

## **ORDINANCE No. 2025-21**

### **AN ORDINANCE ADOPTING THE 2025 PARK CITY GENERAL PLAN, A COMPREHENSIVE UPDATE TO THE 2014 GENERAL PLAN**

WHEREAS, the Park City General Plan (“General Plan”) was first adopted by the City Council in 1985;

WHEREAS, the General Plan was rewritten and adopted by the City Council in 1997;

WHEREAS, subsequent amendments to the General Plan were adopted by resolution in 1999, 2000, 2001, 2002, 2007, and 2011;

WHEREAS, a comprehensive update to the General Plan was adopted by the City Council in 2014;

WHEREAS, subsequent amendments to the General Plan were adopted by the City Council in 2024 (Ordinance No. 2024-17 adopting the Bonanza Park Small Area Plan) and 2025 (Resolution No. 13-2025 adopting the Moderate Income Housing Plan);

WHEREAS, the City desires to adopt a comprehensive update to the General Plan based on the core community values: Small Town, Sense of Community, Natural Setting, and Historic Character;

WHEREAS, the City established three engagement windows: Project Awareness and Values Identification, September – December 2024; Ideas and Alternatives Development, January – March 2025; and Draft and Final Plan Sharing, May – September 2025;

WHEREAS, the City established a 16-member Advisory Committee with community stakeholders, Neighborhood Advisory Committees with resident volunteers, and a Technical Advisory Committee with City staff;

WHEREAS, the City conducted a survey November 14-27, 2024;

WHEREAS, the City hosted three community open houses for input on the preliminary framework and fundamental concerns (September 18, 2024), the draft vision and emerging land use and transportation scenarios (March 4, 2025), and the draft recommendations (May 13, 2025);

WHEREAS, the City conducted a series of neighborhood open houses for resident input on the Neighborhood Plans December 2024 through February 2025;

WHEREAS, the City conducted an online questionnaire for input on the draft vision and emerging land-use and transportation scenarios (March 4-March 25, 2025);

WHEREAS, the City conducted an online questionnaire for input on the draft recommendations (June 24-July 31, 2025);

WHEREAS, the comprehensive update captures a shared community vision and establishes five plan themes (Transportation, Community Character, Moderate Income Housing, Water and Open Space Preservation, and Sustainability) with focus areas, goals, and strategies to implement the General Plan;

WHEREAS, the comprehensive update includes a Neighborhood Plan for each of Park City's ten neighborhoods to acknowledge and incorporate the unique characteristics of each neighborhood and to allow for the implementation of the General Plan at a neighborhood scale;

WHEREAS, on June 4, 2025, the Historic Preservation Board conducted a public hearing on the historic preservation draft recommendations within the Community Character component;

WHEREAS, on June 26, 2025, the consultant team provided an overview of the draft comprehensive update in a joint Planning Commission and City Council work session for initial input;

WHEREAS, on June 30, 2025, the Historic Preservation Board conducted a public hearing on the historic preservation draft recommendations within the Community Character component and unanimously forwarded a positive recommendation to the Planning Commission and City Council;

WHEREAS, on July 9, 2025, the Planning Commission conducted a public hearing and provided input on the Transportation, Community Character, and Land Use Nodes Type Map components of the draft;

WHEREAS, on July 23, 2025, the Planning Commission reviewed revisions on the formatting of the plan that incorporated the joint meeting input and conducted a public hearing and provided input on the Moderate Income Housing, Water and Open Space Preservation, and Sustainability components of the draft;

WHEREAS, on August 13, 2025, the Planning Commission conducted a public hearing and provided input on the Neighborhood Plans;

WHEREAS, on August 18, 2025, the Planning Commission and City Council conducted a joint work session on the updated draft;

WHEREAS, on September 10, 2025, the Planning Commission conducted a duly noticed public hearing and unanimously forwarded a positive recommendation to the City Council;

WHEREAS, on September 25, 2025, the City Council conducted a duly noticed public hearing;

WHEREAS, Park City Forward, the City’s Long-Range Transportation Plan (2022), the Short Range Transit Plan (2022), the Bicycle and Pedestrian Plan (2024), the Bonanza Park Small Area Plan (2024), and the Moderate Income Housing Plan (2025), and other strategic plans remain in full effect in conjunction with this General Plan;

WHEREAS, the comprehensive update complies with Utah Code Section 10-9a-401, et seq.;

NOW THEREFORE, BE IT ORDAINED by the City Council of Park City that the 2025 General Plan is hereby approved and adopted, replacing the 2014 General Plan in its entirety. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 25<sup>th</sup> day of September 2025.

PARK CITY MUNICIPAL CORPORATION

Signed by:

*Nann Worel*

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Mayor, Nann Worel

Signed by:



Signed by:

*Michelle Kellogg*

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Attest:

\_\_\_\_\_  
Michelle Kellogg, City Recorder

Approved as to form:

Signed by:

*[Signature]*

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\_\_\_\_\_  
City Attorney’s Office

Attachment 1 – 2025 General Plan

Attachment 2 – Appendix



**2025**

**PARK CITY**

**General Plan**

# ACKNOWLEDGEMENTS

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

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# 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





# 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

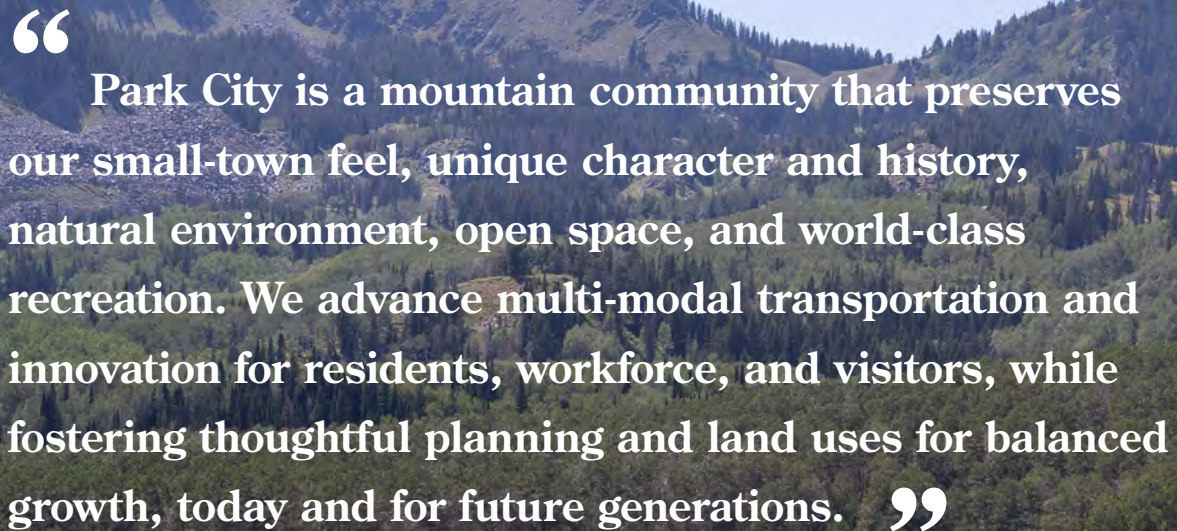
The General Plan update process took place from June 2024 through September 2025 across five phases. In **Phase 1 (June–September 2024)**, staff compiled baseline data, then convened advisory bodies in **Phase 2 (July–October 2024)**. **Phase 3 (November 2024–January 2025)** translated community feedback 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 HOUSING

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

### FOCUS AREAS

- *Variety of Housing*
- *Workforce Housing*





## INCOME

...ing options for  
...ing workforce,  
...e home buyers.

...ing Options  
...using



## 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



## → VISION AND MISSION STATEMENTS

*The Vision Statement articulates Park City's long-term aspirations and core values, while the Mission Statements translate this vision into actionable goals and commitments, to ensure alignment with the community's broader aspirations.*

## → THEMES AND FOCUS AREAS

*The core values incorporated in the vision statement direct the goals for the Themes, including Focus Areas to provide direction for how to achieve the community's vision and values.*

## → STRATEGIES

*Each Theme and Focus Area includes recommended strategies that give clear direction on action steps and implementation to achieve the vision and goals.*

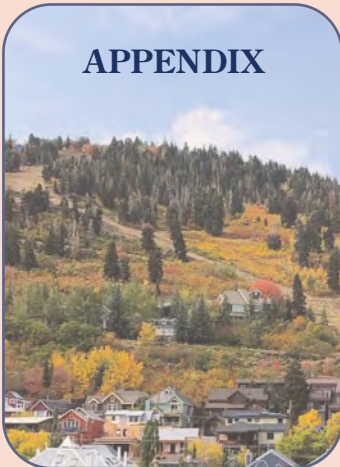
## → NEIGHBORHOOD PLANS

*Identifies key characteristics and specific recommendations based on individual neighborhood feedback.*

## → FUTURE LAND USE NODE TYPES MAP

*This map identifies areas most appropriate for context-sensitive development and key multi-modal improvements. The City's Zoning Map is incorporated to ensure future development is consistent with existing development patterns.*

## APPENDIX

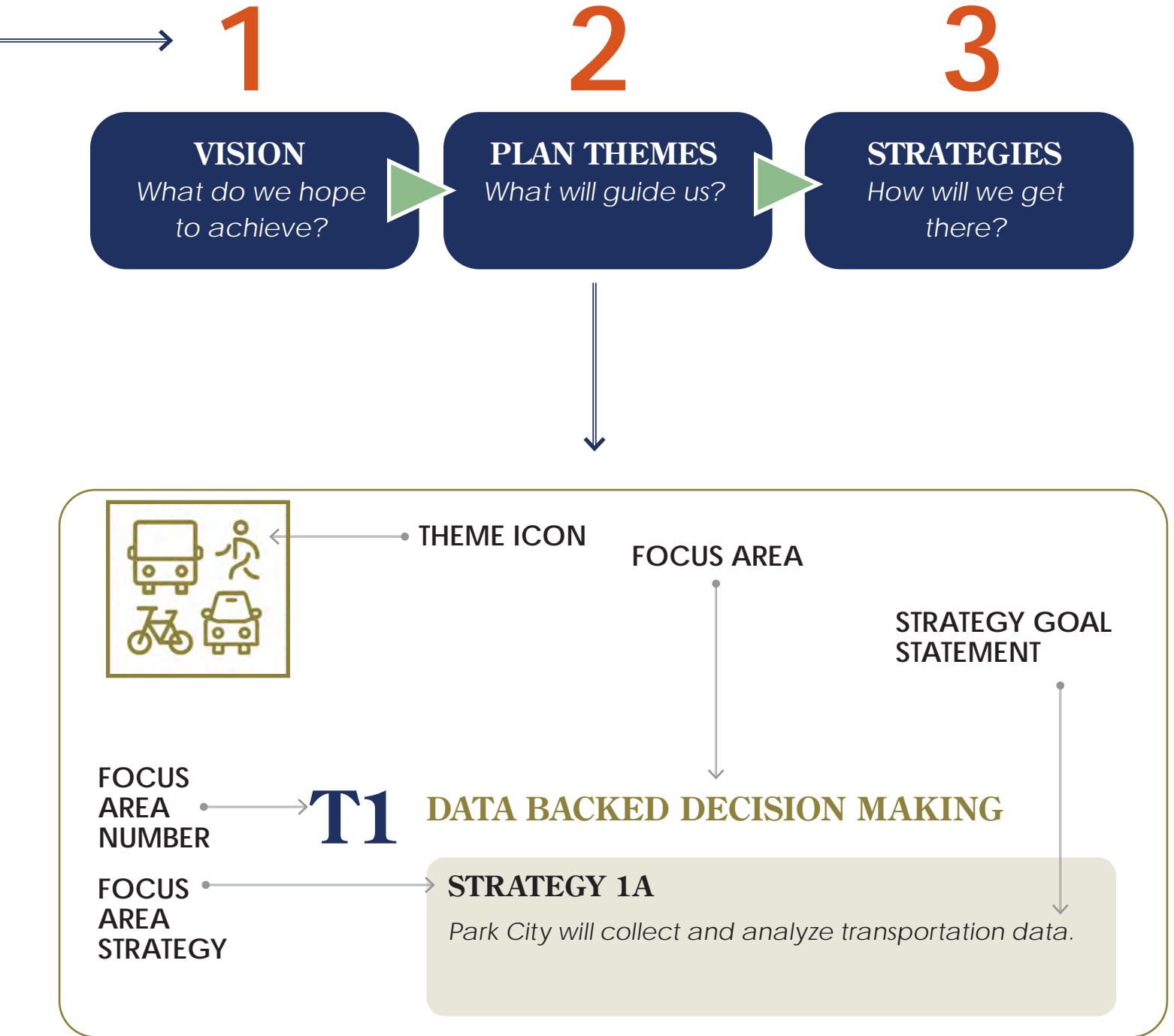


## → DRIVERS AND TRENDS

*Provides the demographic profile of the City, existing transportation and population trends, and identifies key takeaways.*

## → IMPLEMENTATION MATRIX

*This matrix has detailed actions identified in order to implement the strategies mentioned in the main plan document. The actions are accompanied by a timeframe, and necessary departments and partnerships responsible for their implementation.*



*\*Strategies are not in any order of prioritization.*





# 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

- 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

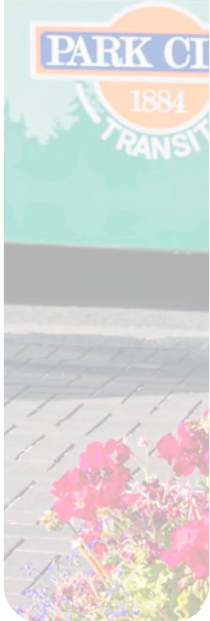
*Park City will be forward-thinking in transportation investments that can accommodate unique uses without overbuilding.*

### 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

### **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.

## C3

### **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.

## C4

### **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**

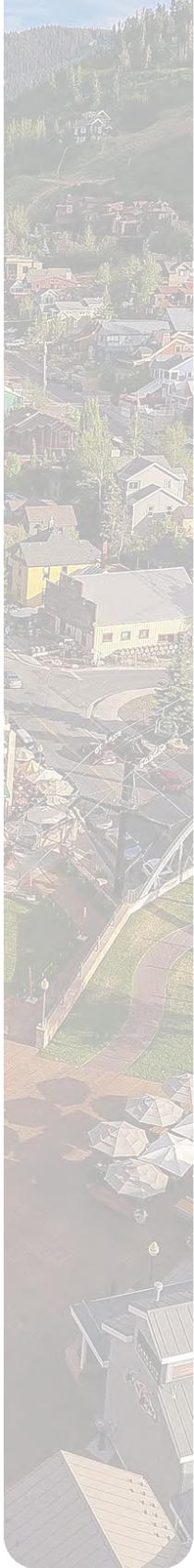
Foster collaborative efforts to preserve, protect, and promote Park City's historic resources.

