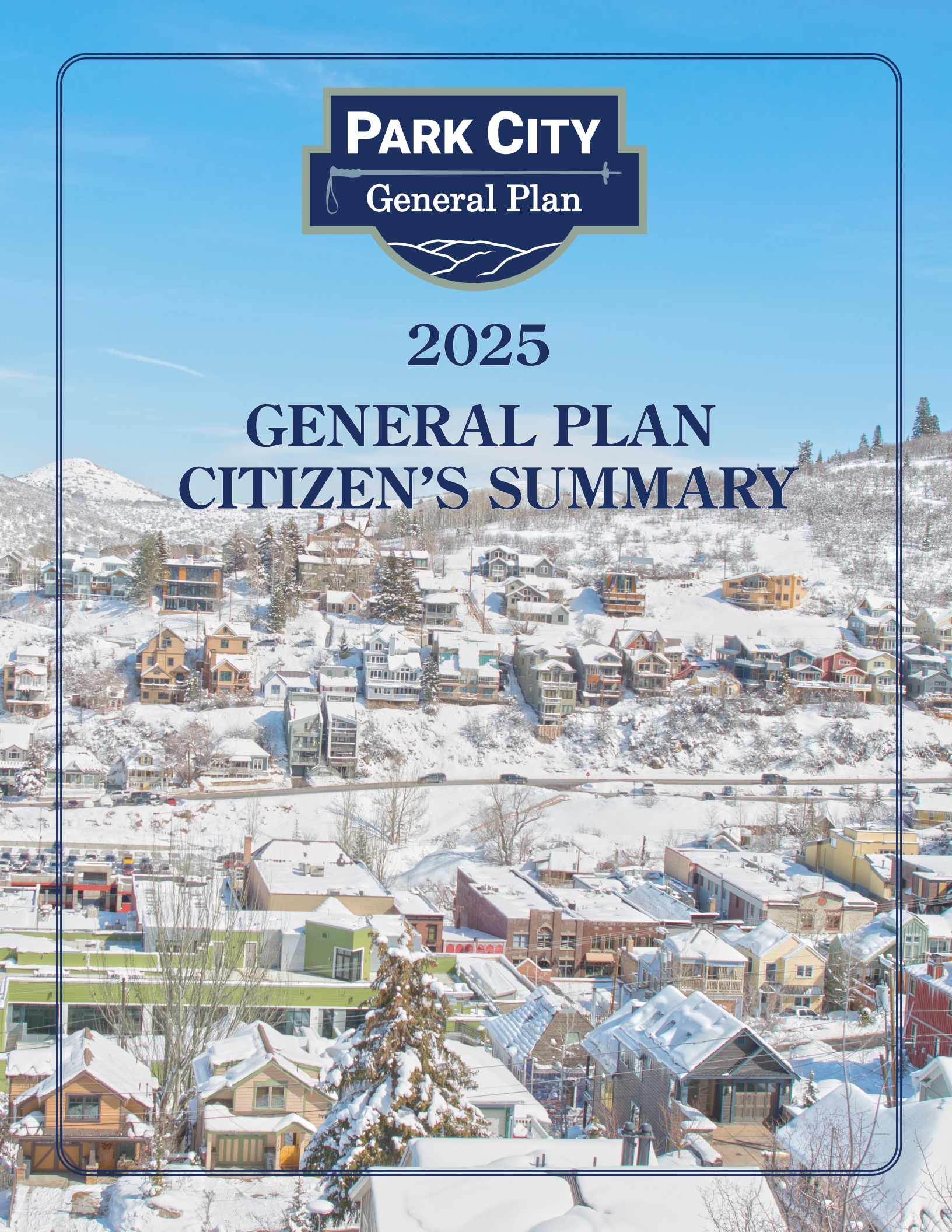




PARK CITY

General Plan

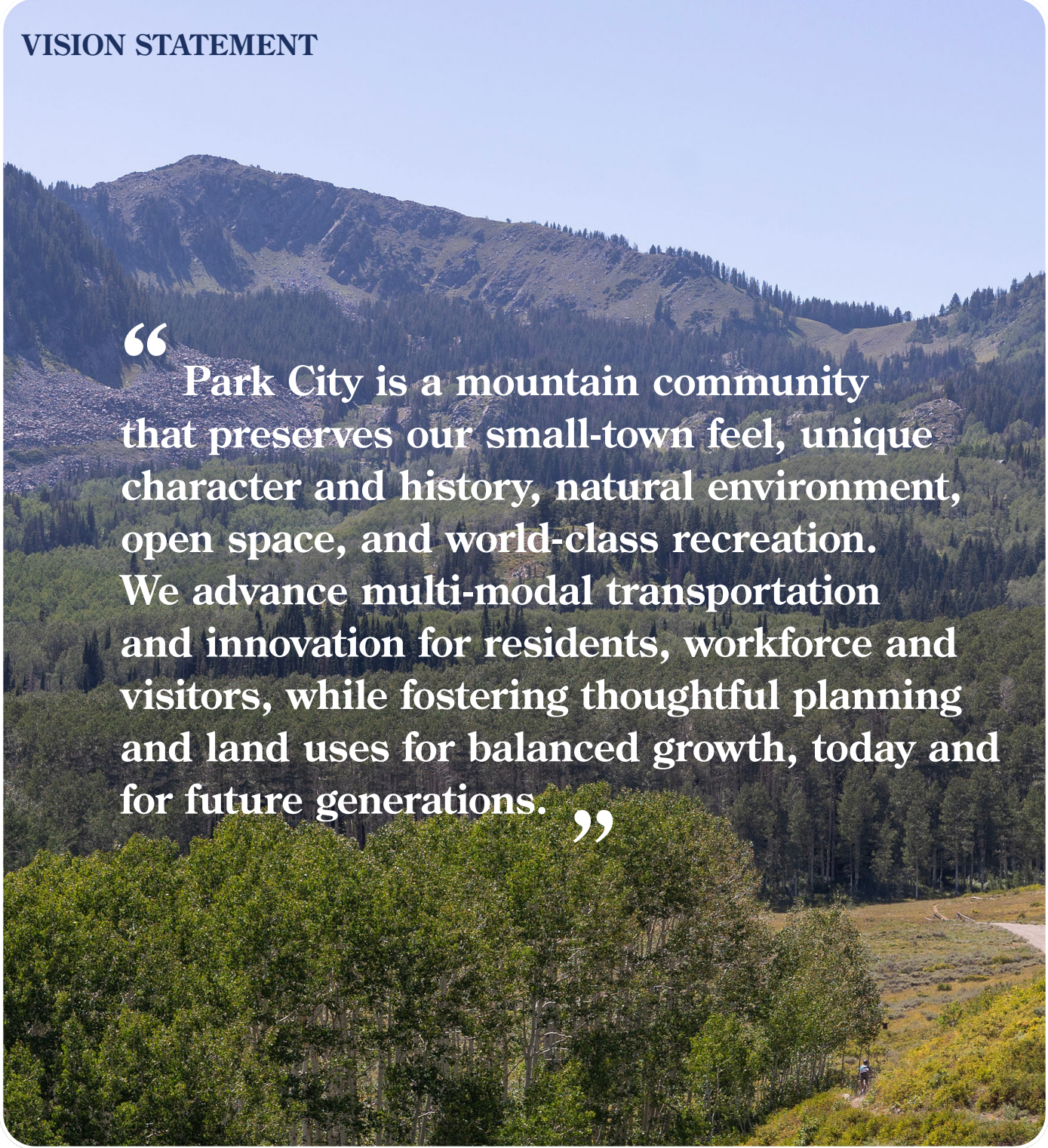
2025

**GENERAL PLAN
CITIZEN'S SUMMARY**

OUR VISION

Park City's General Plan is the community-driven blueprint that builds upon prior planning documents and community visioning to guide future development growth, and land use policy. It captures a shared community vision based on four core values: small town, sense of community, natural setting, and historic character and five Plan themes.

