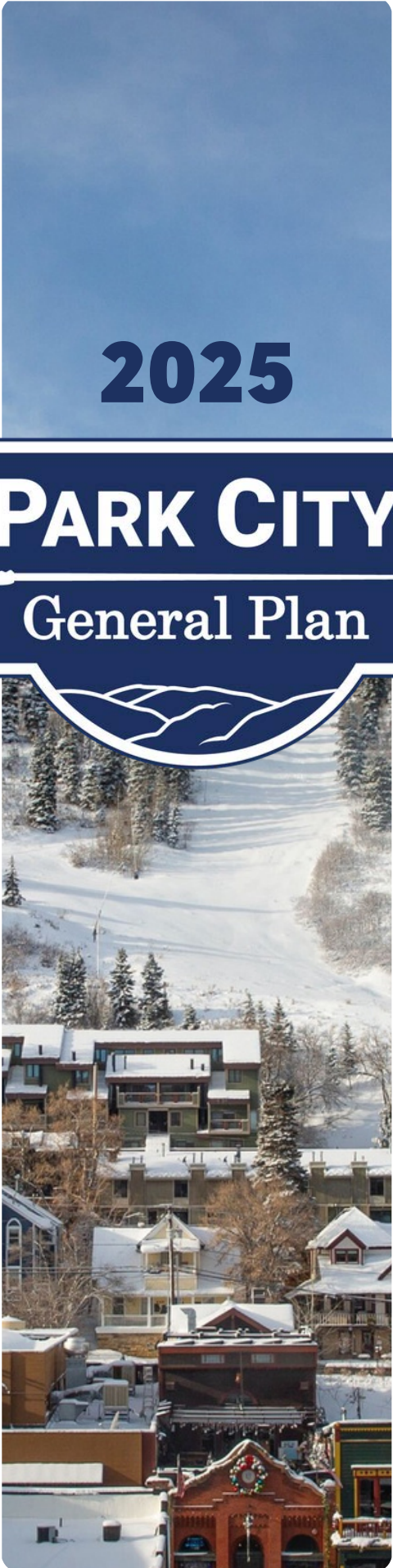




2025

PARK CITY
General Plan

ACKNOWLEDGEMENTS

CITY COUNCIL

Bill Ciraco
Ryan Dickey
Ed Parigian
Jeremy Rubell
Tana Toly
Nann Worel, Mayor

PLANNING COMMISSION

Seth Beal
John Frontero
Sarah Hall
Bill Johnson, Chair Pro Tem
Rick Shand
Henry Sigg
Laura Suesser
Grant Tilson
Christin Van Dine, Chair

HISTORIC PRESERVATION BOARD

Lola Beatlebrox
Dalton Gackle
Puggy Holmgren
John Hutchings
Katie Noble
Randy Scott
Douglas Stephens, Chair

CITY STAFF/TECHNICAL ADVISORY COMMITTEE

Ryan Blair, Property and Environmental Services Manager
Jed Briggs, Budget Director
Conor Campobasso, Senior Transportation Planner
Luke Cartin, Environmental Sustainability Manager
Jason Christensen, Water Resources Manager
Troy Daley, Public Works Director
Chris Eggleton, Economic Development Director

Ken Fisher, Recreation Director
Becky Gutknecht, Public Improvements Engineer
Linda Jager, Community Engagement Manager
Logan Jones, Trails and Open Space Coordinator
Spencer Lace, GIS Administrator
Clint McAfee, Public Utilities Director
Mike McComb, Emergency Manager
Celia Peterson, Environmental Sustainability Project Manager
John Robertson, City Engineer
Alex Roy, Senior Transportation Planner
Tim Sanderson, Transportation Director
Clayton Scrivner, Communications Manager
Tate Shaw, Assistant Recreation Director
Robbie Smoot, Data Analyst
Rhoda Stauffer, Affordable Housing Project Manager
Dave Thacker, Chief Building Official
Rebecca Ward, Planning Director
Sara Wineman, Housing and Development Coordinator

ADVISORY COMMITTEE

Bill Coleman, Realtor
Angelica Espinoza, Mountainlands Community Housing Trust
Willie Ford, National Ability Center
Becca Gerber, Park City Chamber
Tom Oliver, Park City Resident
Meredith Reed, Park City School District
Jack Rubin, Park City Resident
Amy Sell, Park City Resident
Rhonda Sideris, Park City Area Lodging Association
Lora Smith, Mountain Trails
Meg Steele, Park City Mountain Resort
John Troilo, Historic Park City Alliance
Hannah Tyler, Deer Valley Resort
Jeff Ward, Park City Area Restaurant Association
Craig Weakley, Seniors
Lori Weston, Park City Hospital

NEIGHBORHOOD ADVISORY COMMITTEES

Lower Deer Valley

Claudio Brasca
Adam Houghton
Allison Keenan
Pamela Miles

Masonic Hill

Julian Chapman
Ginny Schulman

Old Town

Claire Burch
William Dark
Matey Erdos
Molly Guinan
Sherie Harding
John Helton
Puggy Holmgren
Michael Kaplan
Elyse Kats
Michael Kirby
Patricia Kravtin
Mike Lee
Linda McReynolds
Mark Montgomery
Tatiana Prince
Mike Pundmann
Jocelyn Scudder
Steven Swanson
Tracey Weiss
Michael Witte

Park Meadows

Julie Caldwell
Steve Caldwell
Katherine Fagin
Allison Florance
David Gorrell
Allison Griffiths
Katherine Kendall
Keren Mazanec
Richard Neff
Kathryn Rommel
Teri Whitney
Stefanie Woywod

Prospector

Craig Dennis
Sydney Green
David and Susan Huffmyer
Alex Koretz
Alisha Niswander
Kelly Pfaff
Steven Rowe

Quinn's Junction

Danielle Meister
Karen Neitzel
Paul Patterson
Adam Quinn

Resort Center

Greg Ehlinger
Matt Price
Deborah Rentfrow

Thaynes

Ruth Drapkin
Neil Hafer
Howard Rothwell

Upper Deer Valley

Deborah Fritsche
David Houck
Bob Sertner
Jamie Taylor
James Upchurch
Craig Weakley

COMMUNITY MEMBERS

Thank you to all who shared input, including participants in the statistically valid survey, open houses, and focus group discussions.

CONSULTANT TEAM

Jessica Garrow (Design Workshop)
Marianne Stuck (Design Workshop)
Ketaki Ghodke (Design Workshop)
Maria Vyas (Fehr and Peers)
Tyler Torres (Fehr and Peers)
Matt Hastings (Fehr and Peers)
Callie New (WSP)
Amy DiCarlantonio (WSP)
Joshua Palmer (WSP)
Haley Demircan (WSP)
Susan Petheram (FFKR)

TABLE OF CONTENTS

INTRODUCTION.....7

OVERVIEW.....8

VISION AND MISSION STATEMENTS.....9

STRUCTURE.....10

THEMES.....12

THEMES.....15

TRANSPORTATION.....16

COMMUNITY CHARACTER.....22

MODERATE INCOME HOUSING.....30

WATER & OPEN SPACE PRESERVATION.....34

SUSTAINABILITY.....38

NEIGHBORHOOD PLANS.....45

QUINN’S JUNCTION.....48

PARK MEADOWS.....50

THAYNES.....52

PROSPECTOR.....54

BONANZA PARK.....56

RESORT CENTER.....58

LOWER DEER VALLEY.....60

MASONIC HILL.....62

OLD TOWN.....64

UPPER DEER VALLEY.....66

FUTURE LAND USE NODE TYPES.....69

NODE TYPES MAP.....70

NODE TYPES DESCRIPTION.....72

LETTER FROM THE MAYOR



Dear Reader,

Thank you for taking the time to review Park City’s newly-updated General Plan. I’m proud to share that this plan honors our past while providing a clear, purposeful roadmap for our future. It’s built on the same foundation that has guided Park City for generations: thoughtful planning, persistence, and a deep love for this place we call home.

From mining town to mountain destination, Park City’s success has never been accidental. It’s been shaped by people — like you — who care about preserving what makes this community unique. This General Plan carries that same spirit forward.

Over the past year, hundreds of residents shared their hopes and concerns through surveys, open houses, and neighborhood meetings. What emerged is a shared vision: a strong commitment to our small-town character, a focus on affordability and mobility, and a lasting promise to protect our natural environment and community values.

More than a document, this plan is a tool for action. It balances growth with preservation, guides investments in housing and transportation, and respects the distinct identity of each neighborhood. Its strategies are grounded in data, shaped by community input, and flexible enough to evolve as we do.

Thank you for being part of this journey. I invite you to explore the pages ahead, stay engaged, and help bring this vision to life. Together, we can build a future that reflects the best of Park City — today, and for generations to come.

Warmly,
Nann Worel



1

INTRODUCTION

OVERVIEW

ABOUT THE PLAN

Park City's General Plan is the community-driven blueprint that builds upon prior planning documents and visioning to guide future development, growth, and land use policy. It captures a shared community vision, how and where people live, work, shop, and play, and translates that vision into goals, policies, and strategies for land use, transportation, housing, open space, public facilities, and more. By setting clear expectations for infrastructure investments and growth patterns, the General Plan provides consistency and predictability for residents, developers, and decision-makers alike.

Under Utah law (Utah Code § 10-9a-401 et seq.), every municipality must adopt a General Plan and review it regularly. At a minimum, the Plan must include:

- **Transportation/Circulation Element:** Mapping existing and future roads, transit routes, and active-transportation corridors;
- **Land Use Element:** Designating where different types and intensities of development should occur;
- **Moderate-Income Housing Element:** Identifying realistic opportunities to meet the community's affordable-housing needs over the next five years; and
- **Water Use and Preservation Element:** Aligning local water policy with regional conservation goals.

WHY NOW?

Since Park City's last General Plan was adopted in 2014, numerous shifts have occurred that make an update both timely and essential. Over the past decade, demographic trends have evolved with a growing year-round population alongside a dynamic tourism economy that influence transportation needs, housing demand, and public-service capacities. Infrastructure investments and energy-conservation priorities have also advanced, particularly around transit expansions and renewable energy, which the 2014 Plan does not fully address.

Moreover, recent state statutes now require stronger emphasis on affordable housing and water conservation, two critical challenges for mountain communities facing rising housing costs and variable water supplies. The General Plan integrates the new statutory elements, harnesses fresh data on growth projections and resource use, and reaffirms community values through renewed public engagement to align local policy with current conditions.

PROCESS OVERVIEW

The General Plan update process took place from June 2024 through September 2025 across five phases. In **Phase 1 (June–September 2024)**, staff compiled baseline data, then convened advisory bodies in **Phase 2 (July–October 2024)**. **Phase 3 (November 2024–January 2025)** translated community feedback into a draft vision and goals, and **Phase 4 (December 2024–May 2025)** produced the Plan's required elements: land use, transportation, housing, water conservation. Finally, in **Phase 5 (June–September 2025)**, the draft was released for public comment and put up for adoption. **Three engagement windows** sought public input: Project Awareness & Values Identification (June–October 2024), Ideas & Alternatives Development (November 2024–March 2025), and Draft & Final Plan Sharing (April–September 2025).

VISION AND MISSION STATEMENTS

The Vision and Mission Statements were developed through a collaborative process with community input and feedback. They are grounded in Park City's core values -- small town, sense of community, natural setting, and historic character, identified by the community as the foundation for the community's future.

The Vision and Mission Statements are interconnected elements that together define the direction and purpose of Park City's development. The Vision Statement articulates the community's long-term aspirations and values, encapsulating what residents hope to achieve and preserve as the City grows. The Mission Statements translate this vision into actionable goals that guide daily decisions and long-term planning.

VISION

“

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.

”

MISSION

We will:

- Be a welcoming community.
- Preserve our open space and conservation areas.
- Not increase our road network and look at creative multi-modal solutions to address traffic and mobility.
- Increase connectivity to walkable mixed-use centers identified in the Node Types Map.
- Offer housing options to a variety of demographics.
- Be a healthy community.