### **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

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*

# 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.

*\* 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**

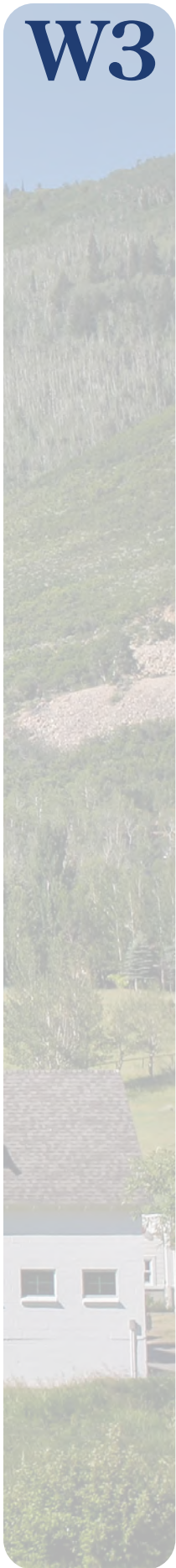
Support the maintenance and preservation of sensitive lands, including wildlife corridors and habitats.

### **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.



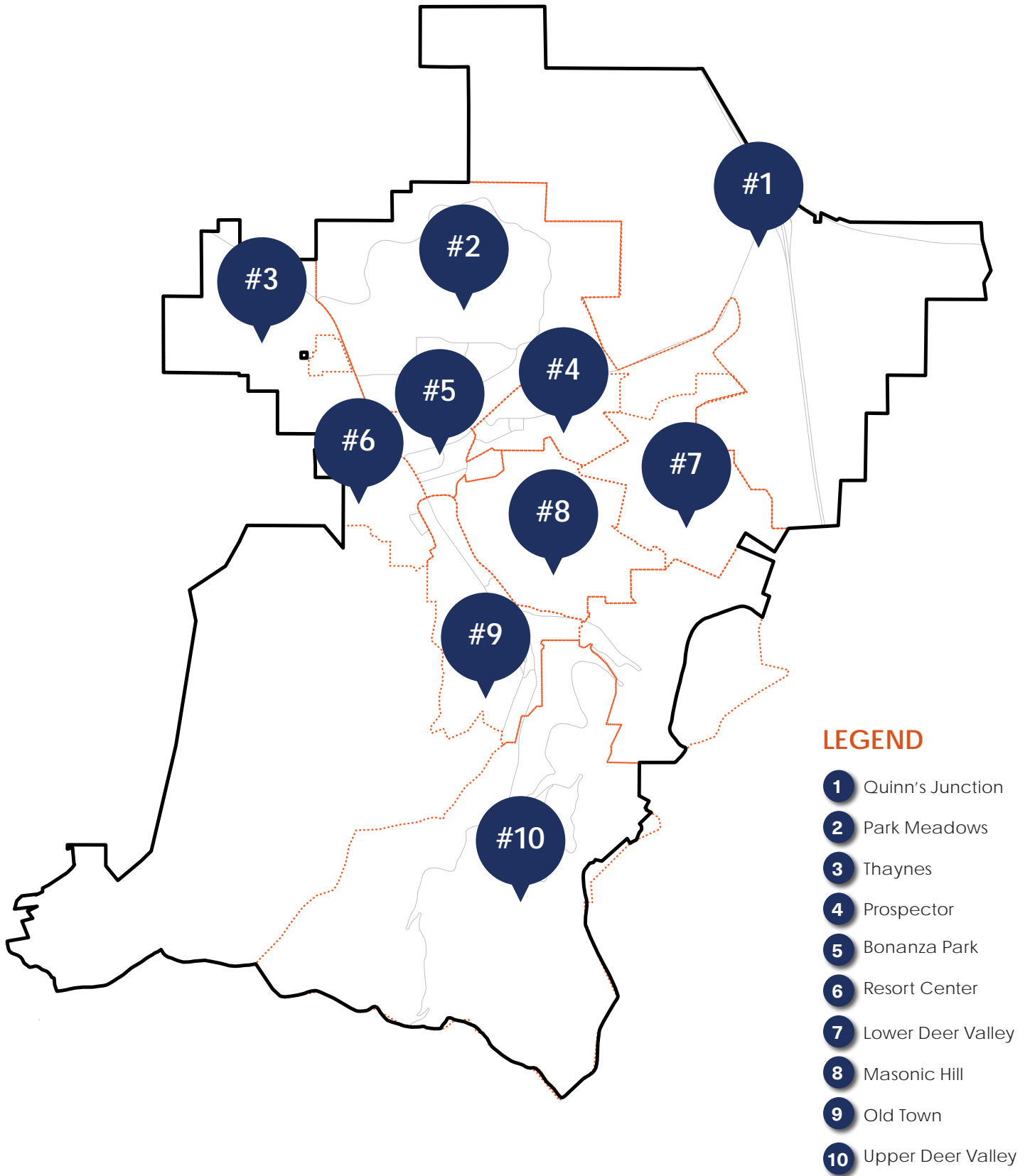
3

**NEIGHBORHOOD**



# D PLANS

# NEIGHBORHOOD PLANS



## KEY TERMS

- **OCCUPANCY**

1. **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.*
2. **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.*
3. **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:**

59.4% Owner Occupied

12.4% Renter Occupied

28.2% Vacant Units (Short-term Rentals/ Second Homes)

**Daytime Population:**

865

**Nightly Rentals:** Prohibited in Park City Heights and allowed in the market-rate Studio Crossing units.

**Affordable Housing:**

Park City Heights – 79 units

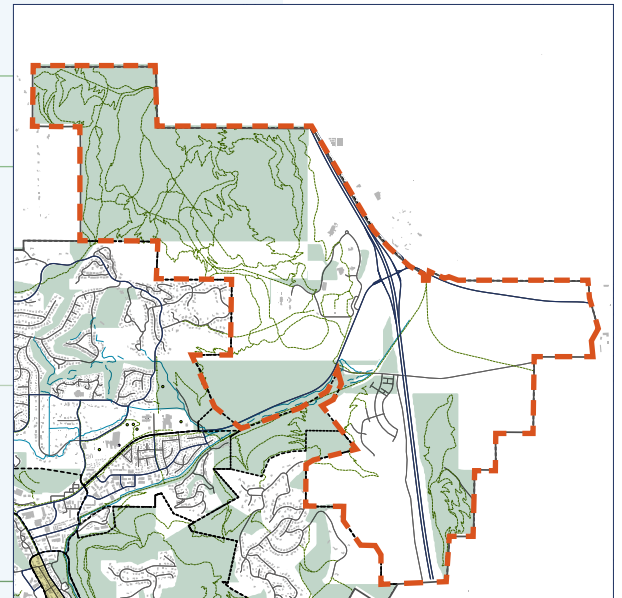
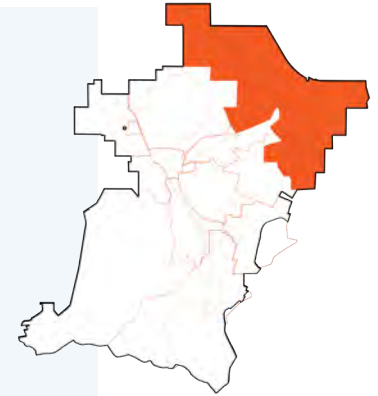
Peace House – 22 units

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:**

58.9% Owner Occupied

10.9% Renter Occupied

30.2% Vacant Units (Short-term Rentals/ Second Homes)

**Daytime Population:**

953

**Historic Sites:**

2245 Monitor Drive

2414 Monitor Drive

**Parks:**

Creekside Park

**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

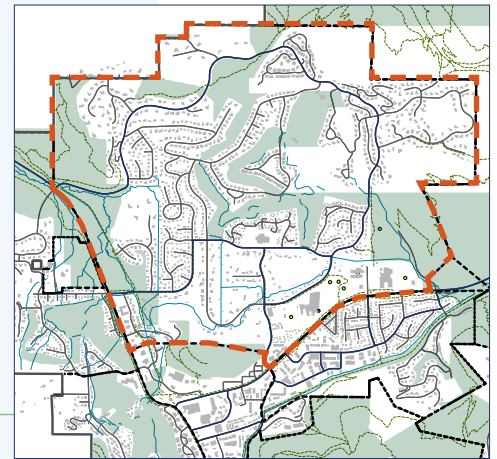
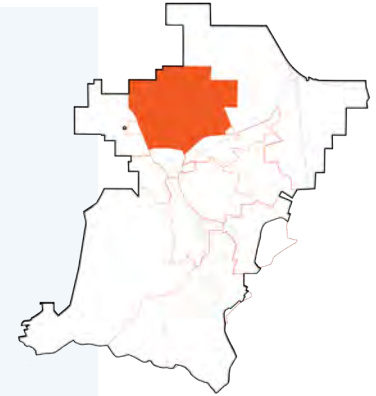
Park City Municipal Athletic & Recreation Center

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.



Park Meadows

*\*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.*



# THAYNES

## 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

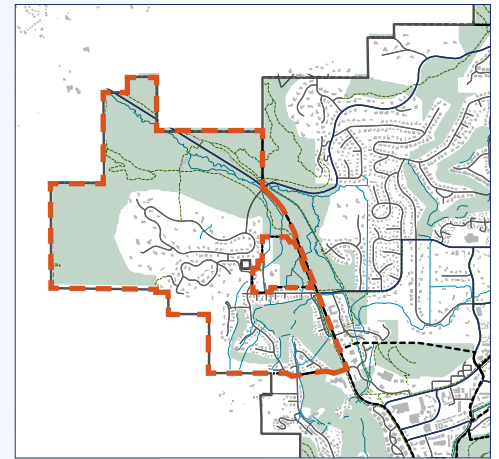
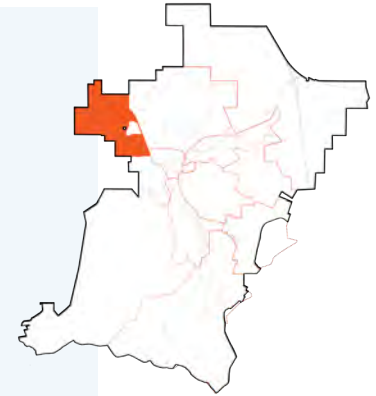
**Neighborhood Icons:**

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



Thaynes



McPolin Barn

## 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.*



# 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:**

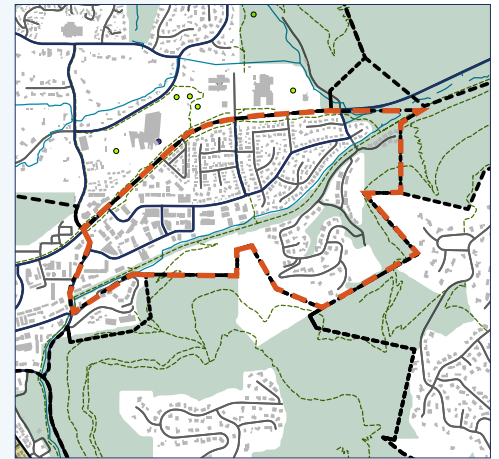
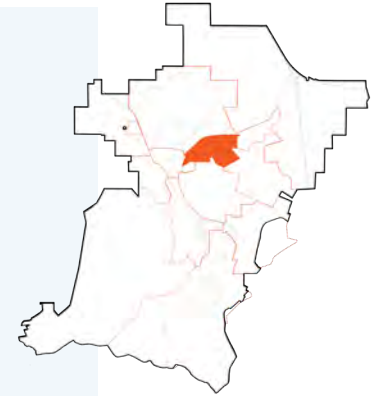
Rail Trail

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



Prospector



Prospector

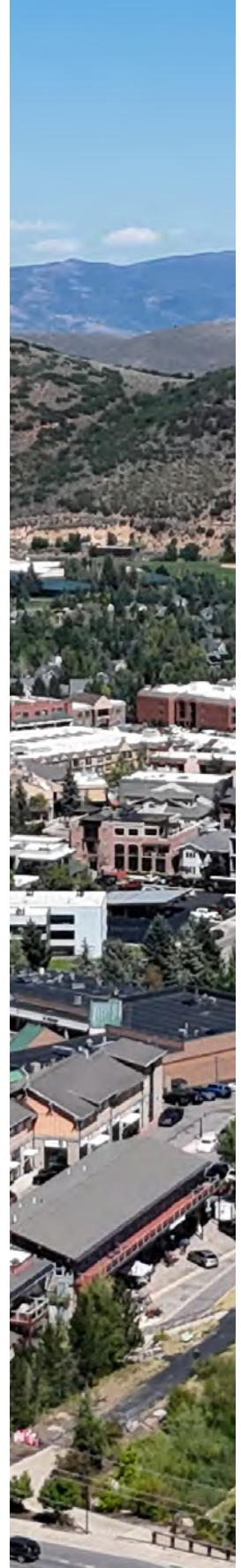
## RECOMMENDATIONS

### 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% AML.

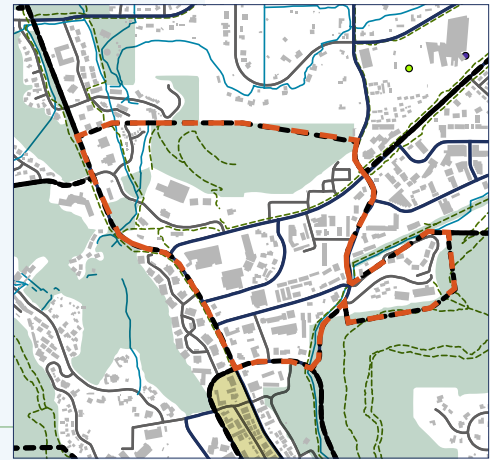
**Neighborhood Icons:**

Cemetery

Rail Trail

**Sub-neighborhoods**

Claimjumper Condos, Homestake Condos, Fireside Condos, Ironhorse Apartments, Snow Creek Cottages



Bonanza Park

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

## 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.*



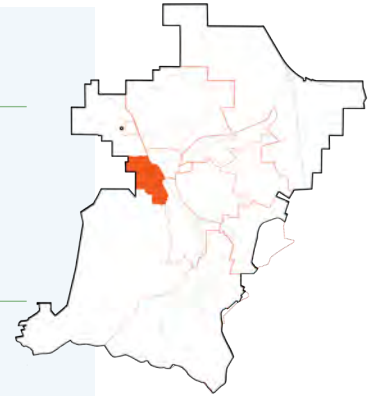


# RESORT CENTER

## 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)

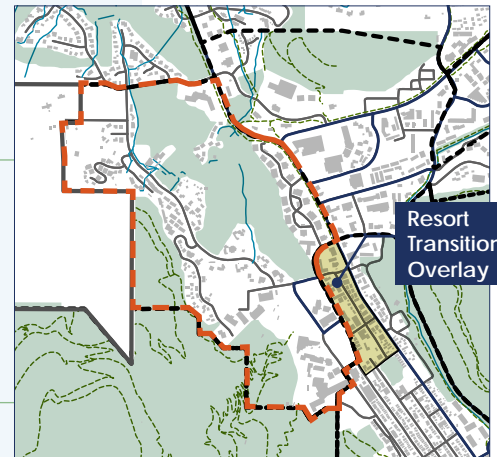
**Average Density:** 3.45 per acre

### Historic Sites:

- Silver King Consolidated Spiro Tunnel Complex
- 1895 Three Kings Drive
- 175 Snows Lane
- 205 Snows Lane

