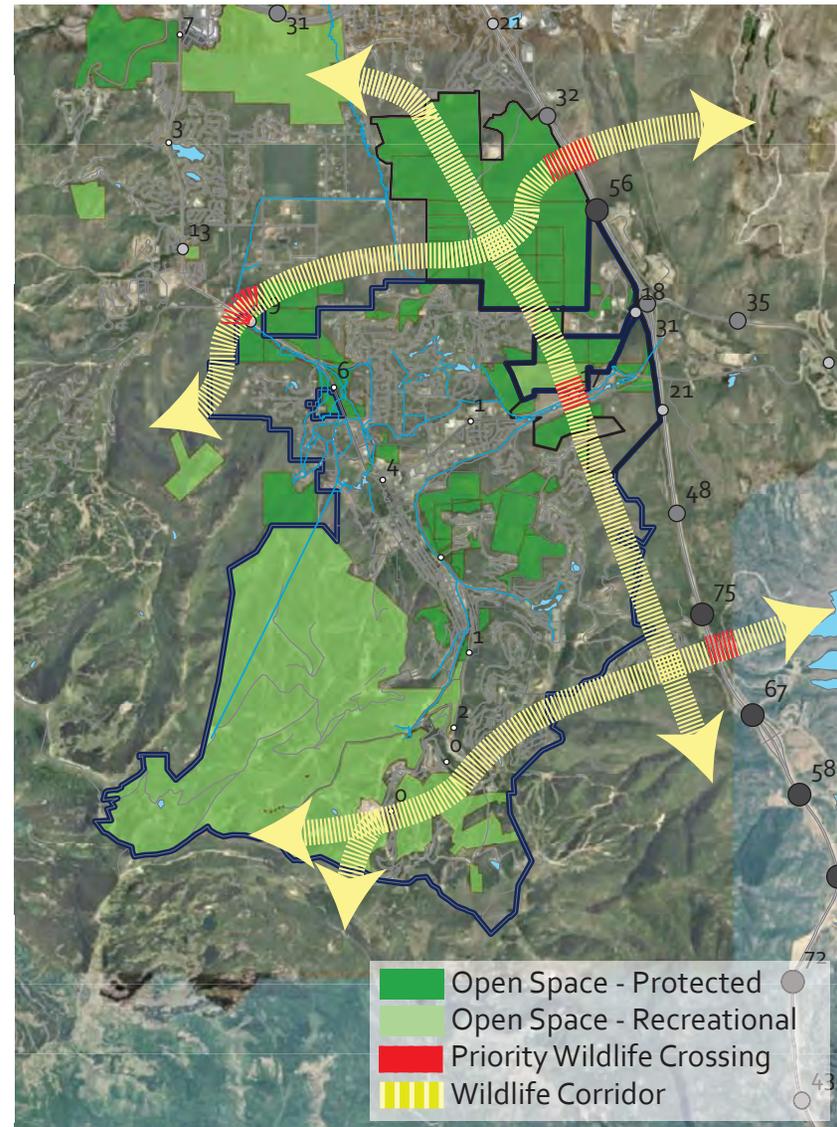


 Base Density	 Open Space - Protected	 Potential Neighborhood Residential Receiving Area
 Existing Neighborhood Residential	 Open Space - Recreational	 Potential Mixed Use Service - Residential Receiving Area
 Existing Service Commercial	 Potential Industrial Receiving Zone	
 Light Industrial		

## 2012 PC NATURAL RESOURCE INVENTORY WILDLIFE CROSSINGS



## WILDLIFE CORRIDORS



## 9.2. Quinn's Junction Neighborhood: An area for Regional Institutional Uses.

New development within the Park City limit in Quinn's Junction has occurred primarily along Round Valley Drive and Gillmore Way within the north-west corner of the Quinn's Junction interchange. The area was identified within the Quinn's Junction Joint Planning Commission Land Use Principle #5 as "appropriate for institutional development with the potential institutional uses limited to: a hospital, educational facility, recreation / sports training facility, or an arts / cultural heritage / history based institution." The north-west corner should continue to build-out as a regional node for institutional development due to the location on the edge of the Park City. Institutional development in this location can serve the population of the Wasatch



Back and are designed to accommodate populations greater than Park City. This area is not suitable for everyday needs of Parkites, such as a grocery store or post office due to increased dependency on personal vehicles. Big box commercial is not appropriate either as it

will conflict with the purpose of the area, create increased vehicle trips, and compete with the existing commercial nodes within the City and County.

The new development in the north-west corridor is linked to the broader community

through trails and the existing road network. To complement the City's goals of decreasing dependence on the automobile, the area should be considered as a destination within the public transportation network.