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 INCOME HOUSING

We will provide housing options for various groups, including workforce, seniors, and first-time home buyers.

FOCUS AREAS

- *Variety of Housing Options*
- *Workforce Housing*



WATER AND OPEN SPACE PRESERVATION

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

FOCUS AREAS

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



SUSTAINABILITY

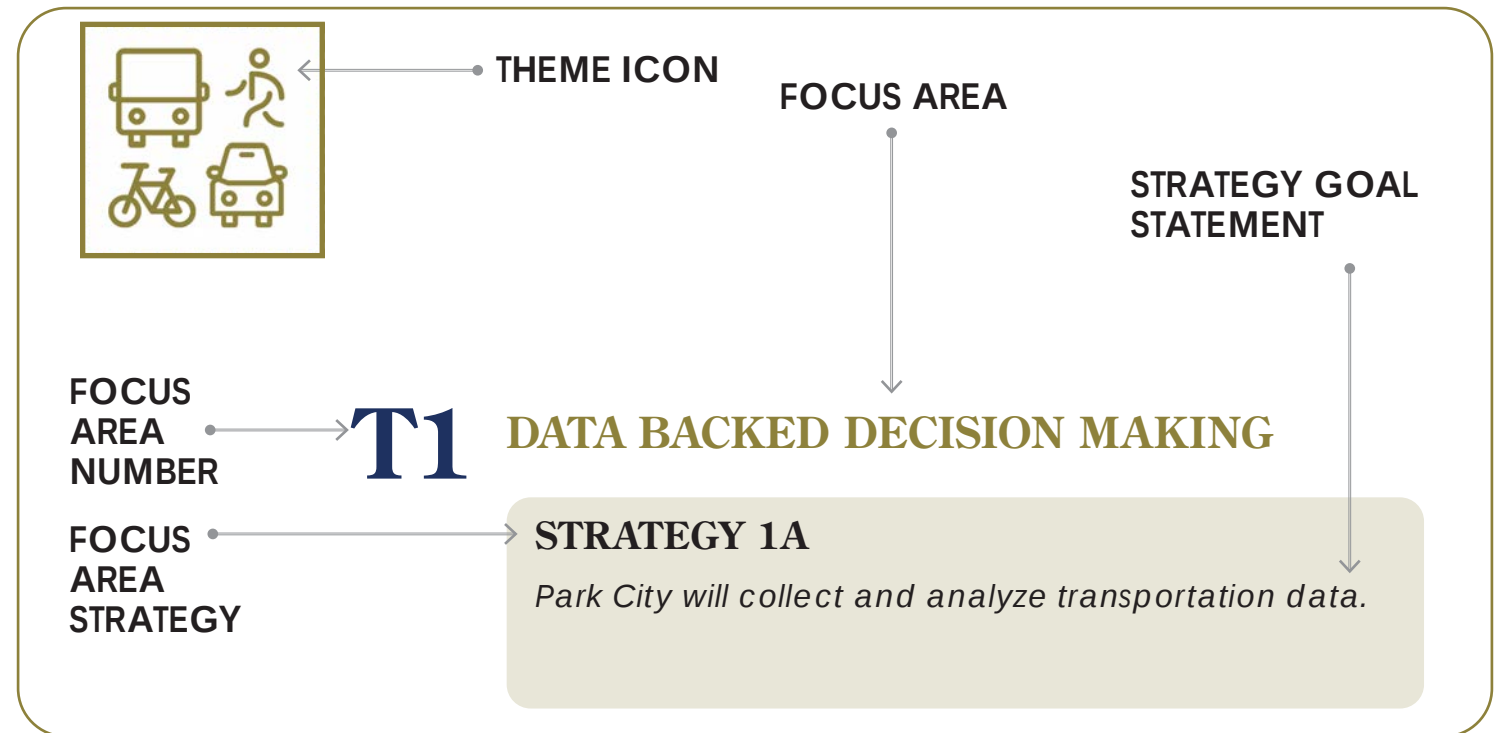
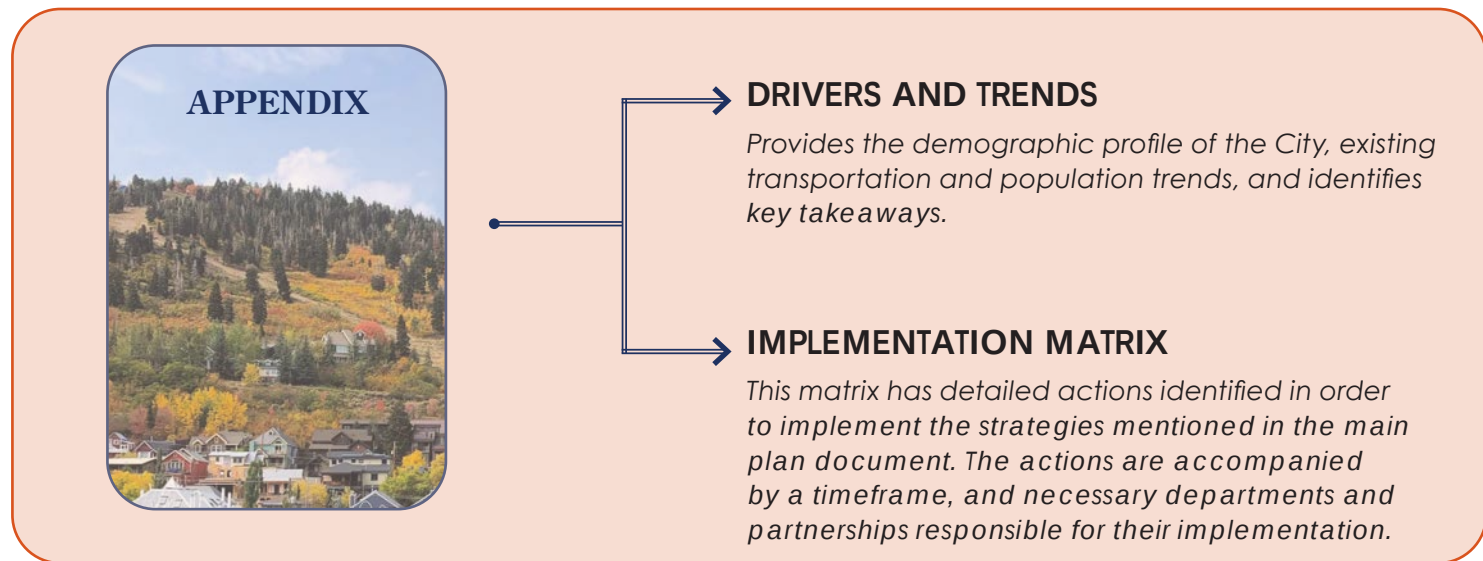
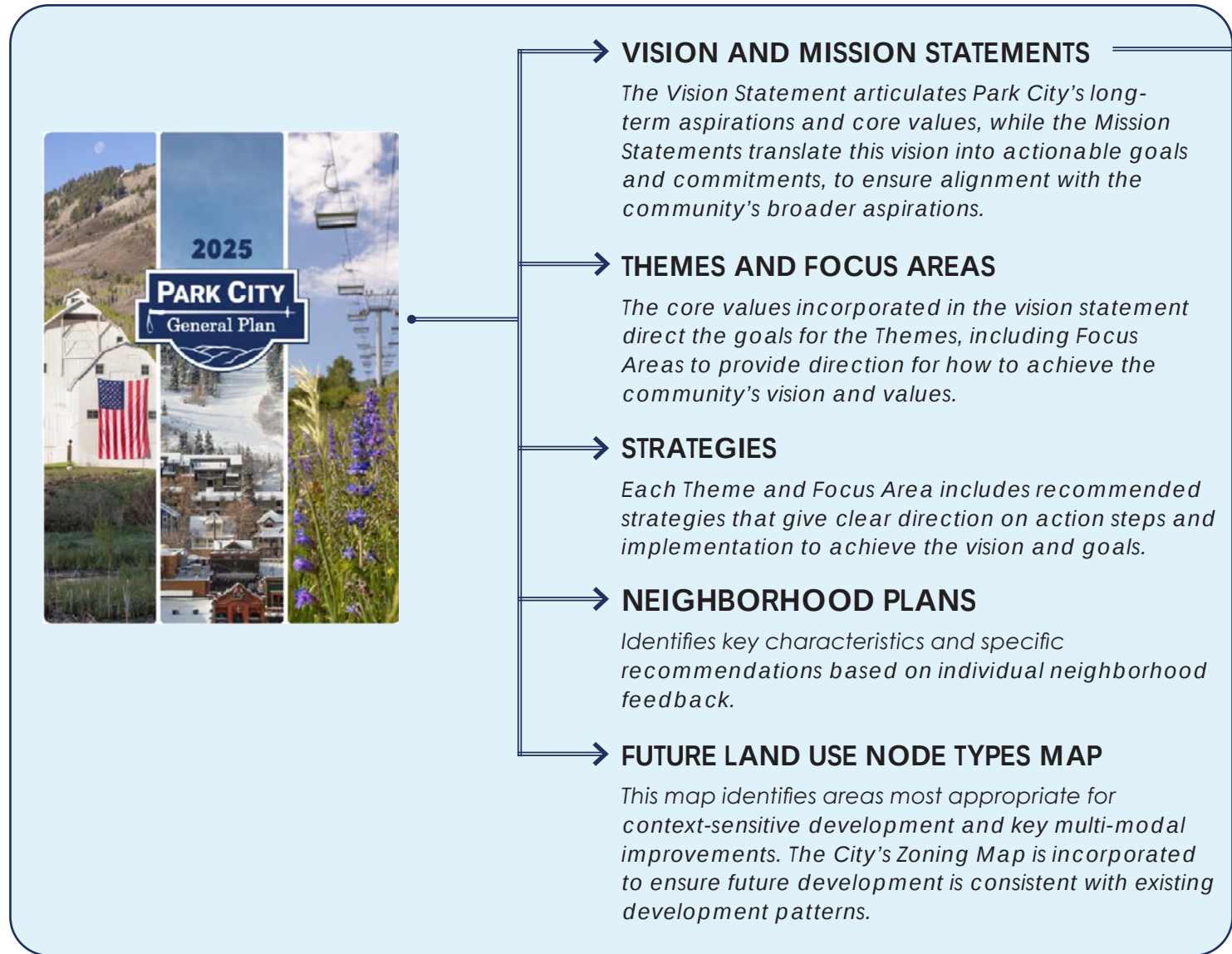
We value our natural environment and preserve and protect natural areas.

FOCUS AREAS

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



STRUCTURE



*Strategies are not in any order of prioritization.



THEMIES



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

- T1. Data Backed Decision Making

T2. Transit Improvements

T3. Traffic Management

T4. Parking

T5. Preserve Park City's Small-Town Feel
- T6. Walkable and Bikeable Neighborhoods

T7. Special Events

T8. Emergency Planning

T9. Innovation and Technology

TRANSPORTATION

INTRODUCTION

The results of the Statistically Valid Survey indicate that 71% of Park City residents find traffic and congestion to be Park City's biggest challenge. Residents indicated that prioritizing walkability and pedestrians is a top priority over the next five to ten years. A capture lot system for workers and visitors was the second most popular transportation option for respondents. Improving transit and easing congestion without impacting the small-town feel and open space that define Park City were also common themes.

In 2023, the leading non-interstate volumes in Park City occur along SR-224 (31,500 vehicles per day), SR-248 (21,000 vehicles per day), and Deer Valley Drive (19,500 vehicles per day). Congestion will largely be focused on the major routes in and out of Park City, as well as important routes within the City like Bonanza Drive and Park Avenue. Smaller, local roads will likely be less impacted. In 2023, of the 13,461 people that were employed within Park City, 87.4% lived outside of the City, meaning that the majority of the people who work in Park City live outside of the City and must commute to work from elsewhere. Overall, the City has a net inflow of commuters, with more people coming to the City to work than leaving the City to work. By 2050, SR-224 is expected to grow in traffic volumes by 5% to 33,000 vehicles, Deer Valley Drive by 10% to 21,500 vehicles, and SR-248 by 66% to 35,000 vehicles per day.