### Affordable Housing:

- Silver Star - 20 units



Resort Center

### 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.

\*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:**

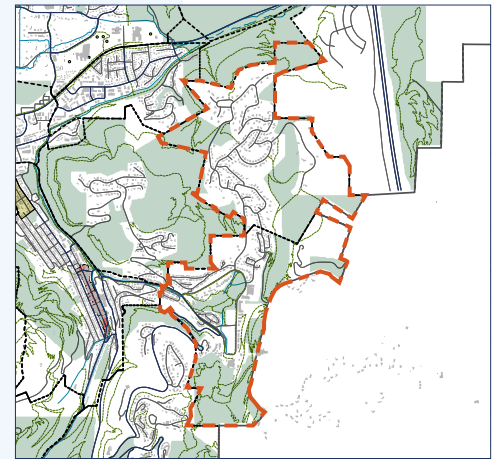
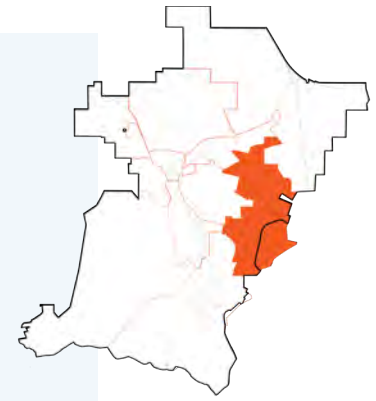
- 40 residential lots
- Snow Park Village

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



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:**

33.5% Owner Occupied

**Daytime Population:**

57

31.1% Renter Occupied

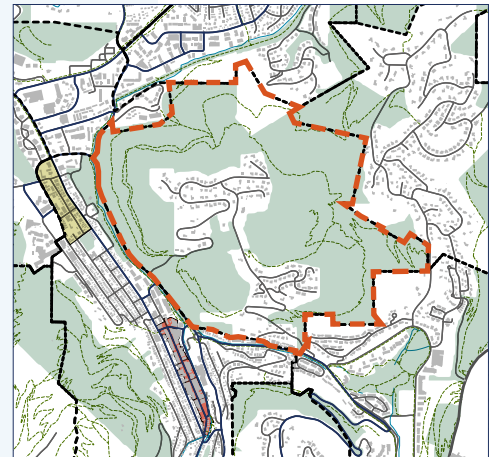
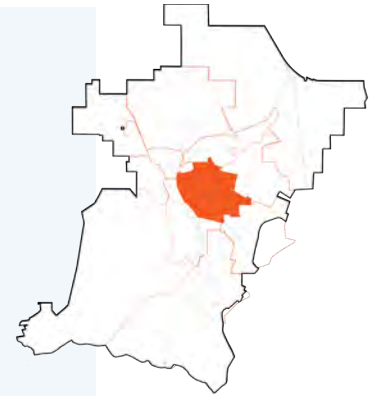
35.4% Vacant Units (Short-term Rentals, Second Homes)

**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

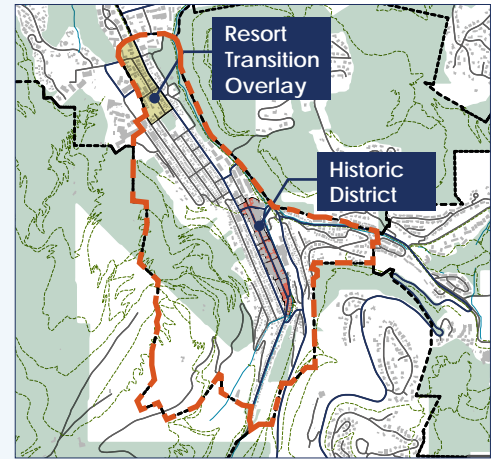
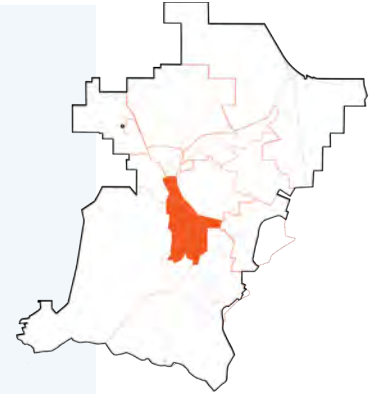
- *Maintain balance between primary residents and nightly rentals and enforce nightly rental regulations, including occupancy limitations, parking, noise, outdoor lights, and trash management.*
- *Mitigate trail use and trailhead parking impacts to the residential areas.*
- *Enforce construction hour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



# OLD TOWN

## NEIGHBORHOOD SNAPSHOT

<b>Total Acres:</b> 532 Acres	<b>Vacant Lots:</b> 50
<b>Population:</b> 1338	<b>Average Density:</b> 3.91 per acre
<b>Occupancy:</b> 17.2% Owner Occupied 11% Renter Occupied 70.3% Vacant Units (Short-term Rentals, Second Homes)	<b>Daytime Population:</b> 3926
<b>Historic Districts:</b> Historic Residential Low – Density Historic Residential – 1 Historic Residential – 2 Historic Residential Medium Historic Commercial Business Historic Recreation Commercial	<b>Parks:</b> City Park, Library Field, Skateboard Park
<b>Nightly Rentals:</b> 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).	
<b>Affordable Housing:</b> 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	
<b>Neighborhood Icons:</b> 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	
<b>Sub-neighborhoods:</b> Deer Valley Drive, Lower Old Town, Upper Old Town, Rossi Hill	



Old Town

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

## 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.*

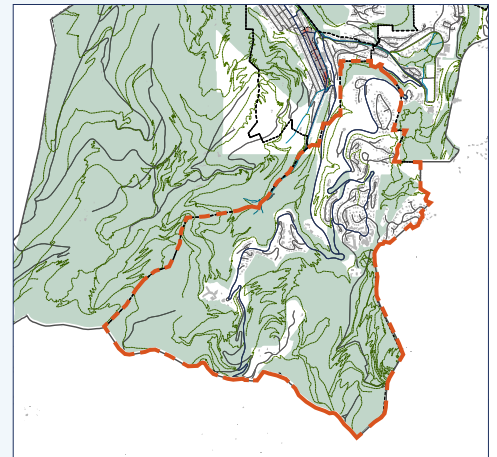
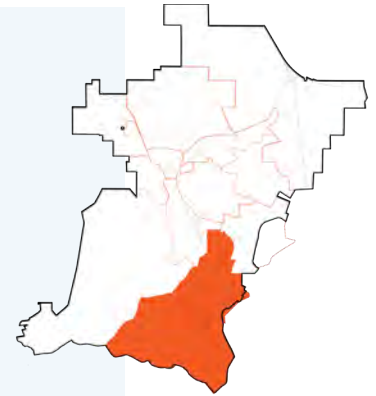




# UPPER DEER VALLEY

## NEIGHBORHOOD SNAPSHOT

<b>Total Acres:</b> 2343 Acres	<b>Vacant Lots:</b> 43
<b>Population:</b> 501	<b>Average Density:</b> 0.34 per acre
<b>Occupancy:</b> 19.3% Owner Occupied 5.2% Renter Occupied 75.5% Vacant Units (Short-term Rentals, Second Homes)	<b>Daytime Population:</b> 1139
<b>Historic Sites:</b> Ontario Mine Judge Mine	<b>Parks:</b> None
<b>Nightly Rentals:</b> Allowed in all but affordable deed restricted units.	
<b>Affordable Housing:</b> 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	
<b>Neighborhood Icons:</b> Deer Valley Resort	
<b>Sub-neighborhoods:</b> 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, Ridgepoint, Silver Bird, Stagg Lodge, Sterling Lodge, Sterlingwood, Trailside, Twin Pines, The Woods	



Upper Deer Valley

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

## 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.*





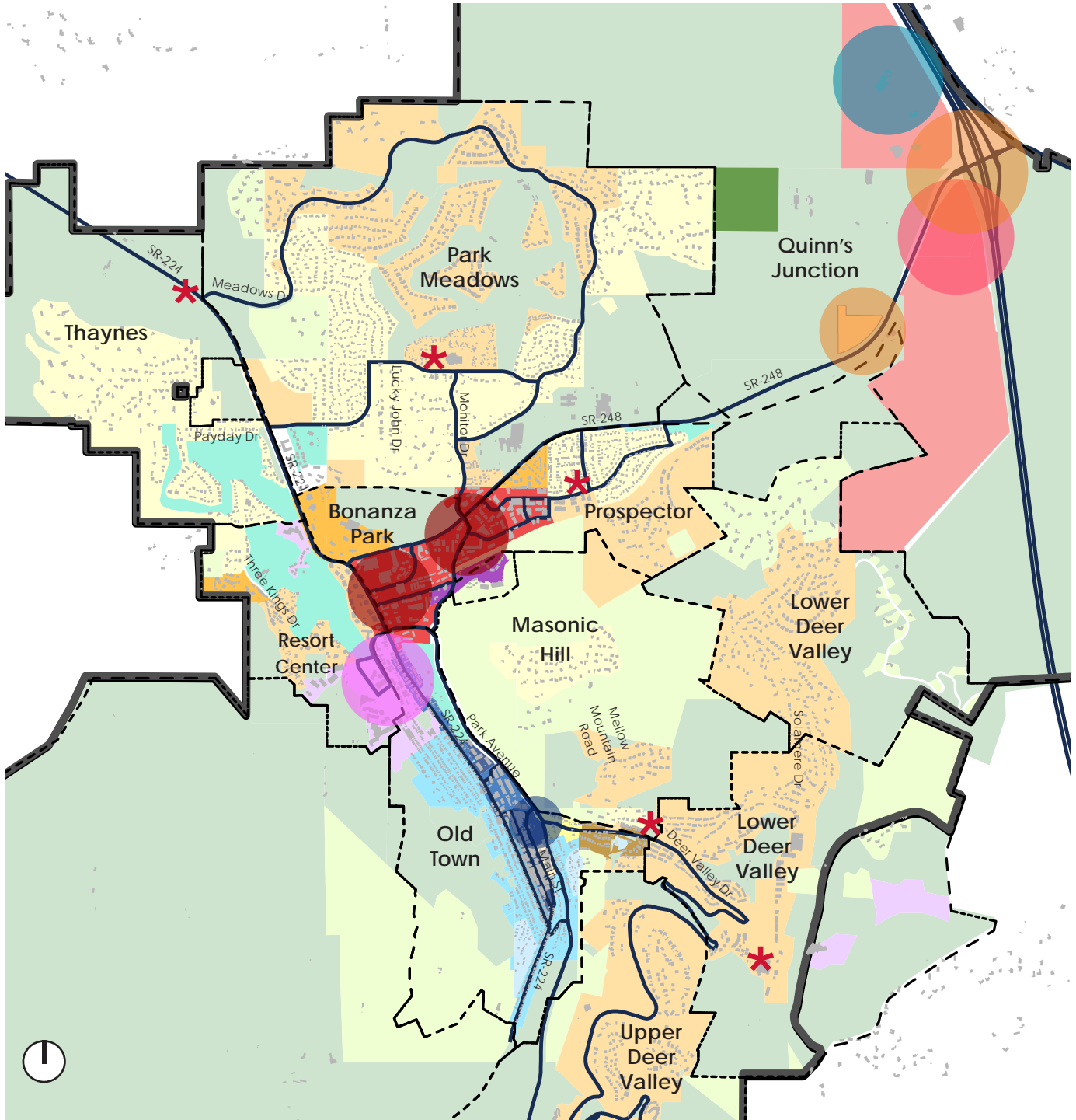
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**FUTURE LAND U**



# 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

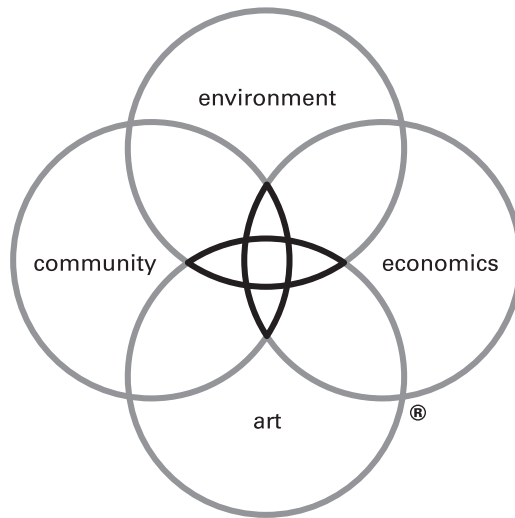
-  Medium Density Residential



## 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<sup>®</sup>

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.



# APPENDIX

## CONTENTS

- Drivers and Trends
- Implementation Matrix





1

**DRIVERS & TREND**



NDSDS



# REGIONAL CONTEXT

## CONTEXT

Covering roughly 22.2 square miles within the rapidly growing Wasatch Back, Park City is just 32 miles from the Wasatch Front, offering easy access from the I-80 corridor in the heart of Summit County, Utah. Deer Valley Resort and Park City Mountain, both within and surrounding the Park City community, are prime destinations for outdoor enthusiasts. Wasatch County – Utah’s fastest growing county between 2010 and 2020 with continued growth – on the City’s eastern and southern border includes developments like the Jordanelle Specially Planned Area with approximately 15,000 units, and the Military Installation Development Authority (MIDA) project area, including the Deer Valley East Village. The MIDA project area is planned to include

seven hotels, over 1,000 condominium units, 410 townhomes, approximately 750 single-family homes, over 600 workforce housing units, and approximately 325,000 square feet of retail space, with potential increases under review. Hideout, Utah, incorporated in 2008 with continued boundary expansions, has a pending unit count of about 2,500. To the City’s north and east within Summit County, development at The Canyons and Silver Creek continues, and projects like the Cline Dahle and Dakota Pacific are under review. Throughout the engagement process, community members noted that in the context of regional growth, preserving quality of life, Park City’s small-town character, and open space buffer are critical concerns.