### 9.3. Quinn's Junction Neighborhood: An neighborhood for locals.

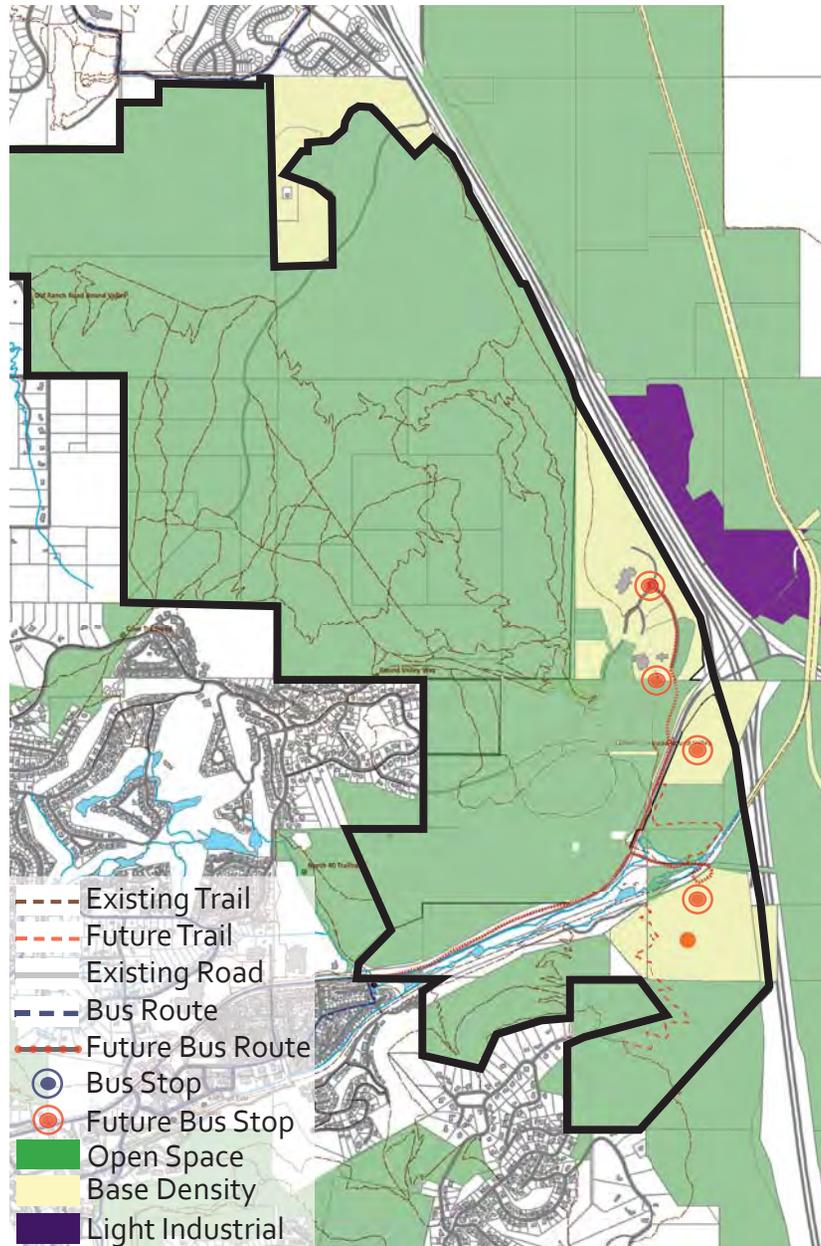
Two master planned development projects on the south-west corner of the Highway 40 interchange at Quinn's Junction were approved in 2011/2012 by the City Council. The approved Park City Heights residential Master Planned Development includes 239 new residential units upon 239 acres of land. 167 acres (70%) was protected during the MPD process as open space within the subdivision. The Quinn's Junction Partnership Annexation and MPD consists of 1 movie studio complex, a new hotel with up to 100 rooms, and a retail area. The PC Heights MPD clustered development close to the existing streets while preserving the surrounding open space and upper elevations.

The future Park City Heights



neighborhood is linked to the broader community through trails and the existing road network. As the area is built out the City should connect these developments to the public transportation system providing additional multi-modal transportation options.







**9.4: The aesthetic of the Quinns Junction shall preserve the natural setting.**

As Quinn's Junction introduces 239 new residential units within the Park City Heights subdivision, an evolution

will take place in the built environment. Most commonly, the aesthetic of arriving at Quinn's junction is experienced through the car to either visit a large institution or to recreate. In the future, the neighborhood should evolve to accommodate increased

multi-modal transportation options. Sidewalks, trails, bus shelters, and benches will become common place.

The most character defining feature of the Quinn's neighborhood is the plentiful natural setting. View corridors welcome

residents and guest, and must be preserved. New development should be set back in compliance with the Entry Corridor Protection Overlay. Open space requirements within developable lots should preserve the natural setting through limits of disturbance.