VISION STATEMENT



“ Park City is a mountain community that preserves our small-town feel, unique character and history, natural environment, open space, and world-class recreation. We advance multi-modal transportation and innovation for residents, workforce and visitors, while fostering thoughtful planning and land uses for balanced growth, today and for future generations. ”

REALIZING OUR VISION

To realize our vision, the plan includes specific strategies within each Plan Theme. These provide guidance for city-wide policies, programs, and initiatives that support implementation of the General Plan Vision.

An Implementation Matrix provides additional guidance and anticipates a yearly evaluation with recommendations by the Historic Preservation Board, the Planning Commission, and staff, and City Council direction on annual prioritization.

In addition, each Park City neighborhood has an area-specific plan element. This ensures the plan can be effectively implemented on a neighborhood scale, meeting the goals of each community.

Finally, a Land Use Node Types Map provides guidance for future development and preservation throughout Park City. This map identifies areas for priority transportation, housing, and land use investments, as well as areas that should remain unchanged from today. The map provides guidance for the plan's focus areas related to land uses, transportation, housing, and sustainability.

1

VISION

What do we hope to achieve?



2

PLAN THEMES

What will guide us?



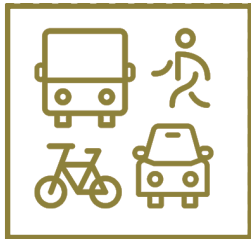
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STRATEGIES

How will we get there?



OUR PLAN THEMES



TRANSPORTATION

We value a connected community with great access to recreation and open spaces and a variety of transportation options for visitors, workforce, and residents.

FOCUS AREAS

- Data Backed Decision Making
- Transit Improvements
- Traffic Management
- Parking
- Preserve Park City's Small Town Feel
- Walkable and Bikeable Neighborhoods
- Special Events
- Emergency Planning
- Innovation and Technology

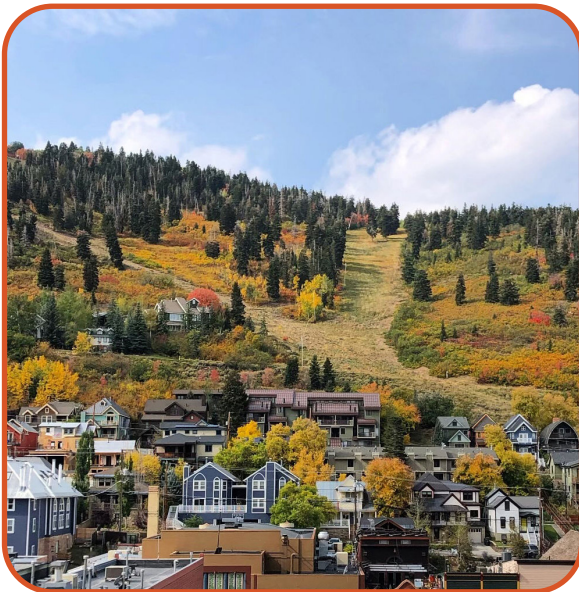


COMMUNITY CHARACTER

We value our unique community, quality of life, and authentic character. We support a variety of options that create housing opportunities for all groups within the community. We preserve our historic districts and cultural elements and celebrate the history of Park City.

FOCUS AREAS

- Small Town Feel
- Sense of Community
- Land Use Growth
- Technology
- Historic Preservation



MODERATE DENSITY HOUSING

We will provide housing opportunities for various groups, including seniors, and first-time homebuyers.

FOCUS AREAS

- Variety of Housing
- Workforce Housing





INCOME

ousing options for
uding workforce,
ne home buyers.

ousing Options
ousing



WATER AND OPEN SPACE PRESERVATION

We protect our resources and plan for future generations and climate change. We strive to preserve our open and natural lands and create a green buffer around Park City.

FOCUS AREAS

- *Water Preservation*
- *Open Space Conservation*
- *Sensitive Lands*



SUSTAINABILITY

We value our natural environment and preserve and protect natural areas.