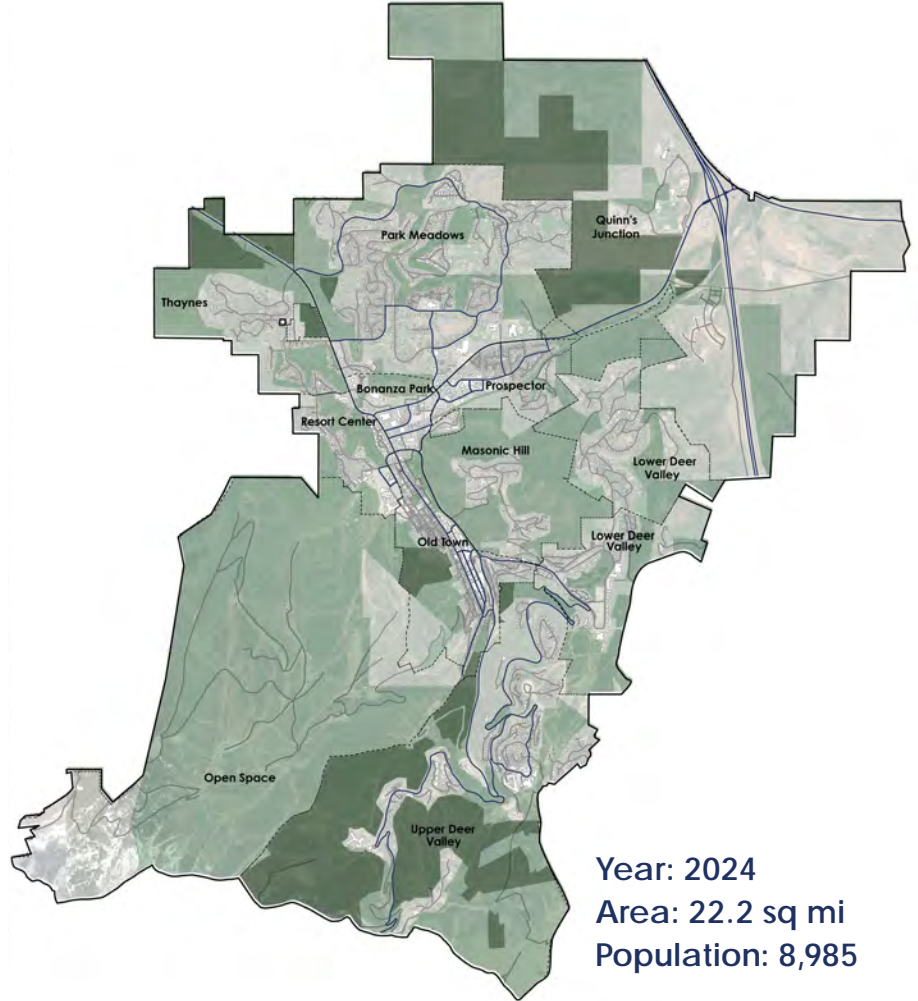




# PARK CITY TODAY

## GROWTH OVER THE YEARS

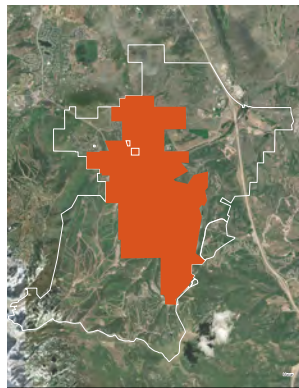
Since 1970, Park City has undergone a dramatic expansion in both land area and population but the increase in geography has far outpaced gains in resident numbers. In 1970, the City covered just 4.03 square miles and was home to 1,193 residents. By 1980, its footprint had nearly doubled to 7.27 square miles, yet the population rose to only 2,823. The following decade saw continued growth: in 1990 Park City encompassed 8.33 square miles with 4,448 people. After the Winter Olympics, boundaries more than doubled again to 17.64 square miles by 2012, while population climbed to 7,431. Today, in 2024, Park City spans 22.2 square miles, with a population of 8,985.



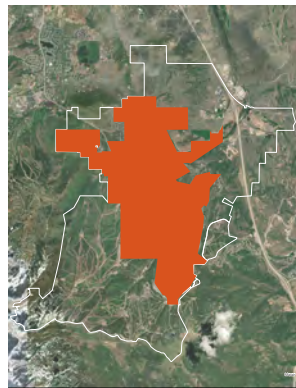
Year: 2024  
Area: 22.2 sq mi  
Population: 8,985



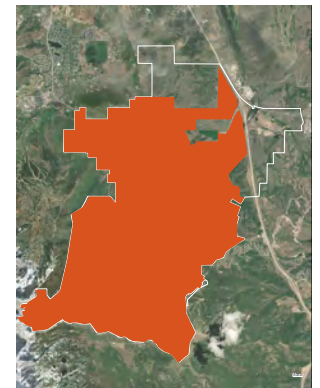
Year: 1970  
Area: 4.03 sq mi  
Population: 1,193



Year: 1980  
Area: 7.27 sq mi  
Population: 2,823



Year: 1990  
Area: 8.33 sq mi  
Population: 4,468



Year: 2012  
Area: 17.64 sq mi  
Population: 7,431

# COMMUNITY PROFILE

## KEY HIGHLIGHTS

- Based on the Mountainland Association of Governments' projections, **Park City's full-time population** is only projected to grow by a total of **202 residents (2%) between 2030 and 2050** under current trends.\*
- **Park City's population increases by 81% during the day, compared to 14% for the County.** This trend shows that more people commute into Park City for work than those who commute out. Park City's daytime population is comprised of **80.55% workers and visitors, and 19.45% residents.**
- **The projected increase in employment in and around Park City indicates that in 2050 Park City is estimated to have 27,158 employees,** with an increase of approximately 6,000 employees compared to 2020. This increase will likely have a **significant impact on traffic and commuting patterns if no new workforce housing is provided** within city boundaries and if transit focused improvements are not made.
- There has been **an increase in the median age from 38.5 (2014) to 43.9 (2024).** This along with current and projected age demographics suggest that **Park City has an aging population with a high percentage of empty nesters and senior households.**
- **Of Park City's 8,585 housing units, just 33% are occupied,** compared to 52% for the County, leaving 67% of Park City's housing units vacant. **Of these, 77% or 4,438 units, are for seasonal, recreational, or occasional use,** accounting for more than half of Park City's housing stock overall.
- According to the Park City Affordable Housing Analysis (Kem C. Gardner Policy Institute, 2023), **about 37.5% of Park City's workforce lives within Summit County, and 62.5% live outside of the County,** meaning many commute into the community for work.

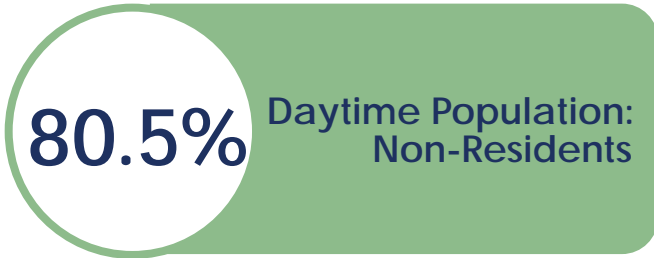
*\*This depends on development of vested density at the resort base areas and the rezoning of the Bonanza Park neighborhood into a mixed-use district.*



Old Town



**Diversity Index:** A measure that ranges from 0 to 100 indicating the likelihood that two randomly selected individuals in an area belong to different race or ethnic groups. A higher index suggests greater demographic diversity.



**Daytime Population:** The estimated number of people present in a geographic area during typical business hours (9 a.m. to 5 p.m.), including inbound commuters (workforce and visitors). This figure helps assess demand for services and infrastructure throughout the day.



**Population in the Service Industry:** The percentage of the civilian employed population working in service-related occupations, such as hospitality, food services, personal care, and recreation. This category is often prominent in tourism-driven economies.



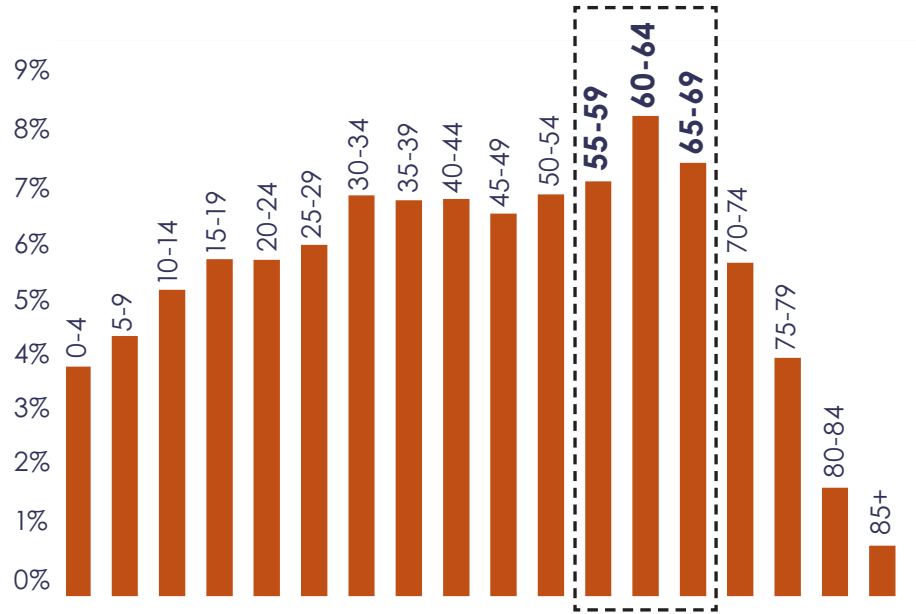
**Primary to Secondary Housing Ratio:** The ratio comparing primary (full-time resident) housing units to secondary or seasonal/vacation homes. A lower ratio indicates a higher proportion of second homes relative to primary residences.

Source: ESRI Business Analyst 2024

# COMMUNITY PROFILE

## AGE DEMOGRAPHICS

The highest concentration of residents is within the 55–69 age groups, suggesting a community that is aging. This has implications for housing needs, healthcare services, and mobility planning tailored to older adults. Lower percentages in the 0–14 and 15–24 age groups may indicate fewer young families or a lack of affordability for younger populations.



Age Groups in Park City (2024)  
Source: ESRI Business Analyst 2024

## TRANSPORTATION TRENDS

A vast majority of residents (over 80%) drove alone in 2023, highlighting Park City's dependence on private vehicles. Public transit, biking, and walking modes remain underutilized.

Total inbound traffic is expected to rise by nearly 30% between 2023 and 2050, reflecting regional growth and increased demand on infrastructure. Traffic on SR248 is projected to grow by two-thirds, more than on SR224, indicating it may become a key corridor requiring priority for upgrades, safety improvements, and multimodal integration.



Drove Alone: People  
**3086 (2023)**



Carpool: People  
**275 (2023)**



Walked or Bicycle: People  
**155 (2023)**



Public Transit: People  
**175 (2023)**



Worked from Home: People  
**1140 (2023)**

Modes of Transport  
Source: American Community Survey 5-year Estimates 2023

## Average Annual Daily Traffic

Road	2023	2032	2050
SR224	31,500	32,000	33,000
SR248	21,000	25,500	35,000
<b>Total Inbound</b>	<b>52,500</b>	<b>57,500</b>	<b>68,000</b>

Source: UDOT Utah Statewide Travel Model 2024

## MEDIAN HOME PRICE

The median home price has tripled in the last 10 years, rising from \$1,000,000 in 2010 to \$3,675,000 in 2024, raising concerns about affordability and access to homeownership within the community. The data shows a significant increase in median home prices over a 14-year period. The scale of the increase may affect housing market dynamics, including access to ownership and demand for different types of housing.

Median Home Price: 2010

**\$1,000,000**

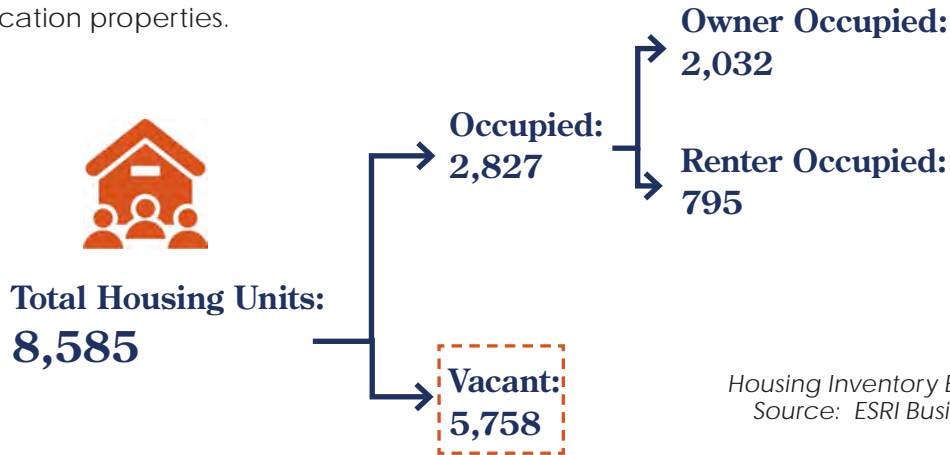
Median Home Price: 2024

**\$3,675,000**

Source: Redfin, 2014 General Plan

## HOUSING TRENDS

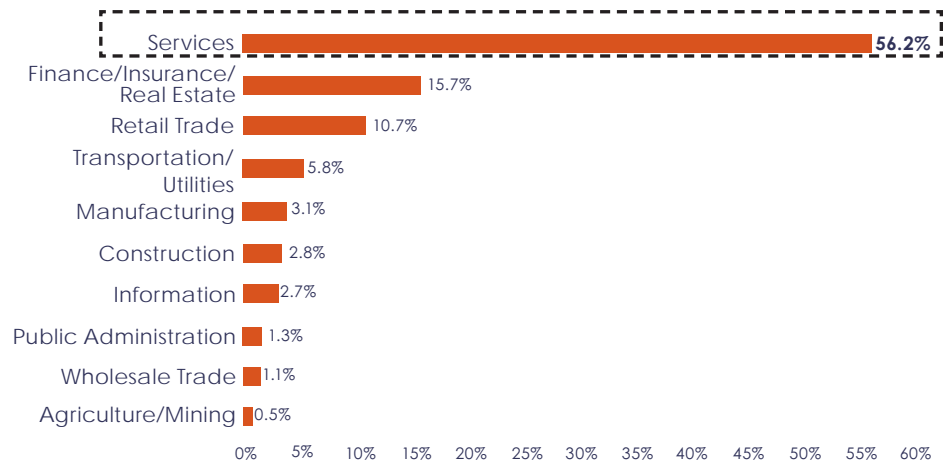
Out of 8,585 total housing units, only 2,827 are occupied, meaning over 67% of units are vacant, likely as second homes or short-term rentals. High vacancy rates often reflect seasonal use, with a significant number of homes serving as second residences or vacation properties.



Housing Inventory Breakdown (2024)  
Source: ESRI Business Analyst 2024

## EMPLOYMENT

According to 2024 data, the services sector accounts for 56.2% of employment in Park City. Other prominent sectors include finance/insurance/real estate (15.7%), retail trade (10.7%), and transportation/utilities (5.8%). The services sector, which includes hospitality, food services, and recreation, represents the majority of local employment reflecting the tourism-oriented economy.



Employment by Industry in Park City (2024)  
Source: ESRI Business Analyst 2024

# PLAN ALIGNMENT

## PARK CITY GENERAL PLAN 2014

The 2014 General Plan establishes the foundational vision and guiding principles that continue to shape Park City's growth and conservation efforts. Built around the community's Core Values: Small Town Character, Natural Setting, Sense of Community, and Historic Character, it articulates a clear filter test of "keep Park City, Park City" for every policy decision. By documenting trends since the 2002 Winter Olympics and setting population targets around 7,500 residents, this Plan provides the baseline against which future updates measure both new development and preservation initiatives. Its emphasis on protecting the town's unique charm and natural surroundings ensures that as Park City evolves, it retains the very qualities that distinguish it from "Anywhere USA."

## PARK CITY VISION 2020: FINAL VISION & STRATEGIC ACTION PLAN

Vision 2020 translates broad community aspirations into a concrete, ten-year framework of projects, policies, and performance check-ins. Crafted through an open and inclusive engagement process, it reflects a collective permission from residents to pursue bold but attainable actions that advance Park City's long-term vision. The Plan's structure, which embeds progress reviews every three to five years, offers a dynamic model for tracking implementation and course-correcting as needed.

## PARK CITY FORWARD 2022

Park City Forward offers a thirty-year blueprint for the City's transportation network, marrying local values with pragmatic investment strategies. It addresses the evolving needs of residents, businesses, and visitors, ensuring that limited transportation funds are allocated to projects that bolster multimodal connectivity while respecting the City's natural setting and historic character. By anticipating growth in surrounding communities and coordinating with regional partners, this Plan positions Park City to manage traffic, transit, and trail expansion in harmony with broader regional objectives.