The Transportation Plan Theme provides an opportunity to address this key community priority. This Plan Theme focuses on ways to increase transit and mobility focused improvements while preserving Park City's small-town feel. A key priority for these actions and strategies is to find solutions that will not require widening of existing roadways. Solutions to traffic and congestion are complex, and the community has indicated support for measures that would enable multi-modal improvements over improvements for individual cars. While the community prioritizes limitation of expansion of roads, there may be innovative solutions in the future that could be best implemented with some additional space. For this reason, this plan is clear that if lane widening is ever considered in the future, it must only be used to provide multi-modal improvements and should not be used to increase car driving lanes.

RECOMMENDATIONS

** Potential actions for each strategy are in the Implementation Matrix in the Appendix.*

T1

DATA BACKED DECISION MAKING

Park City will collect and analyze transportation data.

STRATEGY 1A

Regularly evaluate the community's unique traffic and peak day patterns to inform transportation planning and measure mitigation strategies.

T2

TRANSIT IMPROVEMENTS

Park City will prioritize an efficient and effective transit system that provides convenient, predictable, and reliable connections for visitors, the workforce, and residents.

STRATEGY 2A

Advance high-capacity transit on the SR-224 and SR-248 corridors in coordination with High Valley Transit and the Utah Department of Transportation (UDOT) to serve as the primary transit spines connecting regional capture lots to key destinations.

STRATEGY 2B

Build on the Short-Range Transit Plan and Park City Forward to expand the transit network, increase transit frequency, and improve regional connections.

STRATEGY 2C

Develop a network of internal mobility hubs as shown in the Node Types Map, with supportive infrastructure to enhance first- and last-mile connections.

T3

TRAFFIC MANAGEMENT

Park City will enhance transit, walking, biking, and other active travel modes and utilize dynamic travel demand methods to ease vehicular congestion without expanding roads.

STRATEGY 3A

Evaluate long-term feasibility and effectiveness of congestion pricing and/or flex-lanes.

STRATEGY 3B

Prioritize pricing, mode shift, and land use policy, instead of road widening, to manage congestion.

T3

STRATEGY 3C

Deploy smart traffic management tools to inform dynamic operations and user guidance, with the City in a leading role and private sector partners in a supporting role.

STRATEGY 3D

Strengthen policies that reduce reliance on single-occupancy vehicles by requiring and incentivizing multimodal transportation through planning, development, and transportation initiatives.

STRATEGY 3E

Reduce wildlife-vehicle collisions.

T4

PARKING

Park City will prioritize parking access for non-single occupancy vehicle modes to support the existing character.

STRATEGY 4A

Use parking pricing and policy updates to support mode shift goals, reduce vehicle congestion, and prioritize access for residents and high-occupancy travel.

STRATEGY 4B

Regularly evaluate bike parking requirements and bike charging infrastructure regulations for new development and incentives for improvements to existing bike parking.

T5

PRESERVE PARK CITY'S SMALL TOWN FEEL

Park City will manage vehicular traffic and elevate pedestrian and bicyclist safety to preserve neighborhoods.

STRATEGY 5A

Implement Main Street circulation improvements to enhance safety and efficiency in Old Town and support a more walkable, less car-dependent downtown.

STRATEGY 5B

Continue to expand and implement traffic calming initiatives through the Neighborhoods First Streets Program.



T6

WALKABLE AND BIKEABLE NEIGHBORHOODS

Park City will enhance the safety and comfort of active transportation facilities to promote wider adoption.

STRATEGY 6A

Build out the high-comfort active transportation network by implementing priority segments of the 2024 Bike and Pedestrian Plan.

STRATEGY 6B

Support winter access and maintenance to ensure year-round multimodal access.

STRATEGY 6C

Improve crossings and reduce barriers to ensure safety and accessibility on key corridors.

T7

SPECIAL EVENTS

Park City will be forward-thinking in transportation investments that can accommodate unique uses without overbuilding.

STRATEGY 7A

Collaborate internally and with regional partners to prepare for the 2034 Olympic Games while ensuring that Games-related investments remain a valuable legacy for Park City long into the future.

STRATEGY 7B

Evaluate today's opportunities and barriers to providing remote parking, managed access zones, and event-specific transit service.

T8

EMERGENCY PLANNING

Park City will evolve their emergency planning as conditions change.

STRATEGY 8A

Update evacuation plans and public communication protocols to ensure emergency plans remain current, known to the public, and well-linked to transportation needs.

T9

INNOVATION AND TECHNOLOGY

Park City will explore emerging trends to address evolving community needs.

STRATEGY 9A

Explore and evaluate new technologies to enable innovation in transportation.



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

C1. Small-Town Feel

C2. Sense of Community

C3. Land Use Growth

C4. Technology

C5. Historic Preservation

COMMUNITY CHARACTER

INTRODUCTION

Preserving Park City's small-town feel and the natural setting are key goals of this plan aligning land use recommendations with transportation strategies through infill development identified in the Nodes Type Map, both for residential and mixed-use projects, and creating walkable neighborhoods with access to basic services.

The preservation of historic structures, open spaces, view corridors, and cultural landscapes also defines Park City's sense of place and character. Park City's historic resources include commercial, residential, and mining structures/sites:

- 400+ Landmark & Significant Sites on Park City's Historic Sites Inventory
- 85+ Sites on the National Register of Historic Places
- 12 Mining Sites with 50+ Resources
- 3 District/Multiple Property Designations on the National Register of Historic Places
 - » Main Street Historic District (listed in 1979)
 - » Mining Boom Era Residences (Thematic District/ Multiple Property Listing; listed in 1984)
 - » Historic Mining Resources (Multiple Property Listing; listed in 2023)

Therefore, Park City will continue to protect and celebrate its historic resources from four historic eras:

- Settlement and Mining Boom Era [1868 – 1893]
- Mature Mining Era [1894 – 1930]
- Mining Decline and Emergence of Recreation Industry [1931 – 1962]
- Recreation and Resort Industry Establishment [1963 – 1982]

RECOMMENDATIONS

** Potential actions for each strategy are in the Implementation Matrix in the Appendix.*



C1

SMALL-TOWN FEEL

Park City will maintain its small-town feel and mountain community character.

STRATEGY 1A

Maintain existing road network and prioritize limiting road width expansions for additional travel lanes.

STRATEGY 1B

Support and ensure the year-round and long-term resilience of the Park City economy.

STRATEGY 1C

Encourage small scale compatible commercial infill.

STRATEGY 1D

Increase Park City’s walkability through an improved pedestrian friendly environment.

STRATEGY 1E

Support the continued success of the multi-seasonal tourism economy while preserving the community character.

STRATEGY 1F

Prioritize high quality design in new developments and redevelopment that respects the existing scale, style, and massing of buildings.

STRATEGY 1G

Create a comprehensive plan for City properties and rights-of-ways to evaluate areas that need improvement in preparation of the 2034 Olympics and beyond.

C2

SENSE OF COMMUNITY

Park City will make sure its residents have sense of belonging and are provided with places and opportunities to gather and interact.

STRATEGY 2A

Protect Park City’s character and unique sense of place.

STRATEGY 2B

Strengthen existing neighborhoods through context-sensitive design requirements and creation of gathering places.

C2

C3

C4

STRATEGY 2C

Strive for equity and plan for all groups within the community.

STRATEGY 2D

Provide easy access to trails and recreation opportunities.

STRATEGY 2E

Continue to support Arts & Culture and incorporate it into the public realm.

STRATEGY 2F

Update review criteria in the Land Management Code to ensure issues of public safety are adequately addressed through site design.

LAND USE & GROWTH

Park City will plan for future growth while protecting open spaces and its current scale.

STRATEGY 3A

Protect open space, discourage sprawl, and direct growth inward.

STRATEGY 3B

Create walkable mixed-use nodes identified in the Nodes Type Map that can accommodate new growth, while providing access to services, retail, and transit.

STRATEGY 3C

Evaluate potential station area planning around future transit nodes.

STRATEGY 3D

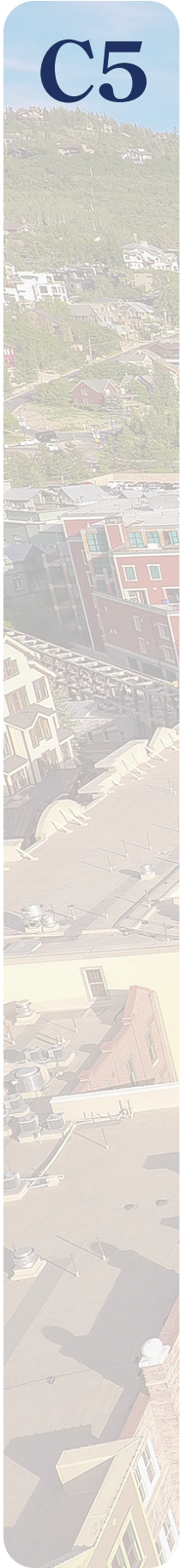
Encourage infill development and enable a variety of housing typologies that provide a diverse mix and respond to the needs of various demographic and socioeconomic groups.

TECHNOLOGY

Park City will analyze options to incorporate technology to improve quality of life and overall communications.

STRATEGY 4A

Integrate smart city infrastructure and technology that supports quality of life.



C5

HISTORIC PRESERVATION

Park City will protect, preserve, enhance, and celebrate the historic character of the community.

STRATEGY 5A

Develop a clear understanding of the ski era resources in Park City.

STRATEGY 5B

Confirm the key resources and sites related to Park City's Olympic host legacy.

STRATEGY 5C

Document and monitor Mining Era resources, especially in Park City's residential and business districts, which provide the foundation of Park City's historic resources and character.

STRATEGY 5D

Recognize preservation projects, share success stories to inspire future efforts, and provide technical resources to property owners.

STRATEGY 5E

Provide access to historic preservation best practices, recognizing the range and diversity of Park City's historic resources.

STRATEGY 5F

Educate the community and visitors about the history and evolution of Park City.

STRATEGY 5G

Collaborate with the Park City Museum, Utah Historical Society, and other partners to help tell the story of less well-known aspects of Park City's history.

STRATEGY 5H

Support the adaptive re-use of historic buildings through a variety of incentives.

STRATEGY 5I

Establish a range of options to incentivize the preservation of the documented historic resources associated with the ski era.

STRATEGY 5J

Foster collaborative efforts to preserve, protect, and promote Park City's historic resources.

STRATEGY 5K

Proactively work to protect the historic mining sites and structures from both physical and environmental damage.

C5

STRATEGY 5L

Explore opportunities to integrate historic preservation with other initiatives, such as sustainability, workforce housing, arts/culture, and recreation/trails/open space.

STRATEGY 5M

Proactively work to protect City's historic resources from wildfire damage.

STRATEGY 5N

Support the integration into Park City's older and historic neighborhoods of small-scale mixed-use components near existing clusters of commercial or mixed-use to discourage sprawl and support walkable neighborhoods.

STRATEGY 5O

Regularly assess and evaluate the Regulations for Historic Districts and Historic Sites in the Land Management Code for consistency and potential modifications that further preservation efforts while supporting a degree of flexibility.

STRATEGY 5P

Periodically review newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts.

STRATEGY 5Q

Support the activation of Main Street, promoting and strengthening this area as the vibrant historic core of Park City.

STRATEGY 5R

Support efforts for a multi-modal, pedestrian-friendly environment along Main Street and within Old Town.



MODERATE INCOME HOUSING

We will provide housing options for various groups, including workforce, seniors, and first-time home buyers.

FOCUS AREAS

H1. Variety of Housing Options

H2. Workforce Housing

MODERATE INCOME HOUSING

INTRODUCTION

Like many mountain communities in the west, Park City has seen an increase in housing costs over the past few decades, along with a shortage of options that meet the needs of diverse groups such as first-time homebuyers, older residents, and local workers.