FOCUS AREAS

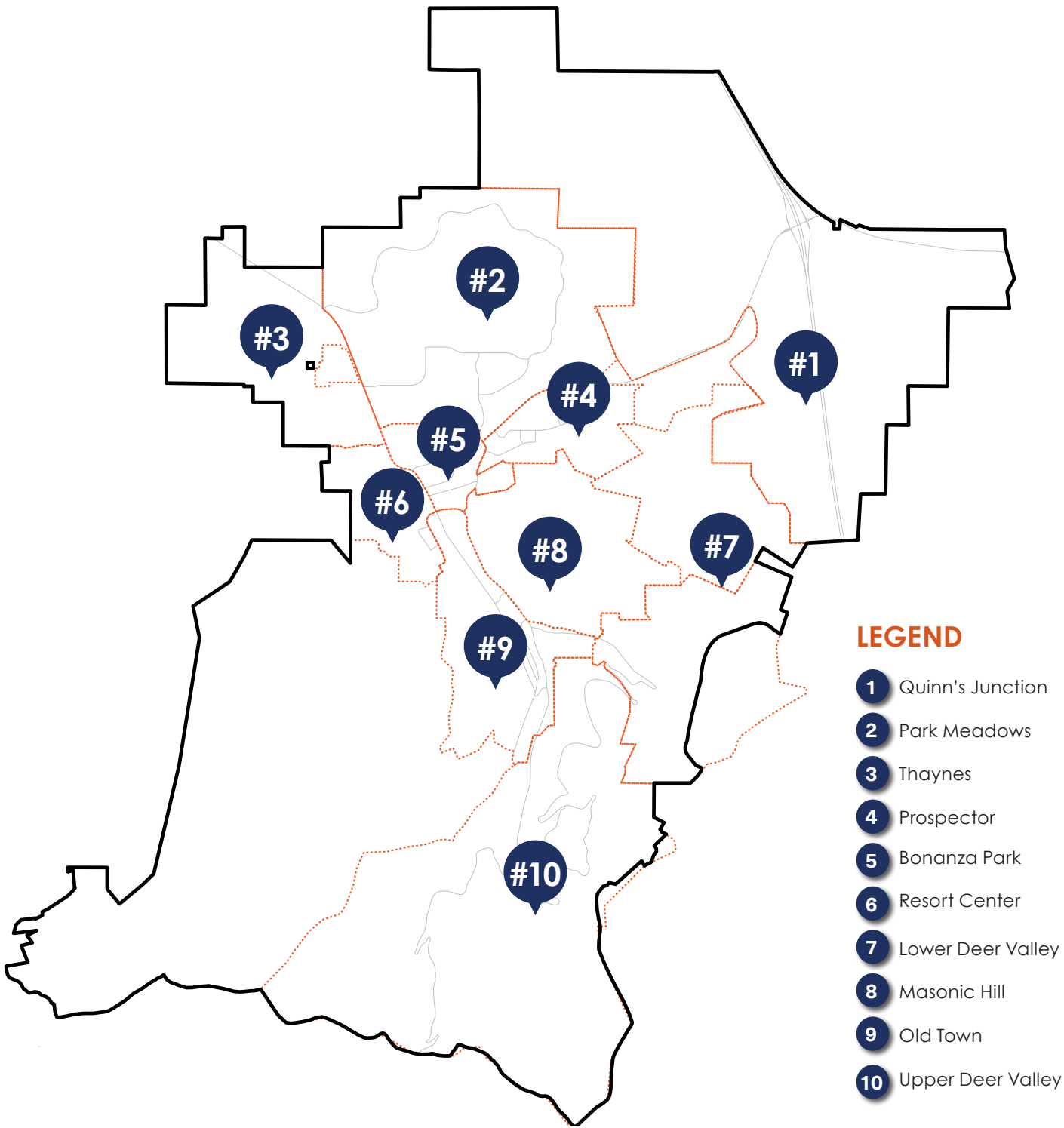
- *Environment*
- *Wildfires*
- *Waste Reduction*
- *Energy Efficiency*



OUR NEIGHBORHOOD PLANS

The Neighborhood Plans identify key characteristics of each area and specify recommendations based on feedback from each neighborhood residents. The Neighborhood Plans list specific recommendations that reflect the different character of each area, resulting in tailor made recommendations that address each neighborhood's opportunities and challenges.