## PARK CITY SHORT RANGE TRANSIT PLAN 2020

The Short-Range Transit Plan serves as Park City's five-year operational playbook for public transportation, detailing route modifications, frequency adjustments, and fleet requirements. Functioning as both a business plan and tactical guide for Park City Transit (PCT), the SRTP aligns day-to-day service decisions with broader mobility goals. It allows policymakers to respond swiftly to shifting ridership patterns, budgetary changes, and emerging technologies, ensuring that transit service remains efficient, reliable, and responsive to community needs. As part of the General Plan Update, the SRTP's granular analysis anchors the Update's short-term action items in realistic service metrics and cost forecasts.



# OPPORTUNITIES & CHALLENGES

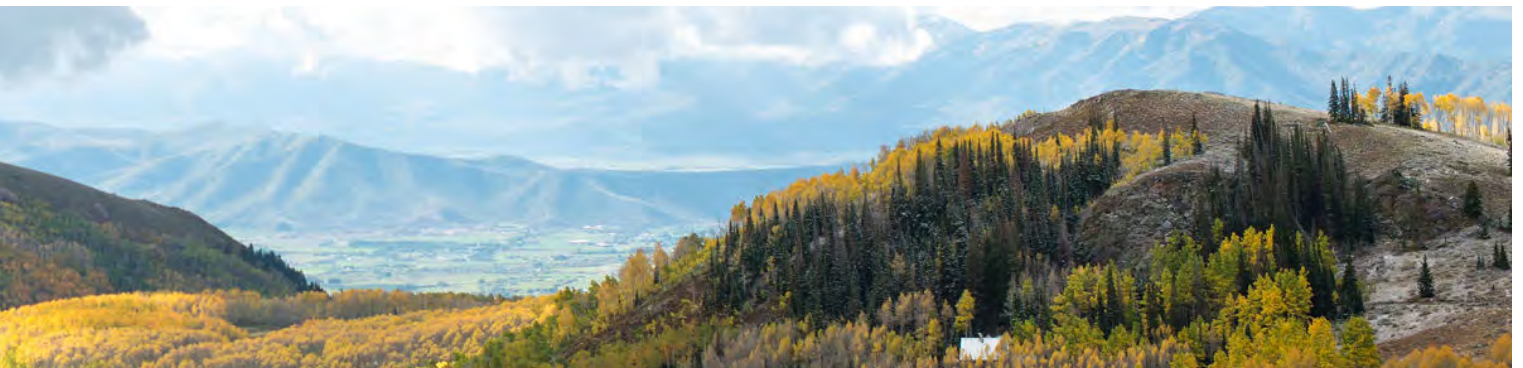
## OPPORTUNITIES

- **Preserving Community Values:** Residents strongly value Park City's sense of community, environmental quality, and authenticity. There is an opportunity to preserve these values while adapting to change.
- **Diversifying Housing Options:** Survey respondents supported a variety of housing types, especially seasonal employee housing, income-restricted housing, and smaller units to accommodate a broader range of residents.
- **Enhancing Transportation Choices:** Improving walkability, expanding bus routes, and implementing alternative parking strategies were identified as key steps to reduce congestion and improve mobility.
- **Supporting Parks and Open Space:** Parks, trails, and natural areas are among the most valued aspects of life in Park City. Continued investment in trail connections, preservation, and wildfire mitigation is widely supported.
- **Revitalizing Underutilized Areas:** Redevelopment of outdated properties and support for locally focused businesses can help reinforce neighborhood vibrancy while meeting evolving community needs.

## CHALLENGES

- **Traffic and Congestion:** 71% of survey respondents identified traffic as the top challenge, especially related to event-based travel, recreation access, and workforce commuting.
- **Housing Affordability:** Many residents expressed concern over the lack of affordable and workforce housing, with only 12.1% of the workforce currently living within the city.
- **Growth Pressures:** Community members noted that managing growth while preserving quality of life, small-town character, and natural areas is a critical concern.
- **Transportation Infrastructure:** Limitations in transit availability, public parking, and walkability were seen as significant barriers to getting around, especially during peak visitor periods.
- **Balancing Tourism and Local Needs:** Residents expressed the need to balance the demands of tourism with everyday needs of full-time residents, including access to services, housing, and mobility.

*\*As articulated in the General Plan Statistically Valid Survey and Overall Engagement Process.*



Bonanza Flats



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IMPLEMENTATION





# ON MATRIX

# IMPLEMENTATION MATRIX

The Implementation Matrix is intended to be used as a tool in the city's yearly prioritization and funding discussions. It is a guide for these discussions, creating a road map for implementation of the Plan.

The Historic Preservation Board and Planning Commission will review and recommend priorities to implement each year, and forward a recommendation to the City Council for final direction on the annual implementation.

The Implementation Matrix identifies the timeframe, departments, and partnerships anticipated for the implementation of each strategy\*.

- **Timeframe:** Identifies the timeline for the proposed strategies as it relates to implementation: Ongoing which refers to work that the city is already undertaking and is expected to continue; Near-Term which are intended to be implemented in the next 1 - 3 years; Medium-Term which are intended to be implemented in the next 3-6 years; and Long-Term which are intended to be implemented in 6 - 10 years.
- **Department:** This identifies the City Department(s) that would be responsible for supporting implementation of the strategies.
- **Partnerships:** This identifies non-city partners who may support the implementation of each strategy.



City Hall

\*Strategies and Actions are not mentioned in order of any prioritization.



## 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.

**Departments required for Implementation:** Transportation Planning, Planning, Engineering, Parking, Information Technology (IT), Public Works, Special Events, Executive, Emergency Management, Police, Building.

**Partnerships required for Implementation:** UDOT, Summit County, Wasatch County, State, High Valley Transit, Residents, Park City Chamber, Park City Fire District, Historic Park City Alliance, Resorts, Major Employers, Property and Business Owners, Homeowner and Master Owner Associations.

FOCUS AREA: DATA BACKED DECISION MAKING		
STRATEGY	ACTIONS	TIMEFRAME
<b>1A</b> Park City will regularly evaluate the community's unique traffic and peak day patterns to inform and measure mitigation strategies.	Install City-controlled traffic counters at entry corridors and key intersections.	Ongoing
	Produce annual reports to track and monitor trends and to evaluate the effectiveness of implemented mitigation strategies.	
FOCUS AREA: TRANSIT IMPROVEMENTS		
STRATEGY	ACTIONS	TIMEFRAME
<b>2A</b> 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.	Support the planning, design, and implementation of SR-224 Bus Rapid Transit.	Medium-Term
	Complete the Re-Create 248 Transit Study in early 2026 to address projected corridor needs.	
	Identify the location for a capture lot along SR-248.	

**FOCUS AREA: TRANSIT IMPROVEMENTS**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>2A</b></p> <p><i>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.</i></p>	<p>Partner with Summit County, Wasatch County, and UDOT to improve existing and develop new park-and-ride hubs with seamless access to parking, reliable transit connections, and supportive amenities for visitors and the workforce.</p>	<p>Medium-Term</p>
	<p>Complete a detailed analysis of comprehensive capture lot capacity needs, addressing multiple horizon years, travel markets, and demand for special events.</p>	
<p><b>2B</b></p> <p><i>Build on the Short-Range Transit Plan and Transportation Master Plan Park City Forward to build the transit network, increase transit frequency, and improve regional connections.</i></p>	<p>Evaluate traffic signals and corridors for transit signal priority to provide more reliable transit operation.</p>	<p>Near-Term</p>
	<p>Increase headways on key internal routes to 10-15 minutes during peak hours.</p>	
	<p>Partner with High Valley Transit, Summit County, the Wasatch Front, and stakeholders to enhance the Park City-Salt Lake City Connect Route to provide direct and frequent service between Park City and the Salt Lake City International Airport.</p>	
	<p>Work toward dedicated transit lanes and other required infrastructure wherever feasible within Park City to maintain speed and reliability during congested periods.</p>	
	<p>Continue to electrify and modernize the City's transit fleet.</p>	
<p>Establish a parking permit program that allows residents in areas not proximate to a transit stop to park near a transit stop in their neighborhood.</p>		

**FOCUS AREA: TRANSIT IMPROVEMENTS**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>2B</b></p> <p><i>Build on the Short-Range Transit Plan and Transportation Master Plan Park City Forward to build the transit network, increase transit frequency, and improve regional connections.</i></p>	<p>Improve or replace the current mobile app used for transit service with an app that is more user friendly to a range of riders.</p>	<p>Near-Term</p>
	<p>Partner with High Valley Transit to increase service frequency to Wasatch Back communities to provide reliable commutes for the workforce.</p>	
	<p>Complete planned upgrades for local bus stops with improved amenities and accessibility features, including relevant route information, by 2026 and begin planning for the next round of improvements starting in 2026.</p>	
	<p>Track the performance of the summer Transit to Trails Program and make data-informed refinements and service expansions to improve user experience.</p>	
	<p>Evaluate new Transit to Trail connections to mitigate trail user parking in residential and commercial areas.</p>	
	<p>Evaluate transit improvements for trail users including regional park-and-rides and transit connections for recreation users in all seasons.</p>	
	<p>Evaluate the feasibility of a gondola system to connect key destinations within Park City, providing a high-capacity transit option that bypasses vehicle congestion.</p>	
	<p>Incentivize employer-based shuttles in new master plans for private developments.</p>	
	<p>Adopt design guidelines for transit stops compatible with the City's mountain town aesthetic.</p>	

## FOCUS AREA: TRANSIT IMPROVEMENTS

STRATEGY	ACTIONS	TIMEFRAME
<p><b>2C</b></p> <p><i>Park City will develop a network of internal mobility hubs as shown in the Node Types Map, including ones in the Thaynes and Park Meadows neighborhoods, as well as more developed ones in Bonanza and Old Town, and supportive infrastructure to enhance first- and last-mile connections.</i></p>	<p>Improve pedestrian and bike access to key hubs from surrounding neighborhoods.</p>	<p>Near-Term</p>
	<p>Provide dynamic signage, real-time transit arrival information, and user-friendly wayfinding to support seamless multimodal transfers.</p>	
	<p>Build mobility hubs in areas with existing routes with high ridership, higher density, mixed-use development, and activity centers to provide access for all users in areas identified in the Node Types Map.</p>	
	<p>Co-locate bike shares, e-bike and transit charging infrastructure, and transit amenities such as: coffee stands, food trucks, and warming yurts, where demand exists.</p>	

## FOCUS AREA: TRAFFIC MANAGEMENT

STRATEGY	ACTIONS	TIMEFRAME
<p><b>3A</b></p> <p><i>Evaluate long-term feasibility and effectiveness of congestion pricing and/or flex-lanes.</i></p>	<p>Explore the feasibility of congestion pricing and other demand-based policy tools along SR-224 and SR-248, with attention to mitigating impacts on the workforce and residents.</p>	<p>Long-term</p>
	<p>Explore peak traffic pricing and seasonal capacity improvements without roadway widening.</p>	

FOCUS AREA: TRAFFIC MANAGEMENT		
STRATEGY	ACTIONS	TIMEFRAME
<p><b>3B</b></p> <p><i>Park City will prioritize using pricing, mode shift, and land use policy, instead of roadway widening, to manage congestion.</i></p>	Update Zoning Districts to allow for mixed use for areas shown in the Node Types Map, reducing trip demand and length by bringing housing, jobs, and services closer together.	Ongoing
	Require event organizers to provide regional transit and shuttle services for major events, including connections to wider Summit County, the Wasatch Back, and the Wasatch Front. Expand charter bus and rideshare incentives for large gatherings.	
<p><b>3C</b></p> <p><i>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.</i></p>	Coordinate with resort partners to expand real-time travel info, parking availability displays, and traffic monitoring.	Ongoing
	Coordinate traffic signal timing and publicly available traveler info systems with transit operations to minimize delay of transit at traffic signals and provide more accurate transit travel time estimates.	
	Evaluate traffic volumes and signal timing to optimize traffic signals to minimize vehicle delay.	
<p><b>3D</b></p> <p><i>Strengthen policies that reduce reliance on single-occupancy vehicles by requiring and incentivizing multimodal transportation through planning, development, and transportation initiatives.</i></p>	Incorporate trip reduction strategies and shared parking provisions into broader zoning reform efforts, including mixed-use friendly policies in areas like Quinn’s Junction Community Mixed-Use Node. Work with resorts to create trip reduction goals that can be overseen by resort Transportation Demand Management coordinators in collaboration with Park City staff.	Near-term
	Provide carpooling and vanpooling incentives, with specific incentives or other policies applied to encourage construction teams and contractors to carpool and vanpool.	
	Require major employers to appoint Transportation Demand Management coordinators to oversee and promote sustainable commute options and collaborate with City staff or an approved third-party entity to monitor compliance and trip reduction goals.	
	Continue developing clear policies for new developments, resorts, and major employers to integrate trip reduction strategies, establish mode-shift targets, and reduce parking through formal City mechanisms.	

## FOCUS AREA: TRAFFIC MANAGEMENT

STRATEGY	ACTIONS	TIMEFRAME
<p><b>3D</b></p> <p><i>Strengthen policies that reduce reliance on single-occupancy vehicles by requiring and incentivizing multimodal transportation through planning, development, and transportation initiatives.</i></p>	<p>Evaluate the effectiveness of the Ride On Park City program by analyzing its impact on mode share, seasonal variation, and travel behavior.</p>	<p>Near-term</p>
	<p>Annually recognize and celebrate the accomplishments of major employers who successfully implement Transportation Demand Management (TDM) strategies and highlight which strategies were most effective.</p>	
<p><b>3E</b></p> <p><i>Reduce wildlife-vehicle collisions.</i></p>	<p>Improve fencing along SR-224 and SR-248 to allow wildlife crossings at designated areas.</p>	<p>Ongoing</p>
	<p>Install dark sky compliant streetlights along high crash corridors.</p>	
	<p>Provide median barriers with occasional gaps to allow animals to cross while enhancing drivers night-time vision.</p>	
	<p>Work with UDOT to explore locations along SR-224 and SR-248 for grade separated wildlife crossings.</p>	
	<p>Grade the shoulders of roadways more gently to provide better visibility to animals on the side of the road.</p>	
	<p>Mow and maintain roadway shoulders to remove animal food sources close to busy roadways.</p>	
<p>Continue supporting animal awareness art such as the reflective silhouettes along SR-224.</p>		



<b>FOCUS AREA: PARKING</b>		
STRATEGY	ACTIONS	TIMEFRAME
<p><b>4A</b></p> <p><i>Use parking pricing and policy updates to support mode shift goals, reduce vehicle congestion, and prioritize access for residents and high-occupancy travel.</i></p>	Partner with resorts to increase the efficiency of parking pricing and reservation systems as a strategy to reduce single-occupancy vehicle and personal vehicle use.	Near-term
	Update parking code to prohibit the leasing of parking spaces for uses other than those intended for the development.	
	Conduct a city-wide parking study to assess the current parking needs, future needs, shared parking policies, and possible parking lots to eliminate or build in the future.	
	Update the Land Management Code to include parking maximums instead of parking minimums.	
	Develop policies and partnerships with private developments to implement policies that mitigate spillover parking impacts on nearby residents and businesses.	
	Address efficacy of paid parking programs and integrate capture lots with ski resort transit service.	
	Provide discounts or permit options for residents and employees to maintain equitable access to important destinations.	
	Eliminate excess surface parking lots in core areas, such as in Old Town, to make room for streetscape elements, active transportation, and transit.	
<p><b>4B</b></p> <p><i>Continue to implement the bike parking requirements of Ordinance No. 2023-18 for new development.</i></p>	Ensure ongoing implementation of the 'Request A Rack' Program for public bike parking.	Ongoing
	Regularly evaluate the bike parking and bike storage requirements of Ordinance No. 2023-18 to ensure they reflect best practices. Identify incentives to bring existing developments into compliance.	