Throughout the General Plan engagement process, the community identified affordability and equity as top priorities, focusing especially on seasonal and workforce housing, attainable housing, and affordable housing. With a significant number of people commuting into Park City each day, expanding affordable and workforce housing within City limits will help improve traffic and congestion, and reduce daily commutes.

The City has adopted a Moderate Income Housing Plan, as required by the State of Utah. The Strategies and Actions included in the General Plan are intended to support the City's Housing Plan and does not duplicate those efforts. Instead, the General Plan focuses on ways to support context-appropriate housing development and integration with transportation improvements as part of the Node Map.

RECOMMENDATIONS

** Potential actions for each strategy are in the Implementation Matrix in the Appendix.*

H1

VARIETY OF HOUSING OPTIONS

Park City will incentivize housing options for all residents.

STRATEGY 1A

Provide a range of housing options at varying price levels that address a tiered approach (affordable, attainable) to provide diverse housing options for all ages and groups of the population.

H2

WORKFORCE HOUSING

Park City will prioritize housing for 15% of the total workforce within the City boundary.

STRATEGY 2A

Facilitate workforce housing in the City and increase incentives for employment centers to incorporate workforce housing in new developments.



Snow Creek Cottages Affordable Housing



WATER & OPEN SPACE PRESERVATION

INTRODUCTION

Preservation of open spaces and water resources is a key priority in the mountain-west and especially for the Park City community. Park City encompasses a diverse range of sensitive land areas, including wildlife corridors, and waterways, all of which are crucial to protect, and conserve for current and future generations. These areas not only support local biodiversity and ecological health but also define the unique character of Park City.

Throughout the General Plan process, public feedback consistently underscored the significance of safeguarding Park City's natural environment and open spaces. The protection of the natural setting emerged as one of the top five community values, demonstrating broad public consensus around the importance of environmental stewardship and the preservation of Park City's distinct landscape.

The General Plan is structured to provide clear opportunities for protecting existing water resources, addressing habitat fragmentation, and supporting the remediation of soils impacted by historic mining. This Theme is designed to strengthen Park City's resiliency by implementing targeted strategies for water conservation, sensitive land protection, and the ongoing preservation of natural environments.

WATER & OPEN SPACE PRESERVATION

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

FOCUS AREAS

- W1. Water Preservation
- W2. Open Space Conservation
- W3. Sensitive Lands

** Potential actions for each strategy are in the Implementation Matrix in the Appendix.*

RECOMMENDATIONS

W1

WATER PRESERVATION

Park City will support initiatives that result in water reduction and efficiency through collaboration, regulation, and continued water conservation.

STRATEGY 1A

Reduce water demand and protect water supply through collaboration, education, and technology.

STRATEGY 1B

Protect and improve water quality through a holistic and collaborative approach.

STRATEGY 1C

Maintain water infrastructure in a state of good repair.

W2

OPEN SPACE CONSERVATION

Park City will implement plans and policies to protect and restore natural environments.

STRATEGY 2A

Protect and enhance natural environments for current and future generations through managing use, preventing degradation of environments, maintaining or improving ecological functions and biodiversity, and protecting existing natural areas from development.

STRATEGY 2B

Continue conservation efforts to increase the land preserved as open space.

STRATEGY 2C

Support efforts that maintain, add, and/or enhance natural features within urbanized areas of Park City to reduce heat island effect and improve access to green space for residents and visitors.

W3

SENSITIVE LANDS

Park City will maintain natural ecosystems.

STRATEGY 3A

Support the maintenance and preservation of sensitive lands, including wildlife corridors and habitats.

STRATEGY 3B

Collaborate with surrounding local governments, conservation organizations, and community members to ensure that sensitive land considerations are integrated into regional planning efforts.

STRATEGY 3C

Promote human health in areas affected by historic mining through comprehensive restoration programs.



SUSTAINABILITY

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

FOCUS AREAS

- S1. Environmental Leadership*
- S2. Wildfires*
- S3. Waste Reduction*
- S4. Energy Efficiency*

SUSTAINABILITY

INTRODUCTION

Community feedback gathered throughout the General Plan process clearly reflected a strong commitment to environmental preservation and proactive planning. The protection of natural open spaces emerged as the highest priority for the next five years, while wildfire mitigation was identified as a critical concern to address over the next decade. Other key issues raised included trailhead parking, neighborhood impacts, and trail development, highlighting the community's desire for thoughtful growth that balances recreation with preservation.

This input underscores Park City's dedication to conservation, climate resilience, and sustainable development. In alignment with these values, the City has established a goal of achieving community-wide net-zero carbon emissions by 2032. The General Plan outlines strategic approaches to support this goal, focusing on environmental leadership, energy efficiency, wildfire mitigation, and waste reduction.

Preferred strategies include implementing water-efficient landscaping, enhancing wildfire resilience, and offering incentives for residents and businesses to adopt sustainable practices. This Theme envisions Park City not only as a livable and environmentally conscious community but also as a leader in sustainability among peer cities, driven by both citywide initiatives and individual actions.

RECOMMENDATIONS

** Potential actions for each strategy are in the Implementation Matrix in the Appendix.*

S1

ENVIRONMENTAL LEADERSHIP

Park City leads efforts for environmental sustainability through programs, collaboration, partnerships, and training.

STRATEGY 1A

Develop Sustainability Education and Campaign to increase awareness of existing opportunities related to energy efficiency, renewable generation, indoor air quality, and electrification measures.

STRATEGY 1B

Develop sustainability programs to meet Park City’s sustainability goals of full carbon neutrality by 2030 and 80 percent GHG reduction by 2050.

STRATEGY 1C

Develop a Climate Action and Resilience Plan and implement actions to further establish climate action efforts and environmental stewardship.

STRATEGY 1D

Coordinate with community groups, businesses, and resorts to establish and implement environmental standards and practices that promote sustainable tourism.

STRATEGY 1E

Promote soil health through comprehensive soil remediation actions and monitoring programs.

STRATEGY 1F

Maintain an overarching consideration of fair and positive conditions through the implementation of all recommendations that tie to the community’s values.

S2

WILDFIRES

Park City works proactively to reduce wildfire risk and support emergency efforts.

STRATEGY 2A

Collaborate interdepartmentally to implement actions, protocols, and policies and regularly update wildfire hazard plans and risk assessment.

STRATEGY 2B

Develop programmatic approaches to assess wildfire risk on a more individualized basis and thoughtfully target spot mitigation improvements.

S3

WASTE REDUCTION

Park City works to reduce its environmental footprint by reducing, reusing, and recycling.

STRATEGY 3A

Establish waste reduction and diversion actions.

S4

ENERGY EFFICIENCY

Park City works to achieve net zero energy emissions through policy, technology, and action.

STRATEGY 4A

Prioritize policies that support next steps in achieving energy use reduction, adoption of renewable electricity, and future carbon neutrality.

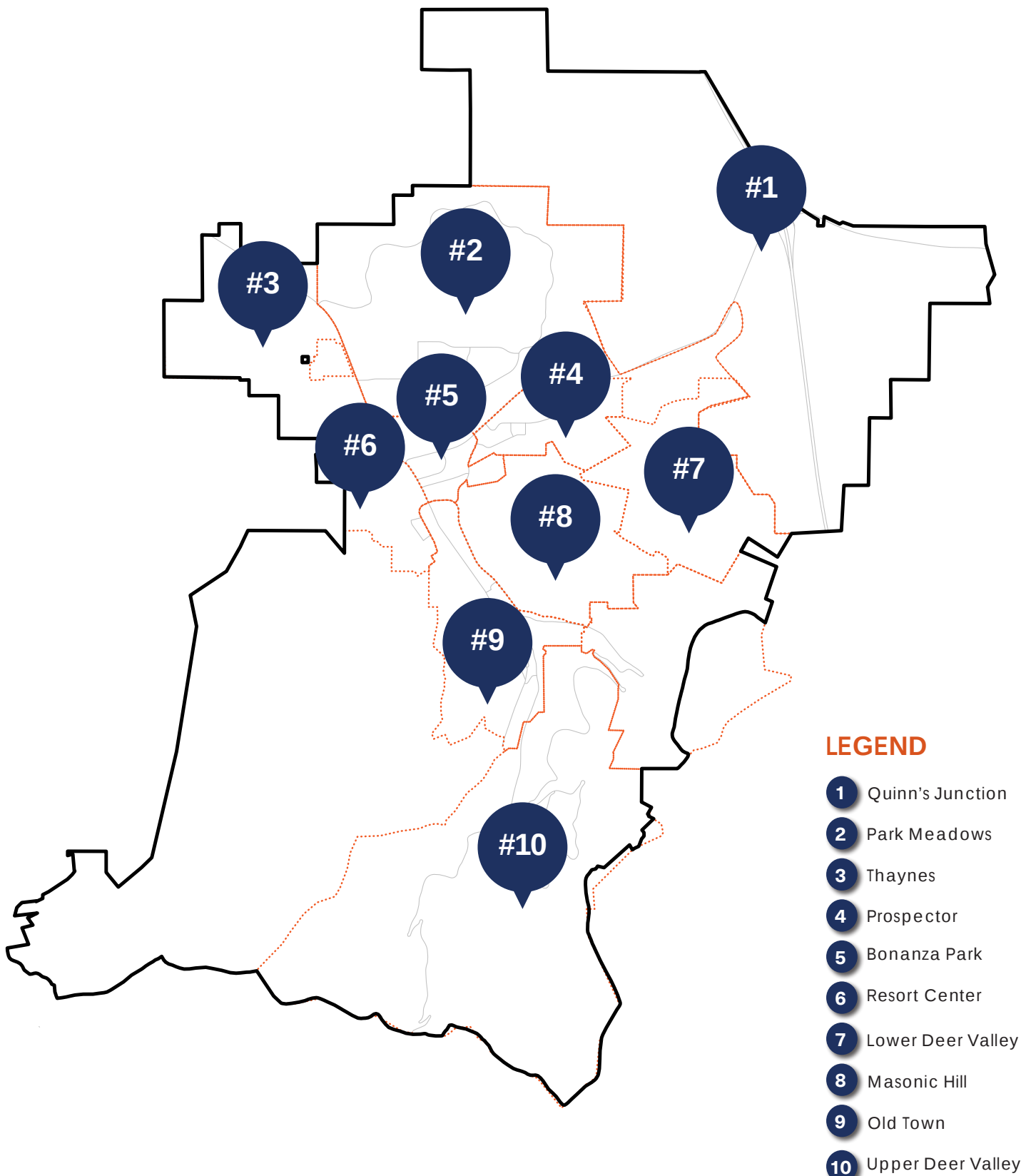
STRATEGY 4B

Explore modifications to transportation policies that incentivize or require more efficient operations.



NEIGHBORHOOD PLANS

NEIGHBORHOOD PLANS



KEY TERMS

- OCCUPANCY**
 - Owner-Occupied:** A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for.
 - Renter-Occupied:** All occupied housing units that are not owner-occupied, whether they are rented or occupied without payment of rent, are classified as renter-occupied units.
 - Vacant Units:** A vacant housing unit is classified as no one living in the dwelling, or units temporarily occupied by people who usually live elsewhere (like those renting a vacation home). Census data breaks down vacant units into various categories, such as for rent, for sale, and seasonal/recreational/occasional use.
- DAYTIME POPULATION:** The estimated number of people present in a geographic area during typical business hours (9 a.m. to 5 p.m.), consisting of inbound commuters (workforce and visitors). This figure helps assess demand for services and infrastructure throughout the day.
- NIGHTLY RENTALS:** A nightly rental, also known as a short-term or vacation rental, refers to a dwelling unit rented out for less than 30 days.