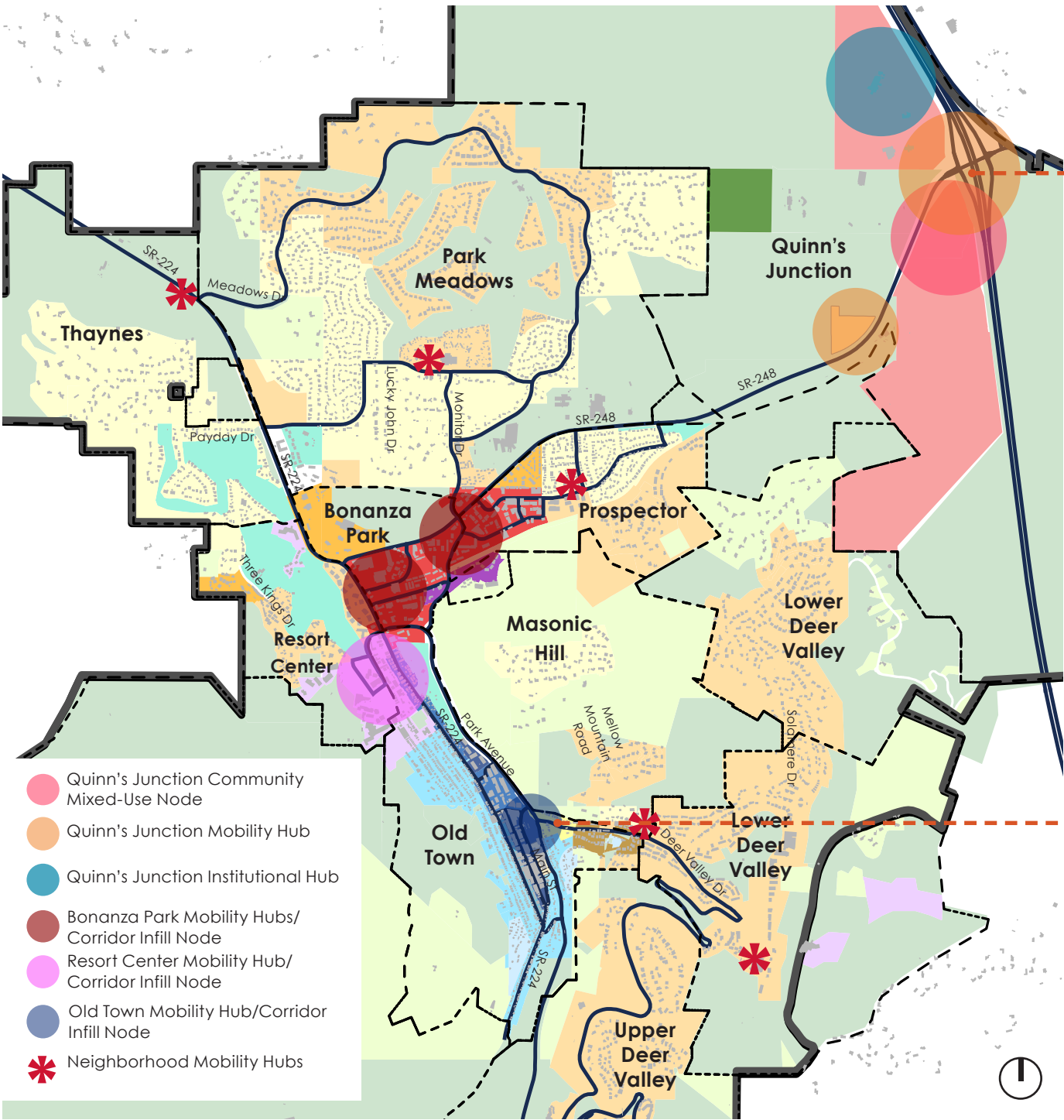
The individual plans are structured as a snapshot of each neighborhood containing details based on common parameters like total acres, population, etc. followed by specific recommendations.