**FOCUS AREA: PRESERVE PARK CITY'S SMALL TOWN FEEL**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>5A</b></p> <p><i>Implement Main Street circulation improvements to enhance safety and efficiency in Old Town and support a more walkable, less car-dependent downtown.</i></p>	<p>Convert Main Street into a pedestrian and transit-only area during peak seasons and weekends to improve walking and biking access, support events, and enhance transit service.</p>	<p>Medium-term</p>
	<p>Preserve space for transit and emergency vehicle access.</p>	
	<p>Explore conversion to one-way traffic with wider sidewalks, with consideration of transit routes.</p>	
	<p>Work with downtown businesses to ensure right-size parking supply and freight access.</p>	
	<p>Enforce e-bike regulations to ensure safety for all users of trails and roadways.</p>	
<p><b>5B</b></p> <p><i>Continue to expand and implement traffic calming initiatives through the Neighborhoods First Streets Program.</i></p>	<p>Use traffic calming measures such as curb extensions, signage, and striping to slow vehicles.</p>	<p>Ongoing</p>
	<p>Reduce street parking where it impairs visibility or crossing safety.</p>	
	<p>Support resident-led proposals for street redesign where appropriate.</p>	
	<p>Adopt design guidelines for traffic calming measures compatible with Park City's Mountain town and neighborhood aesthetics.</p>	
	<p>Combine traffic calming initiatives with pavement maintenance projects, larger capital projects, and bus stop improvements where applicable.</p>	

**FOCUS AREA: WALKABLE AND BIKEABLE NEIGHBORHOODS**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>6A</b></p> <p><i>Continue to build out the high-comfort active transportation network by implementing priority segments of the 2024 Bike and Pedestrian Plan.</i></p>	<p>Where appropriate, consider reallocating select on-street parking to expand sidewalks, transit improvements, or add separated pathways, improving comfort and connectivity for people walking and biking, particularly in areas with disconnected street networks or large-lot developments.</p>	<p>Ongoing</p>
	<p>Support trail and path interconnections to other jurisdictions.</p>	
<p><b>6B</b></p> <p><i>Support winter access and maintenance to ensure year-round multimodal access.</i></p>	<p>Prioritize timely snow removal on all designated walking and biking routes. Ensure snow storage does not obstruct sidewalks, crossings, or bike lanes.</p>	<p>Ongoing</p>
	<p>Update the City’s snow removal codes to require sidewalks and trails on private property to be maintained and to prohibit snow storage on areas with public access easements.</p>	
	<p>Explore expanding compact winter maintenance equipment fleet specifically for sidewalks and protected bikeways.</p>	
	<p>Implement a heated sidewalk network in Old Town and at future mobility nodes.</p>	
<p><b>6C</b></p> <p><i>Improve crossings and reduce barriers to ensure safety and accessibility on key corridors.</i></p>	<p>Install pedestrian safety design elements such as high-visibility crosswalks and refuge islands (raised medians for separation of pedestrians from vehicular traffic) at intersections with known crash histories.</p>	<p>Near-term</p>
	<p>Update all crosswalks and RFIBs with new crosswalk standard, and require developers to comply with the new midblock crossings designs.</p>	
	<p>Adopt a Vision Zero policy to work towards improving safety across all Park City roadways and improving the appeal of active transportation through infrastructure investment, roadway speed reductions, and other measures.</p>	
	<p>Evaluate additional grade-separated crossings for walking and biking on SR-224 and SR-248.</p>	
	<p>Update the City’s Complete Streets Policy.</p> <p>Collaborate with Summit County on an agreed upon expansion plan for the bike share system within the City boundaries, which may include working with developments and P3’s for capital infrastructure support.</p>	

## FOCUS AREA: SPECIAL EVENTS

STRATEGY	ACTIONS	TIMEFRAME
<b>7A</b> <i>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.</i>	Design flexible systems that serve Olympic needs without overbuilding infrastructure with limited long-term utility, setting Park City up for success in 2034 and beyond.	Near-term
	Plan for staging areas, equipment sharing, and limited local road capacity.	

## FOCUS AREA: EMERGENCY PLANNING

STRATEGY	ACTIONS	TIMEFRAME
<b>8A</b> <i>Update evacuation plans and public communication protocols to ensure emergency plans remain current, known to the public, and well-linked to transportation needs.</i>	Collaborate with the Emergency Management Team to align infrastructure with evacuation needs.	Near-term
	Regularly provide updated digital and printed evacuation route materials.	
	Evaluate the continued need for additional emergency egress routes. Consider whether access easements on private roadways or properties could serve emergency needs and reduce the necessity for constructing new public roadways.	
	Assess evacuation route capacity as part of development project reviews.	

## FOCUS AREA: INNOVATION AND TECHNOLOGY

STRATEGY	ACTIONS	TIMEFRAME
<b>9A</b> <i>Explore and evaluate new technologies to enable innovation in transportation.</i>	Explore machine learning and artificial intelligence tools and resources to cost-efficiently gather transportation data and monitor conditions.	Near-term
	Explore advanced air mobility options for integration with mobility hubs, coordinating with UDOT and other regional specialists to develop regulations and procedures to govern vertical air travel as appropriate.	
	Develop a program to install electric vehicle charging spaces on city streets, and to retroactively install electric vehicle parking spaces in existing residential and commercial development.	
	Engage with regional and national experts in discussion regarding the advancement of autonomous vehicle technology to stay ahead of infrastructure and operational requirements.	



## 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.

**Departments required for Implementation:** Transportation Planning, Planning, Engineering, Economic Development, Information Technology (IT), Public Works, Public Utilities, Special Events, Executive, Emergency Management, Trails and Open Space, Recreation, Building, Water.

**Partnerships required for Implementation:** UDOT, Summit County, Park City, Neighborhood Residents, Park City Chamber, Park City Museum, Historic Park City Alliance, Resorts, Mountain Trails Foundation, Public Arts Advisory Board, Friends of Ski Mountain Mining History, Park City Mountain and Deer Valley Resort.

FOCUS AREA: SMALL-TOWN FEEL		
STRATEGY	ACTIONS	TIMEFRAME
<b>1A</b> Maintain existing road network and prioritize limiting road width expansions for additional travel lanes.	Align transportation improvements with Node Types Map and work within existing road geometries.	Ongoing
	Explore alternative transportation strategies to manage existing traffic and future volume increases.	

**FOCUS AREA: SMALL-TOWN FEEL**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>1B</b></p> <p><i>Support and ensure the year-round and long-term resilience of the Park City economy.</i></p>	<p>Offer economic incentives and assistance for small and local businesses, including the creation of a revolving loan fund or a local grant program, particularly those that align with the City’s community vision and goals.</p>	<p>Ongoing</p>
	<p>Streamline small business applications permits.</p>	
	<p>Work with regional higher education institutions, trade organizations, or non-profit organizations to establish learning opportunities for community members seeking additional skill development.</p>	
	<p>Explore additional tools beyond the existing Vibrant Commercial Storefront ordinance to ensure businesses remain active and open to the public, particularly along Main Street.</p>	
	<p>Explore opportunities to enable the economy to be responsive to broader economic changes, such as business diversification, shop local campaigns, and completing an economic risk assessment.</p>	
<p><b>1C</b></p> <p><i>Encourage small scale compatible commercial infill.</i></p>	<p>Review the City’s land use tables to update uses appropriate in each Zoning District and Node Type.</p>	<p>Near-Term</p>
	<p>Support locally-serving commercial uses through initiatives like ground floor activation requirements, reduced parking minimums, and technical assistance such as streamlined permitting.</p>	
	<p>Support public private partnerships for small businesses and locally-serving commercial uses.</p>	
	<p>Explore the use of public infrastructure districts (PID), infrastructure financing districts (IFD), community reinvestment areas (CRA), and other increment financing to support targeted development areas, consistent with the identified nodes in the Node Types Map.</p>	
	<p>Create/support a City economic development program or entity to pursue economic development possibilities that brings together local business associations, provides support to local businesses, and diversifies the local economy.</p>	

**FOCUS AREA: SMALL-TOWN FEEL**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>1D</b></p> <p><i>Increase Park City's walkability through an improved pedestrian friendly environment.</i></p>	<p>Implement the recommendations of the recently adopted Active Transportation Plan and develop a gap analysis to guide future sidewalk improvements.</p>	<p>Medium-Term</p>
	<p>Create walkable and universally accessible public realms in all new developments and around identified growth nodes, including continuous and ADA compliant sidewalks.</p>	
	<p>Explore potential code amendments to foster live- work opportunities in commercial areas.</p>	
<p><b>1E</b></p> <p><i>Support the continued success of the multi-seasonal tourism economy while preserving the community character.</i></p>	<p>Consider visitor messaging to help manage the impacts from tourism.</p>	<p>Ongoing</p>
	<p>Incorporate year-round workforce support programs to help employees in the tourism industry access housing, childcare, and other essential services, ensuring they can build sustainable lives within the community.</p>	
	<p>Allow cutting edge, green technology in appropriate areas to visually represent Park City's commitment to sustainable tourism.</p>	
<p><b>1F</b></p> <p><i>Prioritize high quality design in new developments and redevelopment that respects the existing scale, style, and massing of buildings.</i></p>	<p>Identify the attributes that make Park City unique and protect by incorporating regulations into the current zoning code.</p>	<p>Near-Term</p>
	<p>Define design elements for each neighborhood that reinforce neighborhood identity and sense of place.</p>	

**FOCUS AREA: SENSE OF COMMUNITY**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>2A</b></p> <p><i>Protect Park City's character and unique sense of place.</i></p>	<p>Encourage the design of new development that is compatible with the scale, aesthetics and materiality of historic structures for Old Town and the character of each individual neighborhood.</p>	<p>Ongoing</p>
	<p>Limit development on agricultural lands to farm buildings, on-site housing, and accessory structures for operational agricultural sites.</p>	
	<p>Incentivize high quality design that respects the existing character and scale of Park City.</p>	
<p><b>2B</b></p> <p><i>Strengthen existing neighborhoods through context-sensitive design requirements and creation of gathering places.</i></p>	<p>Allow for improved connectivity between neighborhood nodes, such as through trails.</p>	<p>Near-Term</p>
	<p>Identify needs for gathering places by conducting a study to see if there are community park deficits within certain neighborhoods and plan for these in conjunction with the nodes identified in the Node Types Map.</p>	
<p><b>2C</b></p> <p><i>Strive for equity and plan for all groups within the community.</i></p>	<p>Continue to support and advance efforts related to community engagement for typically underrepresented demographics, including young people and those community members whose first language is not English.</p>	<p>Ongoing</p>
	<p>Work with other local governments to ensure community needs related to access to healthcare, childcare, multi-modal transportation, food, and other basic services are provided for all community members including underserved groups.</p>	
	<p>Work with community partners to provide information and facilitate conversation around planning topics with the Spanish-speaking community.</p>	
	<p>Study the needs of an aging community to consider opportunities to age in place, like attainable housing options, accessibility &amp; mobility, services near residential areas, and programs to avoid isolation and loneliness.</p>	
	<p>Support community organizations and programs that provide bilingual education and communication opportunities.</p>	



**FOCUS AREA: SENSE OF COMMUNITY**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>2D</b></p> <p><i>Provide easy access to trails and recreation opportunities.</i></p>	<p>Link mobility and transit improvements with trail and recreation access.</p>	<p>Ongoing</p>
	<p>Incentivize trail corridors and connection to existing trails in new developments or redevelopments.</p>	
	<p>Create a trail access management plan that includes parking and transit solutions at trailheads.</p>	
<p><b>2E</b></p> <p><i>Continue to support Arts &amp; Culture and incorporate it into the public realm.</i></p>	<p>Incentivize public art as part of new developments by requiring art installations for larger developments and mixed-use development in accordance with the city's public arts policy.</p>	<p>Ongoing</p>
	<p>Update existing public art map / brochure with QR codes at art installation locations where more information about the artist and artwork is available.</p>	
	<p>Continue to support local artists and events.</p>	
	<p>Consider other types of summer festivals in partnership with the resorts for vibrancy.</p>	
	<p>Explore updates to the Land Management Code related to maker's spaces and adaptive reuse to ensure they are allowed in context-appropriate locations.</p>	
	<p>Support installation of public art on city owned parcels.</p>	
	<p>Support public art projects, festivals, and events that showcase the work and achievements of local and regional artists and craftsmen.</p>	
	<p>Support live music and other arts and culture events, including concert series, street performances, and festivals in resort areas, business districts and community gathering spaces, including alignment with special event permitting and municipal code regulation.</p>	
<p>Explore a potential amphitheater or other type of facility for live music events.</p>		

**FOCUS AREA: LAND USE AND GROWTH**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>3A</b> <i>Protect open space, discourage sprawl, and direct growth inward.</i></p>	<p>Allow context appropriate infill in existing neighborhoods to discourage sprawl and utilize existing infrastructure.</p>	<p>Ongoing</p>
	<p>Identify local and regional wildlife corridors through designation of open space and/or an overlay zone to ensure safe connections between natural areas for wildlife movement. Include overland wildlife corridors for SR 224, SR 248, and US 40 to accommodate wildlife movement.</p>	
	<p>Update the Sensitive Lands Overlay to ensure consistency with the original Overlay that reflects best practices.</p>	
	<p>Update the Land Management Code to allow for smaller lot sizes and compact development.</p>	
	<p>Study the incorporation of Accessory Apartments in residential neighborhoods where compatible to enable compact and efficient development in areas with existing infrastructure.</p>	
	<p>Continue to review and update the city’s code to support the idea of mountain views along key entry corridors.</p>	
	<p>Ensure ecosystems health and wildlife corridors are reflected in zoning.</p>	
	<p>Create additional site planning requirements to site development in a way that preserves vegetation, slopes, landforms, and the like.</p>	
	<p>Evaluate and locate a new light industrial zone, and medical cannabis production establishment overlay.</p>	

**FOCUS AREA: LAND USE AND GROWTH**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>3B</b></p> <p><i>Create walkable mixed-use nodes that can accommodate new growth, while providing access to services, retail and transportation.</i></p>	<p>Incentivize and support residential development in and near Infill Nodes in areas like Quinn's Junction, Resort Center, and Old Town, consistent with the Node Types Map.</p>	<p>Medium-Term</p>
	<p>Incentivize and support small scale commercial development in and near Infill Nodes, consistent with the Node Type map.</p>	
	<p>Plan for future residential development in conjunction with transportation efforts, focusing along key transportation Corridors, consistent with the Node Types Map.</p>	
<p><b>3C</b></p> <p><i>Evaluate potential station area planning around future BRT stops.</i></p>	<p>Analyze the possibility of applying to HTRZ funding if area adjacent to future BRT stops complies with minimum density and affordability requirements defined by state law.</p>	<p>Long-Term</p>
<p><b>3D</b></p> <p><i>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.</i></p>	<p>Update residential and commercial Zoning Districts to allow for small scale residential infill where compatible with existing neighborhood character and scale.</p>	<p>Near-Term</p>
	<p>Allow the creation of Accessory Apartments in residential neighborhoods when compatible with existing character, and located in near proximity of transit, amenities, and services.</p>	
	<p>Explore the use of Design Guidelines to ensure that infill development is compatible with existing neighborhood mass and scale.</p>	
	<p>Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City.</p>	
<p><b>3E</b></p> <p><i>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.</i></p>	<p>Analyze availability of public properties and potential for small scale housing that can serve athletes and can then become workforce or seasonal housing.</p>	<p>Near-Term</p>
	<p>Prepare a plan of specific action with deadlines to ensure the community is at its best when hosting the Olympics in 2034 and beyond.</p>	

## FOCUS AREA: TECHNOLOGY

STRATEGY	ACTIONS	TIMEFRAME
<b>4A</b>  <i>Support the Integration of Smart City Infrastructure and technology that supports energy efficiency and renewables.</i>	Develop a Citywide Fiber and Conduit Master Plan to ensure new developments and infrastructure projects incorporate high-speed broadband capacity.	Long-Term
	Promote co-location of small wireless facilities on existing structures and integrate aesthetically into the built environment, reducing the need for future macro towers.	
	Ensure the City's land use regulations accommodate emerging technologies, including small wireless facilities and smart infrastructure.	