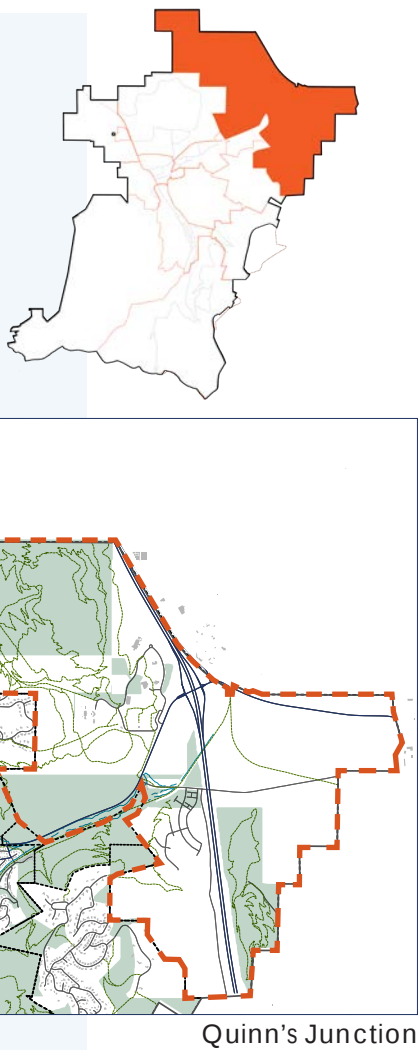
View of the City

QUINN’S JUNCTION

NEIGHBORHOOD SNAPSHOT

Total Acres: 2209 Acres	Vacant Lots: 34
Population: 374	Average Density: 0.25 per acre
Occupancy:	Daytime Population:
59.4% Owner Occupied	865
12.4% Renter Occupied	
28.2% Vacant Units (Short-term Rentals/ Second Homes)	
Nightly Rentals: Prohibited in Park City Heights and allowed in the market-rate Studio Crossing units.	
Affordable Housing:	
Park City Heights – 79 units	
Peace House – 22 units	
Studio Crossing – 208 units (under construction)	
Sub-neighborhoods:	
Park City Recreation Complex, National Ability Center, Park City Medical Campus, Studio Crossing, Park City Film Studio, Park City Heights	

**Source: 2024 ESRI Business Analyst Report, 2014 General Plan*



Quinn’s Junction



Quinn’s Junction

RECOMMENDATIONS

CREATE A SENSE OF PLACE

- *Preserve and define the eastern entry corridor identity.*
- *Mitigate the visibility of surface parking lots along the eastern entry corridor.*
- *Consider compatibility in uses along the boundary with Summit County developments, while distinguishing Park City’s entry corridor.*
- *Encourage community gathering spaces and events.*
- *Strengthen the neighborhood with pedestrian and cyclist connections between disparate land uses.*
- *Establish design guidelines to unify the look and feel of new development in the neighborhood.*
- *Enforce nightly rental restrictions in Park City Heights.*

PROPOSE CONTEXT-APPROPRIATE INFILL

- *Quinn’s Mixed-Use Node: Explore compatible infill with locally-serving retail, services, office, medium density housing, high density housing, and workforce housing.*
- *Institutional Node: Support the Park City Medical Campus and Recreation Facilities through potential limited and compatible infill for employee housing and basic services to promote a more self-sustaining and less car-dependent area.*

IMPROVE TRANSPORTATION NETWORK AND OPTIONS

- *Quinn’s Mobility Hub: Create a convenient and intuitive capture lot for transit connections that align with Re-Create 248 transit improvements, and serves as a key transfer point within the regional transportation network. Integrate multiple transportation modes including transit, carpooling, and bicycle connections to reduce cars driving into town. Allow for services that support and enhance the transit ridership experience like retail, child care, and serve as a gateway to Park City.*
- *Mitigate traffic associated with the Park City School Campus and peak-hour traffic.*
- *Improve north-south trail and open space connectivity across S.R. 248 with pedestrian and bike upgrades.*
- *Enhance trails from Park City Heights to Richardson Flat, including safe street crossings.*



Park Meadows

Neighborhood Snapshot

Total Acres: 1555 Acres	Vacant Lots: 31
Population: 2487	Average Density: 0.95 per acre
Occupancy:	Daytime Population:
58.9% Owner Occupied	953
10.9% Renter Occupied	
30.2% Vacant Units (Short-term Rentals/ Second Homes)	
Historic Sites:	Parks:
2245 Monitor Drive	Creekside Park
2414 Monitor Drive	

Nightly Rentals: Prohibited in areas zoned Single Family. Allowed in the areas zoned Residential Development and Residential Medium Density except for Fairway Meadows, Meadows Estate, and West Ridge.

Affordable Housing:

Parkside Apartments – 42 units

Holiday Village – 80 units

In 2023, the City approved the Holiday Village and Parkside Apartments (HOPA) redevelopment proposed by Mountainlands Community Housing Trust to increase the affordable units from 122 to 317.

Neighborhood Icons:

Eccles Center

Park City Municipal Athletic & Recreation Center

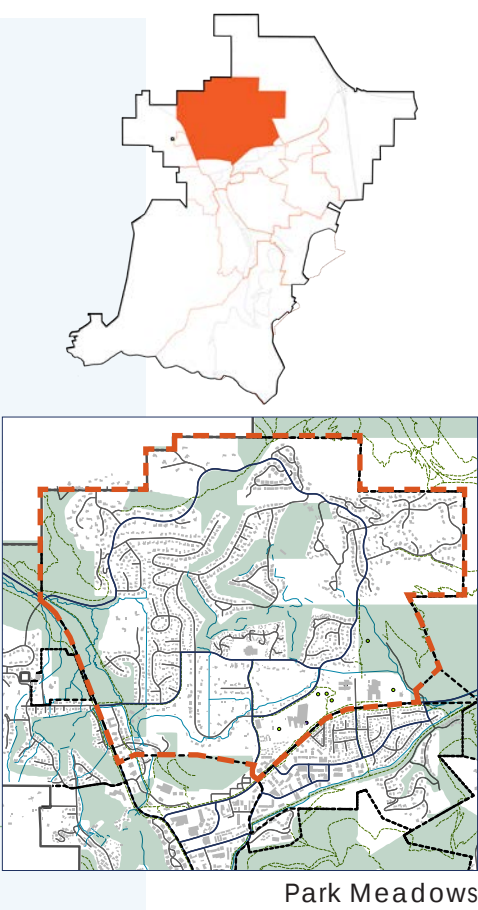
Park Meadows Golf Club

Park City School District Campus

Sub-neighborhoods:

Boothill Condominiums, Broken Spoke, Cove at Eagle Mountain, Eagle Pointe, Fairway Hills, Fairway Meadows, Fairway Village, Finnegans Bluff, Four Lakes Village, Gleneagles, Holiday Ranchettes, Lakeview Cottages, Meadow Estates, McLeod Creek, Park Meadows, Parkview, Racquet Club Village, Risner Ridge, Saddle Condominiums, Sandstone Cove, West Ridge, Willow Ranch, Windrift Condominiums.

**Source: 2024 ESRI Business Analyst Report, 2014 General Plan*



Recommendations

Improve Connectivity

- Implement traffic calming measures to slow vehicles and discourage through traffic.
- Install traffic signage to improve safety for children and wildlife.
- Improve sidewalk and multi-modal connections, and snow clearing in winter.
- Increase transit frequency – especially to connect residents to the resorts.
- Evaluate opportunities to connect residents to transit who are not proximate to a transit stop, including a potential neighborhood circulator or limited residential parking areas near transit stops.
- Establish new outdoor gathering spaces for residents.

Preserve Neighborhood Character

- Preserve open spaces and wildlife habitats.
- Enforce designated trailhead parking to mitigate trail user parking in residential areas.
- Preserve a buffer between commercial clusters and the Park City School District Campus and residential areas.
- Partner with the Park City School District to improve circulation and traffic flow during peak times and to mitigate impacts on residential areas.
- Update home occupation regulations to protect the residential quality of life.
- For those areas within the neighborhood where nightly rentals are allowed, enforce regulations, including occupancy limitations, noise, trash, and parking. Evaluate potential prohibition of nightly rentals where allowed in primary resident areas.
- Mitigate outdoor pickleball in residential areas while allowing outdoor pickleball in recreation and commercial clusters.
- Update land use regulations to ensure compatibility as existing homes are demolished for the construction of new homes.
- Enforce the dark sky code and incentivize retroactive dark sky compliant lighting. Reevaluate seasonal lighting allowances.
- Encourage defensible space for wildfire protection and coordinate with homeowner associations on management of vegetation within common areas.

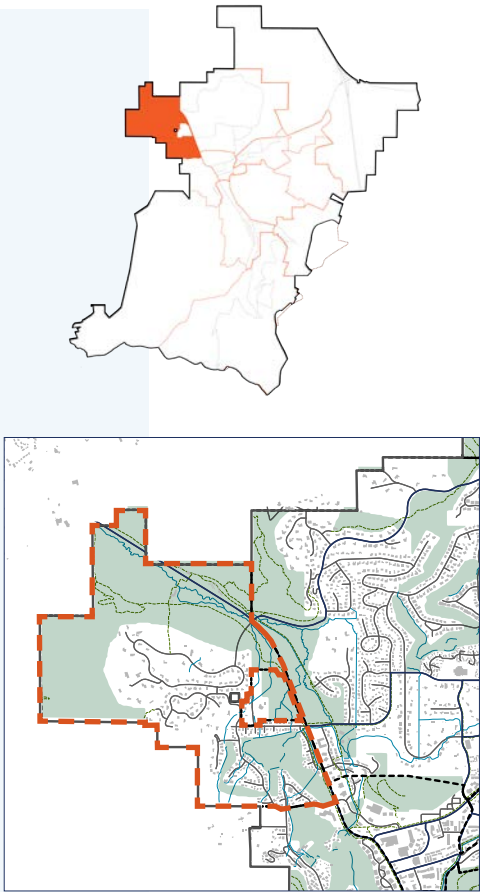


NEIGHBORHOOD SNAPSHOT

Total Acres: 660 Acres	Vacant Lots: 21
Population: 338	Average Density: 0.34 per acre
Occupancy: 57.5% Owner Occupied 10.5% Renter Occupied 32% Vacant Units (Short-term Rentals/ Second Homes)	Daytime Population: 130
Historic Sites: McPolin Barn	Parks: Rotary Park
Nightly Rentals: Prohibited	
Affordable Housing: None	
Neighborhood Icons: McPolin Farm, Park City Golf Course North of Thaynes Canyon Drive	

Sub-neighborhoods:
Aspen Springs, Iron Canyon, Thaynes Canyon, Thaynes Creek Ranch Estates

**Source: 2024 ESRI Business Analyst Report, 2014 General Plan*



Thaynes

RECOMMENDATIONS

PRESERVE THE MCPOLIN BARN ENTRY CORRIDOR

- *Protect open space acreage along the entry corridor.*
- *Maintain the 250-foot Entry Corridor Protection Overlay setback along S.R. 224 to preserve Park City's mountain character and sweeping views.*
- *Uphold the platted restrictions limiting disturbance areas within residential lots.*
- *Update vantage points for context sensitive infill within the residential neighborhood.*
- *Implement comprehensive wildfire mitigation through targeted strategies in coordination with homeowner associations.*

INCREASE CONNECTIONS

- *Provide wildlife and pedestrian crossings for the open space corridors bisected by S.R. 224.*
- *Improve amenities and resident and pedestrian connections to transit stops along S.R. 224.*
- *Connect the pedestrian and bicyclist network within the residential areas.*

RETAIN THE PRIMARY RESIDENT NEIGHBORHOOD CHARACTER

- *Implement traffic calming measures to discourage speeding and through traffic.*
- *Designate and enforce trailhead parking to mitigate impacts in residential areas.*
- *Evaluate parking updates for Rotary Park to mitigate impacts in residential areas.*
- *Uphold the nightly rental prohibition.*