LAND USE NODE TYPES MAP

The Land Use Node Types Map identifies key opportunity areas to support the Park City vision for the future. It is based on existing zoning to illustrate the current character and anticipated development patterns in each neighborhood. Specific Node Types are identified as circles on the map - these are opportunities for context-sensitive development that can implement goals around commercial, mixed-use, and housing development found in the General Plan Themes. Neighborhood Mobility Hubs are identified on the map and are intended to support first-and-last mile transportation connections within existing neighborhoods. Each node type includes a general description, anticipated future land use mix, and character imagery.



QUINN'S JUNCTION COMMUNITY MIXED-USE NODE

The proposed Community Mixed-Use node in Quinn's Junction will be a larger node that includes retail, services, office, medium density housing, high density housing, and workforce housing. This node will be located at a key intersection, like the area along 248 and will serve a larger area, with retail and services that require a larger footprint.

QUINN'S JUNCTION MOBILITY HUB

The Mobility Hub in Quinn's Junction will be a centralized location that integrates multiple transportation modes, and will serve as a key transfer point within the regional transportation network. This mobility hub will include a larger capture lot with basic services that will serve as gateway to Park City and incentivize commuters to use transit to travel into Park City employment centers.

QUINN'S JUNCTION INSTITUTIONAL HUB

The Institutional Node in Quinn's Junction will support existing institutional areas, with uses focused primarily on services and local institutions, centers of employment, and housing for employees. It will consolidate existing areas, while incorporating housing and basic services to promote a more self-sustaining and less car-dependent area.

OLD TOWN INFILL

The Old Town Infill Node will focus on strengthening the historic character of the neighborhood while doing strategic residential infill. The infill will aim to bring workforce into Old Town while preserving the historic character and scale. This will improve connectivity, enhance resident's quality of life, stabilize the workforce and business success, and boost economic vibrancy.

NEIGHBORHOOD MOBILITY HUBS

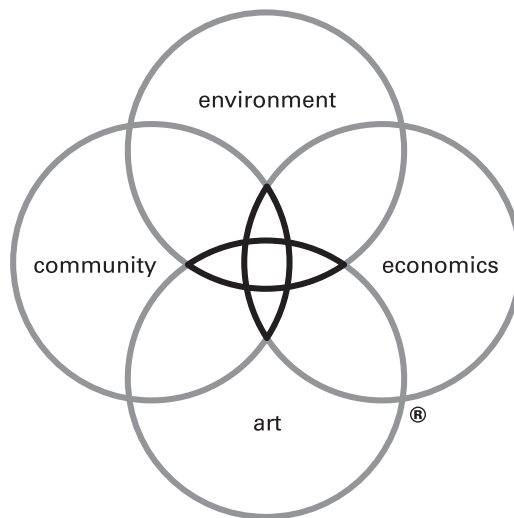
The Neighborhood Mobility Hubs will serve as smaller-scale, locally focused gateways to the regional transportation network. Typically located in residential or lower-density mixed-use areas, these hubs will support local fixed-route buses and on-demand services. They will be designed to offer seamless connections to walking and biking facilities and, in some cases, limited parking for residents to access transit.

BONANZA PARK MOBILITY HUBS/ CORRIDOR INFILL

The Bonanza Park Mobility Hubs/ Corridor Infill areas will be centralized locations that integrate multiple transportation modes, medium density residential infill (within a 1/4 mile radius), as well as basic services and retail. This node will reinforce the existing character of Bonanza Park and focus on increasing walkability, aligning with the goals of the recently adopted Small Area Plan of creating a livable mixed-use neighborhood, where local owned business and entrepreneurship will be incentivized, and affordable and workforce housing will be a part of new development. These hubs will become safe and walkable areas, with an integrated network for transit users, pedestrians, and cyclists.

RESORT CENTER MOBILITY HUB/ CORRIDOR INFILL

The Mobility Hub/ Corridor Infill Node in Resort Center will integrate medium and high density housing typologies, as well as workforce housing, services, and retail. It will offer an affordable alternative for seasonal and year-round employees, and incorporate mixed-use in an area that currently lacks these uses, with the goal of creating a more walkable environment and decreasing car dependence.



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