## FOCUS AREA: HISTORIC PRESERVATION

STRATEGY	ACTIONS	TIMEFRAME
<b>5A</b>  <i>Develop a clear understanding of the ski era resources in Park City.</i>	Conduct a Reconnaissance Level Survey (RLS) by 2026.	Near-Term
	Conduct an Intensive Level Survey (ILS) of key clusters/areas identified during the RLS by 2027.	
	Establish an honorary designation for properties identified as contributing to this era of Park City's history.	
<b>5B</b>  <i>Confirm the key resources and sites related to Park City's Olympic host legacy.</i>	Create a GIS feature layer to document 2002 Olympic host-related sites and their key attributes.	Near-Term
	Create an ArcGIS StoryMap or Web Experience page to provide information regarding Park City's Olympic host-related sites in a user-friendly format.	
<b>5C</b>  <i>Continue to 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.</i>	Identify potential Mining Era resources not currently on the Historic Site Inventory and clarify why they are not included (e.g., removal requested, insufficient documentation, etc.)	Ongoing
	Streamline the current Historic Sites inventory into an online, searchable database using GIS or other location-based tools.	
	Update the knowledge of identified Mining Era residences with additional details to further the understanding of their importance and contribution to Park City's history.	

**FOCUS AREA: HISTORIC PRESERVATION**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>5D</b></p> <p><i>Continue to recognize preservation projects, share success stories to inspire future efforts, and provide technical resources to property owners.</i></p>	<p>Invest in and expand education, outreach, and recognition efforts.</p> <p>Establish an annual event designed to celebrate exemplary preservation efforts, while also providing a regular means to educate and inform property owners about the benefits and opportunities of historic preservation.</p> <p>Showcase the sustainability of historic preservation efforts by documenting and sharing information about the estimated embodied energy, durability of materials, and passive features of structures.</p>	<p>Ongoing</p>
<p><b>5E</b></p> <p><i>Provide access to historic preservation best practices, recognizing the range and diversity of Park City's historic resources.</i></p>	<p>Provide regular training opportunities for staff and board members to understand and apply best practices to Park's City's regulatory and policy framework for historic resources.</p>	<p>Near-Term</p>
<p><b>5F</b></p> <p><i>Continue to educate the community and visitors about the history and evolution of Park City.</i></p>	<p>Celebrate and highlight Park City's mining, skiing, and 2002 Olympic Host legacies as defining eras for the city's character and history.</p> <p>Create an online resource, such as a webpage or ArcGIS StoryMap, to serve as a means for celebrating property owners' ongoing stewardship and preservation of the City's historic resources within the Historic District.</p> <p>Use the online stewardship and preservation resource to provide:</p> <ul style="list-style-type: none"> <li>- A high-level and user-friendly overview of the purpose of the Historic District Regulations.</li> <li>- An overview of the process for making modifications to their properties.</li> <li>- Potential resources available to support property owners in their preservation efforts.</li> </ul> <p>Leverage Park City's 2002 Olympic Host legacy to prepare for and support the 2034 Olympic Games.</p> <p>Collaborate with the resorts and the Park City Museum to create educational and promotional materials for the Ski Resort and Olympic eras.</p> <p>Continue to collaborate with the resorts, Friends of Ski Mountain Mining History, and the Park City Museum to create educational and promotional materials featuring the intersection of Park City's mine sites and resort activities.</p>	<p>Ongoing</p>

**FOCUS AREA: HISTORIC PRESERVATION**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>5F</b></p> <p><i>Continue to educate the community and visitors about the history and evolution of Park City.</i></p>	<p>Collaborate with the Park City Museum to update and develop self-guided walking tour resources, in physical and digital formats. Evaluate developing both streamlined and more detailed versions to appeal to a range of ages and interest levels.</p>	<p>Ongoing</p>
	<p>Continue to celebrate Park City's history through public art and integrate historic information into existing and future educational and informational resources, such as the Park City Public Art StoryMap.</p>	
	<p>Consider developing a walking tour application for use on mobile devices with a collection of tour options highlighting the diversity of Park City's historic resources and eras.</p>	
<p><b>5G</b></p> <p><i>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.</i></p>	<p>Document and confirm additional details regarding the ethnic, cultural, and social groups that have called Park City home, either temporarily or long-term.</p>	<p>Near-Term</p>
	<p>Create a means to highlight and further recognize additional details, such as a plaque, award, or other means of recognition, in addition to existing forms of celebration and recognition.</p>	
	<p>Establish or expand educational materials that focus on Park City's historic and current cultural and ethnic diversity.</p>	
	<p>Develop a guided walking tour focused on highlighting areas historically occupied by ethnic groups, such as Park City's Chinatown.</p> <p>Develop online resources and/or self-guided walking tour resources, such as ArcGIS StoryMaps to provide opportunities for residents and visitors to learn more about the many aspects of Park City's history.</p>	
<p><b>5H</b></p> <p><i>Continue to support the adaptive re-use of historic buildings through a variety of incentives.</i></p>	<p>Continue to research, identify, and utilize financial incentives for historic preservation efforts.</p>	<p>Ongoing</p>
	<p>Continue to offer the Historic District matching grant program to offer incentives for preservation, rehabilitation, and renovation of historic landmark sites. Consider having a "focus" for each round of grants to highlight different types of properties and needs.</p>	

**FOCUS AREA: HISTORIC PRESERVATION**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>5I</b></p> <p><i>Establish a range of options to incentivize the preservation of the documented historic resources associated with the ski era.</i></p>	<p>Establish financial incentives for qualified resources of the ski industry identified by the Ski Era Intensive Level Survey (ILS).</p> <p>Financial incentives for preserving and celebrating the ski era can be established as a separate grant program or revolving loan fund from the programs supporting Park City's current Historic Sites Inventory, with requirements tailored toward ski era resources.</p> <p>Consider regulatory exceptions for ski era sites, such as setback flexibility or parking exemptions, for property owners that record a facade easement.</p> <p>Consider density bonus incentives if the ski era resource(s) of a site undergoing redevelopment are preserved.</p> <p>Consider the acquisition of ski-era resources for transformation into affordable housing opportunities.</p>	<p>Long-Term</p>
<p><b>5J</b></p> <p><i>Continue to foster collaborative efforts to preserve, protect, and promote Park City's historic resources.</i></p>	<p>Continue to partner with Friends of Ski Mountain Mining History and the ski resorts on celebrating and highlighting the intersection of Park City's skiing and mining culture.</p>	<p>Ongoing</p>
<p><b>5K</b></p> <p><i>Proactively work to protect the historic mining sites and structures from both physical and environmental damage.</i></p>	<p>Establish an annual (or other regular recurring) wildfire mitigation process, to clear vegetation around/adjacent to historic mining sites.</p> <p>Establish strategies to counteract and prevent vandalism of remote mining sites and structures.</p>	<p>Near-Term</p>
<p><b>5L</b></p> <p><i>Continue to explore opportunities to integrate historic preservation with other initiatives, such as sustainability, workforce housing, arts/culture, and recreation/trails/open space.</i></p>	<p>Integrate affordable and attainable housing with the preservation of historic structures, including the acquisition of additional properties.</p> <p>Create an awareness campaign to promote the connections between Historic Preservation and Sustainability.</p> <p>Develop a tracking mechanism for estimating the embodied energy in Park City's existing and historic resources.</p>	<p>Ongoing</p>

FOCUS AREA: HISTORIC PRESERVATION		
STRATEGY	ACTIONS	TIMEFRAME
<p><b>5M</b></p> <p><i>Proactively work to protect the City's historic resources from wildfire damage.</i></p>	Collaborate with Rocky Mountain Power on efforts to underground power lines.	Near-Term
	Prioritize Old Town and the City's historic districts for undergrounding completion.	
<p><b>5N</b></p> <p><i>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.</i></p>	Review the Land Management Code (LMC) to identify barriers to integrating mixed uses in Historic Districts.	Medium-Term
	Establish parameters for the size, scale, and extent of allowing mixed uses in neighborhoods.	
<p><b>5O</b></p> <p><i>Continue to regularly assess and evaluate the Regulations for Historic Districts and Historic Sites in the Land Management Code (LMC) for consistency and potential modifications that further preservation efforts while supporting a degree of flexibility.</i></p>	Consider requiring more detailed mitigation plans to ensure construction activity does not cause physical damage or disturb the future integrity of nearby Historic Sites.	Ongoing
	Annually evaluate and update, as needed, the LMC to maintain regulatory consistency and to reflect changes and developments in available materials and best practices for sustainability.	
	Evaluate streetscape standards that support walkability efforts and reinforce the historic nature of Park City's older neighborhoods/urban form.	
	Evaluate modifications that may target better infill compatibility for the Historic Districts.	
	Evaluate updates to the LMC to support the preservation and compatible rehabilitation and/or renovation of ski era structures.	
	Evaluate the potential for a Carbon Tax or Land Management Code update to incentivize the reuse and renovation of existing and historic structures rather than demolition.	
	Consider integrating requirements for deconstruction of historic structures to the Application for Demolition and Certificate of Appropriateness for Demolition process.	



**FOCUS AREA: HISTORIC PRESERVATION**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>5P</b></p> <p><i>Periodically review newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts.</i></p>	<p>Identify issues that threaten the aesthetic experience of the districts and refine the LMC based on findings. The aesthetic experience shall be measured from the pedestrian experience at the primary street frontage.</p>	<p>Near-Term</p>
	<p>Analyze the influence of site design and architecture as part of the review, including the impact of setbacks, fence height, and fence location on the streetscape and the pedestrian experience.</p>	
<p><b>5Q</b></p> <p><i>Continue to support the activation of Main Street, promoting and strengthening this area as the historic core of Park City.</i></p>	<p>Continue the partnerships with the Historic Park City Alliance (HPCA) and the Park City Museum to address the needs and concerns of local business owners.</p>	<p>Ongoing</p>
	<p>Retain a civic presence in the Main Street area.</p>	
	<p>Continue to use Main Street as a key location for events, festivals, and celebrations. Ensure improvements are geared toward supporting these crowds – restrooms, drinking fountains, shade, etc.</p>	
	<p>Develop a grant program tailored for business owners of historic commercial structures.</p>	
	<p>Evaluate and document potential new assets in the Main Street area through a bi-annual Reconnaissance Level Survey (RLS).</p>	
	<p>Retain existing historic assets in the Main Street area using regulations, design standards, and a range of incentives.</p>	
	<p>Regularly review and update the LMC to:</p> <ul style="list-style-type: none"> <li>- Ensure vertical zoning is effective for creating and maintaining a vibrant streetscape.</li> <li>- Ensure compatible infill while supporting the use of new materials and construction methods and techniques.</li> </ul>	
<p>Work to re-establish a cultural element in the Main Street area through strategic partnerships.</p>		

**FOCUS AREA: HISTORIC PRESERVATION**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>5R</b></p> <p><i>Support efforts for a multi-modal, pedestrian-friendly environment along Main Street and within Old Town.</i></p>	<p>Regularly evaluate ongoing Land Management Code regulations for residential and commercial parking requirements and identify opportunities to reduce the impacts of parking in Old Town.</p>	<p>Long-Term</p>
	<p>Regularly evaluate the ongoing Old Town Residential Parking Permit program to ensure balance between resident, business, and visitor parking.</p>	
	<p>Continue to prioritize people-centric spaces and enhance the pedestrian experience, providing opportunities to engage with, and understand the heritage and evolution of Main Street.</p>	
	<p>Transform surface parking lots into underground parking structures to create opportunities for more open spaces or compatible infill development.</p>	
	<p>Update the Land Management Code to encourage pedestrian-oriented design and to minimize the visual impacts of cars in the Historic Districts.</p>	
	<p>Establish and enforce lower speed limits on Main Street, Park Avenue, and side residential streets surrounding Main Street and Old Town.</p>	
	<p>Intersperse small open spaces and gathering places as opportunities to establish vantage points and sight lines for enjoying important view corridors, vistas, and historic assets.</p>	



## MODERATE INCOME HOUSING

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

**Departments required for Implementation:** Housing, Planning.

**Partnerships required for Implementation:** Mountainlands Community Housing Trust, Park City Chamber, Historic Park City Alliance, Resorts, Major Employers.