Thaynes



McPolin Barn

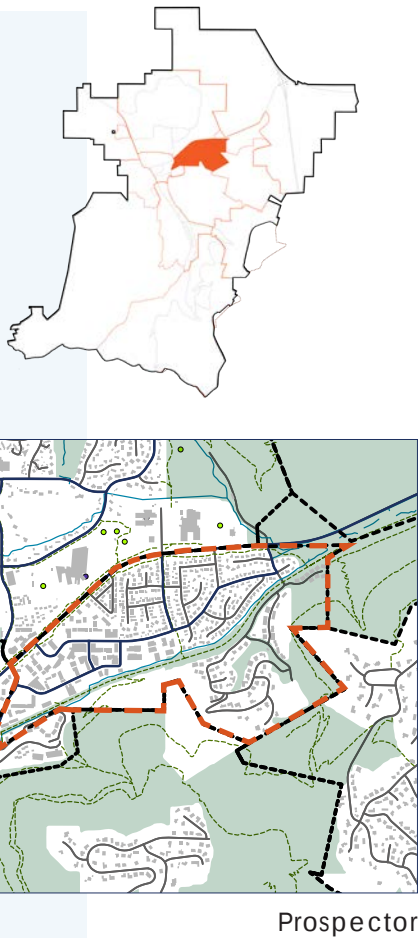


PROSPECTOR

NEIGHBORHOOD SNAPSHOT

Total Acres: 255 Acres	Vacant Lots: 31
Population: 1590	Average Density: 0.95 per acre
Occupancy: 23.7% Owner Occupied 32.6% Renter Occupied 43.6% Vacant Units (Short-term Rentals/ Second Homes)	Daytime Population: 1914
Historic Sites: 2465 Doc Holiday Drive	Parks: Prospector Park
Nightly Rentals: Prohibited in Prospector Park and Chatham Crossing Subdivisions.	
Affordable Housing: Aspen Villas – 88 units Carriage House – 1 unit Central Park City Condos – 11 units Prospector Square – 23 units Silver Meadows Estates – 49 units	
Neighborhood Icons: Rail Trail Silver Creek	
Sub-neighborhoods: Canyon Crossing, Chatham Crossing, Fenchurch Condos, Prospector Park, Prospector Square, Prospector Village, Silver Meadows Estates	

*Source: 2024 ESRI Business Analyst Report, 2014 General Plan



RECOMMENDATIONS

SUPPORT A VIBRANT COMMERCIAL DISTRICT

- Develop an area plan emphasizing better connectivity, business growth, and neighborhood preservation.
- Partner with Prospector Square businesses to ensure functional and vibrant commercial pedestrian walkways and activated outdoor areas.
- Consider residential infill in commercial areas to allow a mix of uses.
- Enhance a sense of place through beautification of rights-of-way and strategic neighborhood improvements.
- Improve connectivity between Prospector and adjacent neighborhoods, especially for pedestrians and bicyclists.
- Optimize shared parking, managing fleet vehicle parking, within Prospector Square to efficiently support businesses and residents.
- Continue transit frequency and improve bus stops amenities.
- Encourage defensible space for wildfire protection and coordinate with homeowner associations on management of vegetation within common areas.

PRESERVE RESIDENTIAL NEIGHBORHOOD CHARACTER

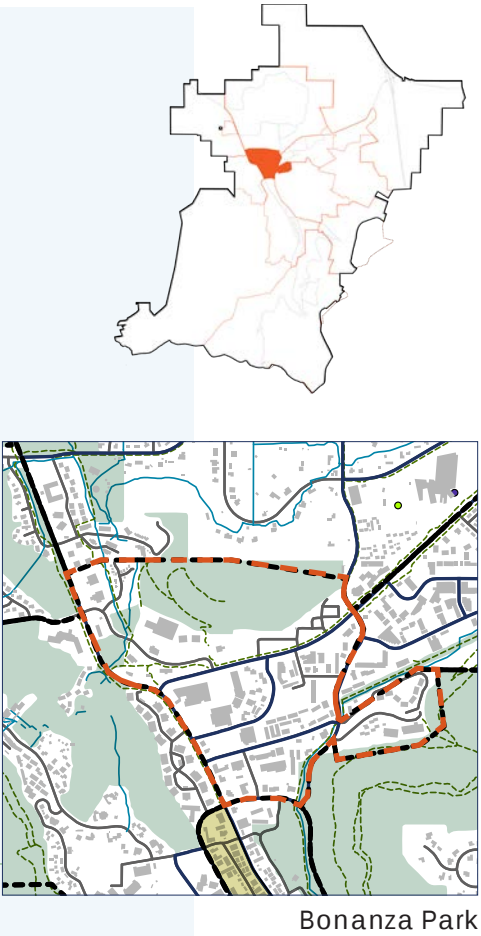
- Mitigate traffic during peak times, especially along Kearns Boulevard.
- Implement traffic calming measures to slow vehicles and discourage through traffic in residential areas. Consider potential roundabouts to improve traffic flow.
- Designate and enforce trailhead parking to mitigate trail users parking in commercial and residential areas.
- Maintain and preserve open space south of the Rail Trail and east of the neighborhood.
- Enforce nightly rental regulations, including occupancy limitations, parking, trash, noise, etc. in areas where they are allowed to protect the residential quality of life.



BONANZA PARK

NEIGHBORHOOD SNAPSHOT

Total Acres: 200 Acres	Vacant Lot: 1
Population: 729	Average Density: 1.15 per acre
Occupancy: 38.0% Owner Occupied 41.9% Renter Occupied 20.1% Vacant Units (Short-term Rentals, Second Homes)	Daytime Population: 1265
Historic Feature: In the 1940s, the Daughters of Utah Pioneers installed a memorial commemorating the settlers of Park City along the south of Kearns Boulevard near the Park Avenue intersection. The old town hall bell was later added to the site.	Parks: Olympic Park Welcome Plaza
Nightly Rentals: Allowed in the General Commercial and Light Industrial Zones.	
Affordable Housing Snow Creek Cottages – 13 units Rail Central – 24 units Claimjumper Condos – 1 unit 1616 Short Line Drive (Transit Housing) – 13 units Ironhorse and Fireside – 94 units EngineHouse, a public-private development, will deliver 99 deed restricted units targeting 60% AMI.	
Neighborhood Icons: Cemetery Rail Trail	
Sub-neighborhoods Claimjumper Condos, Homestake Condos, Fireside Condos, Ironhorse Apartments, Snow Creek Cottages	



Bonanza Park

RECOMMENDATIONS

IN 2024, THE CITY ADOPTED THE BONANZA PARK SMALL AREA PLAN, ESTABLISHING SIX GOALS FOR THE NEIGHBORHOOD

- *Mixed Use:* Create a mixed-use neighborhood with livability in mind.
- *Local:* Support locally-owned businesses and entrepreneurship.
- *User-Friendly:* Create a safe and intuitive network for pedestrians, cyclists, and transit users.
- *Inclusive:* Expand the availability of affordable and workforce housing units.
- *Green:* Create a more welcoming and sustainable community.
- *Cultural:* Weave arts and culture into the community fabric.

CREATE A NEW BONANZA PARK MIXED-USE DISTRICT

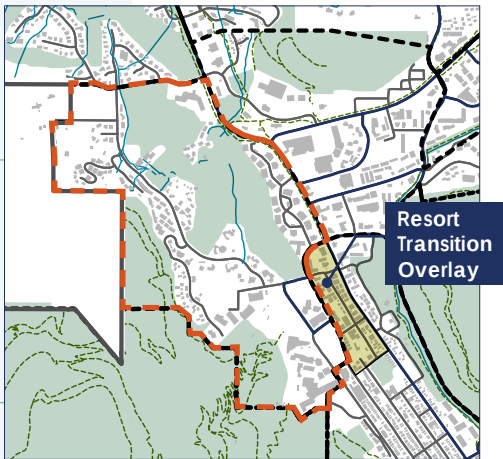
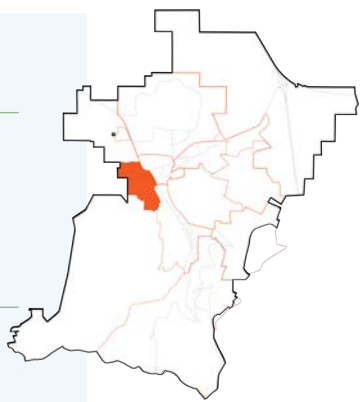
- *Make critical connections for pedestrians and bicyclists throughout the neighborhood.*
- *Create vibrant streetscapes through vertical zoning with active uses on the storefront level, and residential, and office uses on the upper stories.*
- *Require high quality and pedestrian-oriented design that is walkable with community green spaces connected throughout.*
- *Support multi-modal transportation , reduce parking, and require transportation demand management plans for new developments to increase transit ridership and reduce traffic.*
- *Allow for up to four stories outside of the Frontage Protection Zone when project enhancements that benefit the community are provided like affordable and attainable housing.*



RESORT CENTER

NEIGHBORHOOD SNAPSHOT

Total Acres: 265 Acres	Vacant Lots: 5 with the anticipated redevelopment of the Park City Mountain parking lots.
Population: 221 (full-time residents) 5850 (average daily visitors/employees) 1800 (off-peak season daily visitors/employees) 17,000 (peak season daily visitors/employees) 13,000 (Average peak season daily visitors/employees)	
Occupancy: 9.6% Owner Occupied 3.3% Renter Occupied 78.1% Vacant Units (Short-term Rentals, Second Homes)	Average Density: 3.45 per acre
Historic Sites: Silver King Consolidated Spiro Tunnel Complex 1895 Three Kings Drive 175 Snows Lane 205 Snows Lane	
Affordable Housing: Silver Star - 20 units	
Neighborhood Icons: Glenwood Cemetery, Park City Golf Course, Park City Mountain Resort, Three Kings Water Treatment Plant, White Pine Touring Company, Silver King Mine	
Sub-neighborhoods: Park Avenue Condos, Payday Condos, Hotel Park City, Rothwell Subdivision, Silver King Condos, Shadow Ridge Condos, Silver Star, Snowflower Condos, Thaynes Canyon Subdivision Phases 4 and 5, and Three Kings Condos.	



Resort Center

*Source: 2024 ESRI Business Analyst Report, 2014 General Plan

RECOMMENDATIONS

PROMOTE REDEVELOPMENT THAT INTEGRATES A WORLD-CLASS RESORT WITH A STRONG SENSE OF COMMUNITY

- *Resort Center Mobility Hub and Infill: Integrate uses that support the guest experience at the resort base area, incorporate multiple transportation modes, and integrate workforce housing, offering an affordable alternative for seasonal and year-round employees, and incorporate mixed-use. The hub will serve as a key transfer point within the transportation network to provide easy access to Bus Rapid Transit and other transportation methods like connections from the Salt Lake City International Airport and the resort area.*
- *Evaluate the Land Management Code to address opportunities for seasonal workforce housing types like single-room occupancy and dormitory development.*
- *Maintain the rural character of the transition area between the Resort Center and Thaynes neighborhood and Historic District compatibility between the Resort Center and Old Town.*
- *Create small open-space pockets with landscaping and seating to activate the neighborhood in summer.*

IMPROVE CONNECTIVITY

- *Continue coordination with the resort on paid parking and parking reservations and to improve traffic circulation during peak times.*
- *Install traffic calming measures in residential areas to discourage speeding and through traffic.*
- *Enhance pedestrian and bicyclist crosswalks and infrastructure within the neighborhood to nearby community assets like City Park, the library, senior center, trails, and open space.*
- *Improve transit frequency for locals and residents.*
- *Improve connectivity and transitions within the Resort Center and Old Town overlay.*
- *Install clear wayfinding signage to the Upper Resort Center and other tourist destinations.*
- *Close sidewalk gaps to create continuous pedestrian routes that improve flow.*
- *Add secure, visible bike racks at key nodes to support recreational opportunities during summer.*

SUPPORT BUSINESS OPERATIONS AND WORKFORCE ACCESS

- *Reconfigure loading zones to streamline delivery processes for businesses.*
- *Establish employee parking options (on-site or off-site with shuttle/transit).*

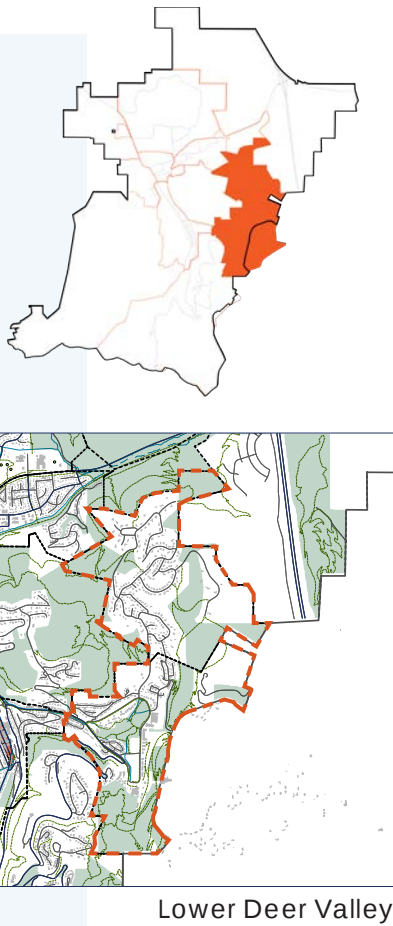


LOWER DEER VALLEY

NEIGHBORHOOD SNAPSHOT

Total Acres: 1332 Acres	Average Density: 0.61 per acre
Population: 550	Daytime Population: 1703
Occupancy: 21.5% Owner Occupied 3.6% Renter Occupied 74.9% Vacant Units (Short-term Rentals, Second Homes)	
Affordable Housing: St Regis- 4 units	
Nightly Rentals: Prohibited in Hidden Oaks.	
Vacant Lots: 40	
Unbuilt Units: 40 residential lots Snow Park Village	
In 2025, the Planning Commission approved Phase I of Snow Park Village for an underground parking structure. The Phase II vertical development includes 219 Residential Unit Equivalents, 21,890 square feet of commercial uses, and support uses and is pending review.	
Sub-neighborhoods: Snow Park Condos, including Trails End, Lakeside, Aspen Wood, Fawngrove Pinnacle, Amber Daystar, Bristlecone, The Lodges, Silver Baron, Courchevel, Powder Run, St. Regis, and Black Diamond Lodge. Queen Esther Village, Nordic Village, Deer Lake Village, Deer Crest, Snowtop, Hidden Meadows, Hidden Oaks, Royal Oaks, Fox Tail, Hanover-Queen Esther, Morning Star, Snow Park, and Solamere.	

**Source: 2024 ESRI Business Analyst Report, 2014 General Plan*



Lower Deer Valley

RECOMMENDATIONS

BALANCE THE RESIDENT AND VISITOR EXPERIENCE

- Mitigate peak traffic – not only in the neighborhood but downstream due to impacts within the neighborhood.
- Evaluate new egress connections to Highway 40/Deer Valley East Village for emergency egress, and/or to ease traffic during peak times with careful consideration not to impact Lower Deer Valley residential areas.
- Improve resident access to transit. Where routes do not go to residents, allow residents access to transit through limited residential parking permits or a neighborhood circulator.
- Improve pedestrian and bicyclist connectivity within the neighborhood and to Masonic Hill and Old Town.
- Evaluate more gathering places for locals like parks.
- Update neighborhood wayfinding signage to enhance the visitor experience.
- Improve management of nightly rentals, including occupancy limitations, parking, noise, outdoor lights, and trash management.
- Designate and manage sufficient trailhead parking areas to mitigate trail user impacts in residential neighborhoods.
- Enhance the aesthetic arrival experience to Lower Deer Valley.

PROTECT OPEN SPACE AND NATURAL RESOURCES

- Preserve the visual and aesthetic experience of arriving in Lower Deer Valley.
- Protect view corridors and open space.
- Implement wildfire mitigation strategies in partnership with the resort and homeowner associations.
- Balance e-bike use impacts on trails.

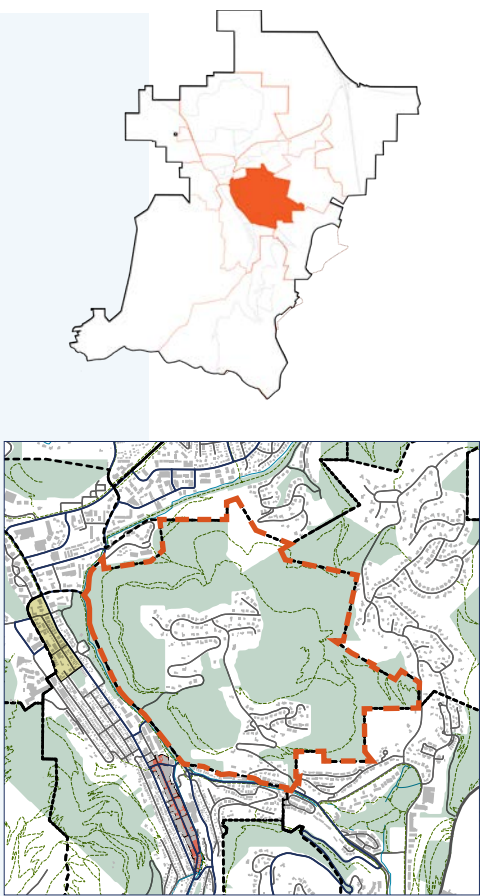


MASONIC HILL

NEIGHBORHOOD SNAPSHOT

Total Acres: 620 Acres	Vacant Lots: 30
Population: 471	Average Density: 0.59 per acre
Occupancy:	Daytime Population:
33.5% Owner Occupied	57
31.1% Renter Occupied	
35.4% Vacant Units (Short-term Rentals, Second Homes)	
Nightly Rentals: Prohibited in the Aerie Subdivision, Sunny Side, April Mountain, and Mellow Mountain Estates.	
Sub-neighborhoods:	
Aerie, April Mountain, Condos along Deer Valley Drive, Mellow Mountain, Overlook at Old Town, and Sunny Side.	

*Source: 2024 ESRI Business Analyst Report, 2014 General Plan



Masonic Hill



View of the neighborhood

RECOMMENDATIONS

PROTECT THE BALANCE BETWEEN OPEN SPACE AND RESIDENTIAL CLUSTERS

- Preserve the natural environment within the neighborhood to conserve wildlife habitat through limits of disturbances, prohibition of tall fencing, establishing building pads for platted areas, and incentivizing native vegetation.
- Implement comprehensive wildfire mitigation through targeted strategies.
- Manage noxious weeds on City-owned open space and coordinate weed control in partnership with property owners.

IMPROVE CONNECTIONS

- Comprehensive improvements are needed at the Aerie Drive and Deer Valley Drive intersection for pedestrians, bicyclists, and vehicles.
- Better connect Masonic Hill with Old Town, Lower Deer Valley, and the Bonanza Park neighborhoods for pedestrians and bicyclists.
- Explore, assess, and implement limited residential parking and bike racks near transit to help residents access transit or consider a transit circulator for the neighborhood.

PROTECT RESIDENT QUALITY OF LIFE

- Maintain balance between primary residents and nightly rentals and enforce nightly rental regulations, including occupancy limitations, parking, noise, outdoor lights, and trash management.
- Mitigate trail use and trailhead parking impacts to the residential areas.
- Enforce construction hour limitations and on-street parking restrictions.
- Implement traffic calming measures to discourage speeding and through traffic.



OLD TOWN

NEIGHBORHOOD SNAPSHOT

Total Acres: 532 Acres	Vacant Lots: 50
Population: 1338	Average Density: 3.91 per acre
Occupancy: 17.2% Owner Occupied 11% Renter Occupied 70.3% Vacant Units (Short-term Rentals, Second Homes)	Daytime Population: 3926
Historic Districts: Historic Residential Low – Density Historic Residential – 1 Historic Residential – 2 Historic Residential Medium Historic Commercial Business Historic Recreation Commercial	Parks: City Park, Library Field, Skateboard Park

Nightly Rentals: Allowed in all residential areas except for the Lower Rossi Hill (requires a Conditional Use Permit) and Western Historic Residential Low – Density and McHenry sub-neighborhoods (prohibited).

Affordable Housing:

Washington Mill – 8 units
The Line Condos – 22 units
1465 Park Avenue – 8 units
The Retreat at the Park – 8 units
Woodside Park Phase I – 11 units
Habitat Homes on Marsac Avenue – 2 units
516 Marsac Avenue – 3 units

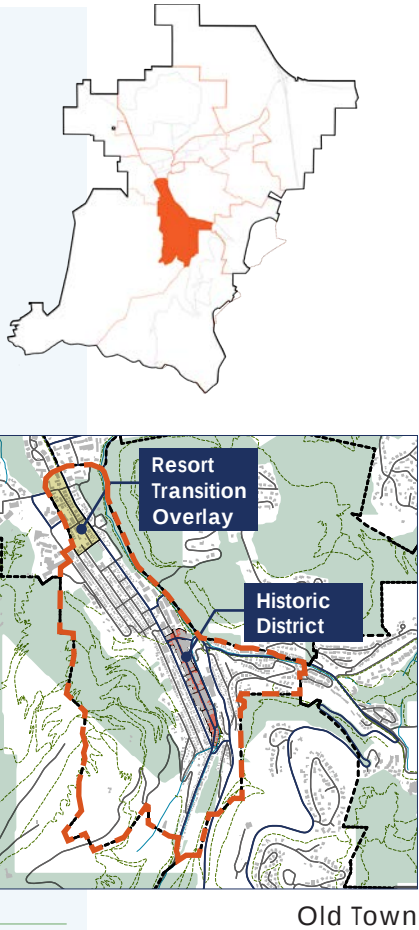
Neighborhood Icons:

Main Street Historic District, Historic Mining Era Structures, Miner’s Hospital, Park City Library and Santy Auditorium, Poison Creek Pathway, Shoe Tree, Park City Museum

Sub-neighborhoods:

Deer Valley Drive, Lower Old Town, Upper Old Town, Rossi Hill

**Source: 2024 ESRI Business Analyst Report, 2014 General Plan*



Old Town

RECOMMENDATIONS

PRESERVE THE HISTORIC NEIGHBORHOOD CHARACTER

- *Maintain and protect the City’s unique Historic Districts.*
- *Update the Historic District regulations regularly and identify opportunities to support compatible infill and to streamline the review process for simple remodels.*
- *Incentivize historic building improvements through continued Historic District grants.*
- *Evaluate undergrounding of powerlines and other wildfire mitigation measures to protect Old Town and the City’s historic assets.*

PROTECT RESIDENT QUALITY OF LIFE

- *Improve management of nightly rentals, including occupancy limitations, parking, noise, outdoor lights, and trash management. Consider a “Good Neighbor” initiative through outreach and education to highlight local regulations for management companies and visitors.*
- *Explore affordable and attainable housing infill in Old Town compatible with the Historic Districts.*
- *Enforce trailhead and neighborhood parking restrictions.*
- *Comprehensively address construction challenges in the dense neighborhood due to narrow rights-of-way, limited parking, and construction impacts.*
- *Relocate or better screen trash, recycling, and dumpsters in commercial areas. Evaluate updates to the Land Management Code to allow flexibility for commercial screening.*
- *Enforce residential trash and recycling receptacle regulations due to narrow streets, especially in winter. Evaluate updates to the Land Management Code to allow flexibility for residential screening.*

IMPROVE CONNECTIVITY

- *Connect visitors and employees to Main Street through transit and capture lots.*
- *Evaluate on-demand transit services, a circulator, or limited residential parking areas near transit for residents who do not live near a transit stop.*
- *Continue the trolley on Main Street/Swede Alley with consistent routes and predictable schedule.*
- *Evaluate updates to Old Town parking policies – both commercial and residential parking permit programs – to manage on-street parking limitations.*
- *Improve the pedestrian experience with increased crosswalks and safer winter-friendly sidewalks (Main Street, especially) and install ADA-accessible improvements.*
- *Improve pedestrian and bicyclist connections to adjacent neighborhoods like the Resort Center, Lower Deer Valley, Masonic Hill, and Bonanza Park.*



UPPER DEER VALLEY

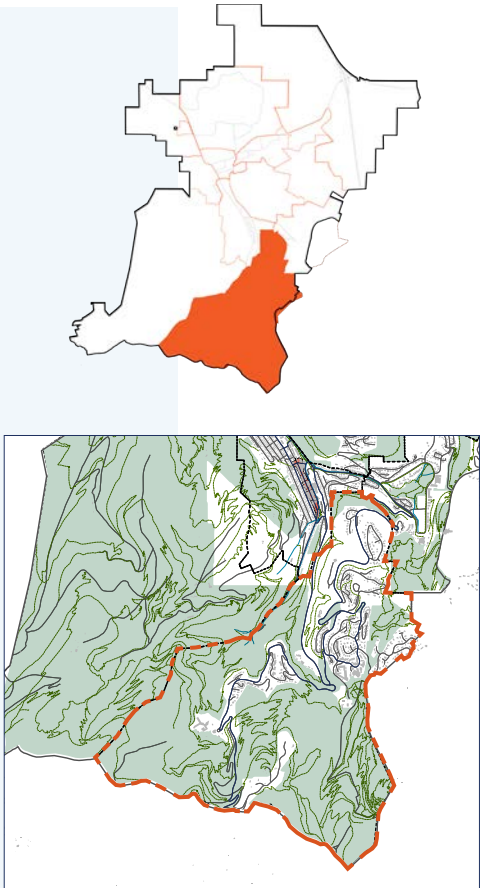
NEIGHBORHOOD SNAPSHOT

Total Acres: 2343 Acres	Vacant Lots: 43
Population: 501	Average Density: 0.34 per acre
Occupancy:	Daytime Population:
19.3% Owner Occupied	1139
5.2% Renter Occupied	
75.5% Vacant Units (Short-term Rentals, Second Homes)	
Historic Sites:	Parks: None
Ontario Mine	
Judge Mine	
Nightly Rentals: Allowed in all but affordable deed restricted units.	
Affordable Housing:	
Grand Lodge – 1 unit	
Silver Strike – 1 unit	
Ironwood – 1 unit	
Arrowleaf Lodge – 3 units	
Montage – 10 units	
Little Belle – 1 unit	
Stag Lodge – 1 unit	
Sterlingwood – 1 unit	
Mt. Cervin – 1 unit	
Deer Valley Club – 1 unit	
Bald Eagle – 1 unit	
Founders Place – 6 units	
Sommet Blanc – 6 units	
Neighborhood Icons:	
Deer Valley Resort	

Sub-neighborhoods:

American Flag, Bald Eagle, Huntsman Estates, Lookout at Deer Valley, Belleterre, Moonshadow, Bannerwood, Northside Village, The Montage, Sommet Blanc, Red Cloud, Argent, One Empire Pass, Arrowleaf, Larkspur, Belles at Empire Pass, Paintbrush, Grand Lodge Condos, Ironwood, Nakoma, Tower Residences, Tower Villas, Shooting Star, Empire Residences, Flagstaff Lodge, Silver Strike Lodge, Stein Eriksen Lodge, Stein Residences, The Cache, Stagg Lodge, Aspen Hollow, Bellemont, Black Bear Lodge, The Chateaux, Deer Valley Club, Double Eagle, Enclave, Goldener Hirsch, Inn at Silver Lake, Little Belle, Mount Cervin Plaza, Mount Cervin, Ontario Lodge, The Ridge, Ridgpoint, Silver Bird, Stagg Lodge, Sterling Lodge, Sterlingwood, Trailside, Twin Pines, The Woods

**Source: 2024 ESRI Business Analyst Report, 2014 General Plan*



Upper Deer Valley

RECOMMENDATIONS

PROTECT OPEN SPACE

- Continue investing in open space and preservation for locals to enjoy.
- Evaluate annexing Bonanza Flat into the City boundary.
- Retain buffers of native landscaping to preserve the natural shield that defines the neighborhood.
- Preserve the aesthetic as a grand scale within the forest.
- Comprehensively address wildfire mitigation and evacuation routes for residents and visitors.

BALANCE RESORT AND RESIDENT AREAS

- Improve nightly rental enforcement in the area, addressing impacts like occupancy limitations, outdoor lighting, trash management, parking, noise, etc.
- Evaluate updates to zoning to prohibit nightly rentals in areas that have transitioned to primary residential communities.
- Enforce trailhead parking to mitigate trail user impacts in residential areas.

IMPROVE CONNECTIVITY

- Address peak traffic, vehicle speed, noise, emissions, pedestrian and bike safety comprehensively – at the Marsac Roundabout and beyond.
- Enforce traction requirements during winter conditions for all vehicles.
- Improve pedestrian and bicyclist connections both within the neighborhood and to Old Town and Lower Deer Valley.

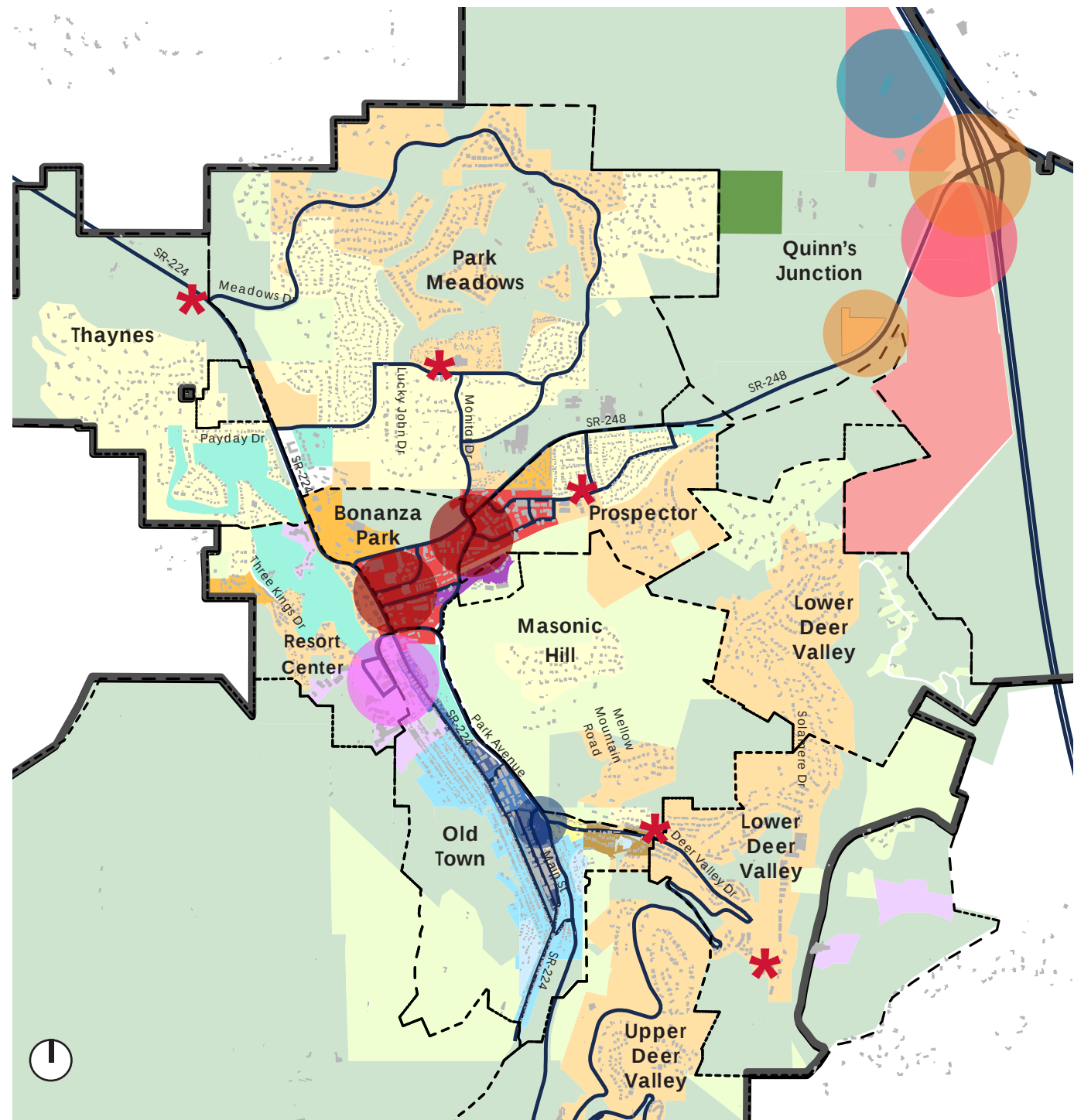




4

FUTURE LAND USE NODE TYPES

NODE TYPES MAP



ZONING LEGEND

- | | | |
|----------------------|-------------------------------------|---|
| Community Transition | Historic Commercial Business | Residential- Low Density |
| Estate | Historic Recreation Commercial | Residential- Medium Density |
| General Commercial | Historic Residential | Residential Development |
| Single Family | Historic Residential- Low Density | Residential Development- Medium Density |
| Urban Park Zone | Historic Residential-Medium Density | Public Use Transition |
| Light Industrial | Historic Residential 2: Subzone A | Recreation Commercial |
| Protected Open Space | Historic Residential 2: Subzone B | Recreation Open Space |

The Node Types Map includes existing zoning to illustrate the current neighborhood 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 implements 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.

NODE TYPE LEGEND

- Quinn's Junction Community Mixed-Use Node
- Quinn's Junction Mobility Hub
- Quinn's Junction Institutional Hub
- Bonanza Park Mobility Hubs/Corridor Infill Node
- Resort Center Mobility Hub/Corridor Infill Node
- Old Town Mobility Hub/Corridor Infill Node
- Neighborhood Mobility Hubs



NODE TYPES DESCRIPTION

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.



FUTURE LAND USE MIX

- Medium Density Mixed Use
- Medium Density Residential
- High Density Residential
- Commercial



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.



FUTURE LAND USE MIX

- Commercial
- Institutional



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.



FUTURE LAND USE MIX

- Institutional
- Medium Density Mixed Use
- High Density Residential



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.



FUTURE LAND USE MIX

- Commercial
- Medium Density Mixed Use
- Medium Density Residential



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.

FUTURE LAND USE MIX

- Medium Density Mixed Use
- Resort Commercial
- High Density Residential
- Commercial



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.



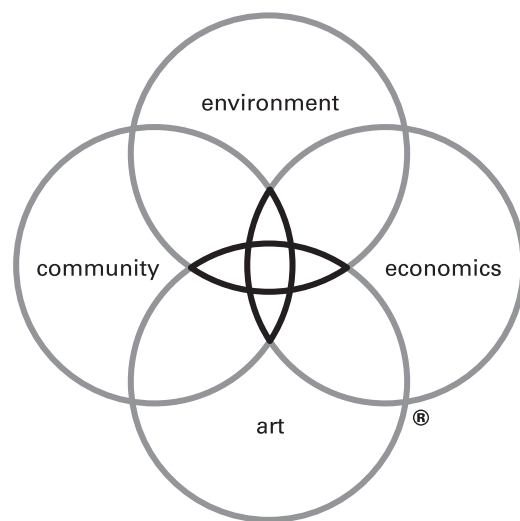
FUTURE LAND USE MIX

- Medium Density Residential

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.





DW LEGACY DESIGN[®]

Legacy Design is the defining element of our practice. It is our commitment to an elevated level of design inquiry to arrive at the optimal solutions for clients. The process ensures that our projects reflect the critical issues facing the built environment and that they deliver measurable benefit to clients and communities. It is the foundation of the firm's workshop culture and guides all projects.

DESIGNWORKSHOP
www.designworkshop.com