### FOCUS AREA: VARIETY OF HOUSING OPTIONS

STRATEGY	ACTIONS	TIMEFRAME
<p><b>1A</b></p> <p><i>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.</i></p>	<p>Evaluate existing incentives for construction of affordable and attainable housing. Focus on mixed-use node areas as identified in the Node Types Map.</p>	<p>Long-Term</p>
	<p>Incentivize housing developments that provide a housing mix and incorporate senior living housing.</p>	
	<p>Evaluate Accessory Apartment regulations to understand obstacles to development.</p>	
	<p>Evaluate allowing tiny homes based on compatibility with scale and surrounding land uses.</p>	
	<p>Regularly evaluate the Affordable Master Planned Development Code to ensure compatible projects and to update to reflect current market conditions.</p>	
	<p><i>Consider an Accessory Apartment toolkit that establishes pre-approved plans and evaluates the potential for pre-fabrication and a pilot program for installations.</i></p>	

## FOCUS AREA: VARIETY OF HOUSING OPTIONS

STRATEGY	ACTIONS	TIMEFRAME
<p><b>1A</b></p> <p><i>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.</i></p>	<p>Create an affordable housing toolkit that aligns development needs with existing scale and character in each neighborhood as shown in the Node Types Map and proposed building typologies.</p>	<p>Long-Term</p>
	<p>Evaluate allowing duplexes in single-family neighborhoods in the context of compatibility and factors like proximity to transit and services.</p>	

## FOCUS AREA: WORKFORCE HOUSING

STRATEGY	ACTIONS	TIMEFRAME
<p><b>2A</b></p> <p><i>Continue to facilitate workforce housing in the City and increase incentives for employment centers to incorporate workforce housing in new developments.</i></p>	<p>Implement resident occupied deed restrictions to enable the workforce to live in the community.</p>	<p>Ongoing</p>
	<p>Evaluate the current code regarding parking requirements for workforce housing development that is deed restricted and within a ¼ mile walk of a transit stop that includes a sidewalk / trail to access. Update as needed.</p>	
	<p>Coordinate with regional partners, resorts and major employers to create workforce housing.</p>	
	<p>Expand the City’s land banking program to include sites for workforce housing.</p>	
	<p>Regularly review the Land Management Code incentives for affordable housing to make sure they reflect current market conditions.</p>	
	<p>Work with private landowners including resorts, to expand housing stock and typologies.</p>	
	<p>Create land use regulations for seasonal workforce housing typologies like single-room occupancy or dormitory-style projects that reflect best practices, provide quality amenities for tenants, and are compatible in scale, massing, and design.</p>	
	<p>Establish a strategic plan with local governments, businesses, and developers to build local expertise and share the risk and return for housing projects.</p>	
<p>Evaluate existing and pipeline developments, water and wastewater infrastructure, and traffic generation to determine where capacity exists for deed restricted infill housing.</p>		



## 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.

**Departments required for Implementation:** Water, Sustainability, Planning, Transportation, Engineering, Executive, Trails and Open Space, Building, Environmental Regulatory Affairs.

**Partnerships required for Implementation:** Property Management Companies, Park City Chamber, Historic Park City Alliance, Summit County, Wasatch County, Summit Lands Conservancy and Utah Open Lands, Homeowner and Master Owner Associations, Property Owners, Business Owners, UDOT, State and Federal Agencies.

FOCUS AREA: WATER PRESERVATION		
STRATEGY	ACTIONS	TIMEFRAME
<b>1A</b>  <i>Reduce water demand and protect water supply through collaboration, education, and technology.</i>	Continue to incentivize water efficiency improvements in existing developments, such as offering rebates for turf replacement, smart irrigation controllers, or water audits.	Long-Term
	Encourage remodels and conversions of outdoor spaces to adopt water-efficient landscaping.	
	Continue updating land use regulations to reflect best practices for water-wise landscaping, including examples like native plantings and drip irrigation systems.	
	Continue to support water conservation initiatives including pricing tools, leak detection, place-based data measurements, and water-wise policies to conserve existing supply.	

## FOCUS AREA: WATER PRESERVATION

STRATEGY	ACTIONS	TIMEFRAME
<p><b>1A</b></p> <p><i>Reduce water demand and protect water supply through collaboration, education, and technology.</i></p>	<p>Combine regulatory tools and incentives to encourage adoption of water-wise landscaping practices in both new developments and retrofits of existing properties, such as establishing enforceable water efficiency standards for landscaping, including a maximum water budget and plant water use categories tailored to local climate and soil conditions and evaluating site-level water demand—with a focus on outdoor use—during the development approval process to ensure long-term water efficiency and cost savings.</p> <p>Partner with programs like Localscapes and Utah Water Ways to amplify water conservation messaging and adoption of sustainable landscaping practices.</p> <p>Continue to explore tiered water pricing strategies to incentivize efficient use and reduce wasteful consumption.</p>	<p>Long-Term</p>
<p><b>1B</b></p> <p><i>Protect and improve water quality through a holistic and collaborative approach.</i></p>	<p>Safeguard water delivery systems from wildfire threats by installing fire-resistant materials, establishing defensible space around key infrastructure, and incorporating green infrastructure and water infiltration practices.</p> <p>Monitor and evaluate PFAS levels in groundwater wells and assess feasibility of treatment options; incorporate findings into mitigation planning.</p> <p>Work with ski industry partners to proactively manage and mitigate emerging contaminants, like PFAS, through treatment and dilution strategies.</p> <p>Evaluate risks associated with artificial turf, particularly its contribution to microplastics and PFAS contamination, and consider alternatives that support water efficiency and public health.</p>	<p>Long-Term</p>
<p><b>1C</b></p> <p><i>Continue to maintain water infrastructure in a state of good repair.</i></p>	<p>Continue to develop and implement a 20-year asset management plan to anticipate needs and budget for aging infrastructure improvements.</p> <p>Identify water infrastructure investments that align with 2034 Winter Olympic Games planning, leveraging opportunities to secure external funding or partnerships.</p> <p>Continue to coordinate with other departments to align water infrastructure upgrades with other capital projects to minimize costs and impact to the public.</p>	<p>Ongoing</p>

FOCUS AREA: OPEN SPACE CONSERVATION		
STRATEGY	ACTIONS	TIMEFRAME
<p><b>2A</b></p> <p><i>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.</i></p>	<p>Continue to support policies that protect, rehabilitate, and maintain wetlands, riparian zones, and other natural areas to enhance their ability to filter pollutants, provide habitat for wildlife, and store water.</p>	<p>Long-Term</p>
	<p>Create and adopt a natural resource management plan for public open space to balance human use with ecosystem health, forest health, and protection of biodiversity. Natural resource plans should address best practices for urban environments including, but not limited to, erosion and invasive species.</p>	
	<p>Develop additional carbon sequestration projects, such as open space conservation, carbon-sequestering vegetation growth, and biochar application (i.e., soil amendments using processed plant matter that is carbon rich produced from biomass sources such as wood chips, plant residues and agricultural waste products).</p>	
<p><b>2B</b></p> <p><i>Continue conservation efforts to increase the land preserved as open space.</i></p>	<p>Utilize the 2025 Park City General Plan’s conservation analysis layer to create a matrix to prioritize open space acquisitions based on existing environmental conditions and community values, including ecosystem health, sensitive lands, wildlife corridors, viewsheds, and recreation.</p>	<p>Ongoing</p>
	<p>Continue to use restrictive covenants such as deed restrictions and conservation easements to protect and expand open space values.</p>	
	<p>Continue to allocate annual dedicated public funds to ongoing open space acquisitions and associated maintenance to maintain key ecological resources, wildlife habitats, and/or migration corridors.</p>	
	<p>Evaluate increased opportunities for preservation of open space through comprehensive updates to the Transfer of Development Rights (TDR) sending zones and identify appropriate areas for increased density within receiving zones.</p>	
	<p>Establish land stewardship education and incentive programs for private landowners with property dedicated as open space.</p>	

**FOCUS AREA: OPEN SPACE CONSERVATION**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>2C</b></p> <p>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.</p>	<p>Complete and implement a Forestry Plan to develop, maintain, and protect the city’s tree canopy.</p>	<p>Medium-Term</p>
	<p>Evaluate areas outside of the Sensitive Lands Overlay to determine whether additional land use regulations are needed to protect the City’s natural resources. Additional regulations could include:</p> <ul style="list-style-type: none"> <li>- Setbacks from water resources such as streams and wetlands based on best practices (e.g., 50 – 500 ft.) and an evaluation of the water resource.</li> <li>- Compatible uses that do not impact flooding or water quality in areas adjacent to streams and wetlands.</li> <li>- Steep slope management during development that prevents adverse effects (e.g., erosion). Consider establishing a Steep Slope Conditional Use Permit for construction on lots with slopes of 30% or greater for properties that are outside of the Historic Districts.</li> </ul>	
	<p>Update land use regulations related to impermeable surface area of lots to ensure proper drainage, hydrology, and mitigation of heat island effect.</p>	
	<p>Encourage improvements to stream corridors, such as stream restoration, streambank stabilization and/or restoration of riparian buffer areas, to enhance a range of benefits such as, but not limited to: wildlife corridor and breeding and foraging habitat improvements, water quality improvements, reduction of heat island effect, a more resilient flood zone, and a reduction in peak flow that reduces infrastructure erosion and flooding potential.</p>	
	<p>Encourage local agriculture through adoption of standards for community gardens and support structures within neighborhoods and public common areas. See Healthy Food Policy Project – Zoning for Urban Agriculture.</p>	



FOCUS AREA: SENSITIVE LANDS		
STRATEGY	ACTIONS	TIMEFRAME
<p><b>3A</b></p> <p><i>Support the maintenance and preservation of sensitive lands, including wildlife corridors.</i></p>	<p>Update the boundary and regulations of the Sensitive Land Overlay of the Land Management Code to reflect best practices for ridgeline protection, mitigation on steep slopes, wetland and stream setbacks, and wildlife corridors and habitat.</p>	<p>Medium-Term</p>
	<p>Utilize findings of the Park City Natural Resource Inventory study to identify sensitive lands to be protected within the Sensitive Lands Overlay.</p>	
	<p>Identify local and regional wildlife corridors with a protected area designation, establish buffer zones around these habitats to minimize human impact and maintain natural landscapes, and implement land-use planning and zoning regulations that prioritize the preservation and connectivity of these corridors. Reevaluate local wildlife corridors approximately every 10 years unless major changes in vegetation are present which may necessitate more frequent evaluation.</p>	
	<p>Within Master Planned Developments, encourage development practices that minimize habitat fragmentation and maintain ecological connectivity (without increasing wildfire risk), such as cluster lot design tactics, wildlife friendly fencing, reduction of fish barriers, and contiguous open space requirements.</p>	
	<p>Develop overland wildlife corridors for SR-224, SR-248, and US 40 to accommodate wildlife movement. Evaluate transportation improvement projects for potential conflicts with wildlife movements.</p>	
	<p>Identify opportunities to reduce fish barriers, which are obstacles that impede the ability of fish to travel where necessary to complete their life cycles, and improve stream corridors during infrastructure upgrades and new development.</p>	

**FOCUS AREA: SENSITIVE LANDS**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>3B</b></p> <p><i>Collaborate with surrounding local governments, conservation organizations, and community members to ensure that sensitive land considerations are integrated into regional planning efforts.</i></p>	<p>Collaborate with Summit County, the Wasatch Front, and Wasatch Back communities to identify and protect regional wildlife corridors and sensitive lands (e.g., collaborate with the Utah Geospatial Resource Center).</p>	<p>Long-Term</p>
	<p>Collect and share data for the systems that have influences beyond municipal borders, including: ecosystems, waterways, wildlife corridors, air quality, shared view corridors, open space, and scenic roadways (e.g., collaborate with Utah Department of Natural Resources). Incorporate findings into regional planning strategies.</p>	
	<p>Update the City's Annexation Policy Plan to expand the green buffer that surrounds the City and ensures that City-owned open space can be brought into the City boundary.</p>	
<p><b>3C</b></p> <p><i>Continue to promote human health in areas affected by historic mining through comprehensive restoration programs.</i></p>	<p>Continue to maintain environmental programs that embrace the City's responsibilities to protect public health and environment as set forth in the Park City's Soils Ordinance.</p>	<p>Ongoing</p>
	<p>Continue efforts to mitigate and restore contaminated soils to reduce the city's liability and demonstrate compliance with federal regulations.</p>	
	<p>Investigate value and feasibility of designating portions of contaminated soils as Brownfield District to potentially receive redevelopment planning assistance and EPA Brownfields Grants for future redevelopment efforts. See Brownfields Program - Utah Department of Environmental Quality.</p>	



## SUSTAINABILITY

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

**Departments required for Implementation:** Sustainability, Planning, Transportation, Trails and Open Space, Building, Environmental Regulatory Affairs, Emergency Management.

**Partnerships required for Implementation:** Property Management Companies, Resorts, Hotels, Major Employers, Park City Chamber, Historic Park City Alliance, Summit County, Homeowner and Master Owner Associations, Property Owners, State and Federal Agencies, Recycle Utah.

FOCUS AREA: ENVIRONMENTAL LEADERSHIP		
STRATEGY	ACTIONS	TIMEFRAME
<b>1A</b> <i>Develop Sustainability Education and Campaign to increase awareness of existing opportunities related to energy efficiency, renewable generation, indoor air quality, and electrification measures.</i>	Advance education and partnership efforts that mitigate waste generation and GHG emissions, including second homes and nightly rentals.	Medium-Term
	Collaborate interdepartmentally to create and share resources for best practices in sustainable community development.	
	Use influence through the Olympics and Paralympics Games event period to showcase Park City's climate innovations. Message to organizing committee stakeholders how to support impactful decarbonization efforts and waste reduction strategies.	
<b>1B</b> <i>Develop sustainability programs to meet Park City's sustainability goals of full carbon neutrality by 2030 and 80 percent GHG reduction by 2050.</i>	Partner with organizations to provide energy reduction advisory services for residents and businesses.	Near-Term
	Partner with utilities and the state to offer building operator training on energy management for larger businesses.	
	Examine and utilize innovating green financing mechanisms to fund zero emissions infrastructure, and grant assistance for residents and businesses to reduce their energy use and GHG emissions.	

## FOCUS AREA: ENVIRONMENTAL LEADERSHIP

STRATEGY	ACTIONS	TIMEFRAME
<p><b>1C</b></p> <p><i>Develop a Climate Action and Resilience Plan and implement actions to further establish climate action efforts and environmental stewardship.</i></p>	Develop a tracking mechanism for goals, objectives, and strategies related to sustainability and resilience to record and communicate progress.	Near-Term
	Join efforts with other local communities such as Moab, as established in their Climate Action Plan, to advocate for higher-performance building code requirements statewide.	
	Create a climate action awareness campaign to promote interdisciplinary sustainability-oriented habits that serve overall community resilience.	
	Improve and foster communication and education with residents and commercial property owners to promote sound environmental management practices and compliance requirements.	
	Engage in interdepartmental and interjurisdictional collaboration to create educational campaigns aiming to protect and improve ecosystems in Park City and the surrounding region.	
	Encourage City employees to keep current on training and best practices related to their functions within the City's environmental responsibilities, such as supporting involvement with industry groups.	
<p><b>1D</b></p> <p><i>Coordinate with community groups, businesses, and resorts to establish and implement environmental standards and practices that promote sustainable tourism.</i></p>	Collaborate with local resorts to introduce grooming vehicles and other machinery associated with recreational opportunities with reduced carbon emissions. See precedent example: Avoriaz/Morzine, France.	Medium-Term
	Consult with resorts and other businesses to assess existing energy performance and emissions related to on-site buildings and operations. Work to plan for energy upgrades and community-scale efficiency and resiliency interventions.	
	Introduce a program, similar to the CopenPay Pilot Program, that incentivizes visitors to engage in activities and volunteer opportunities that encourage sustainable tourism habits.	
	Evaluate retroactive compliance requirements for outdoor lighting to protect the night sky.	
	Evaluate long-term sustainability that balances the environment, economy, quality of life and visitor experience, including exploration of local carbon offsets for increased visitor stays.	

FOCUS AREA: ENVIRONMENTAL LEADERSHIP		
STRATEGY	ACTIONS	TIMEFRAME
<p><b>1E</b></p> <p><i>Continue to promote soil health through comprehensive soil remediation actions and monitoring programs.</i></p>	Continue long-term monitoring programs to track soil health and ensure the effectiveness of remediation efforts.	Ongoing
	Explore the value and feasibility of using phytoremediation tactics, which involves planting hyperaccumulator species that can absorb heavy metals and other pollutants from the soil, helping to clean and restore the soil over time.	
	For areas not intended for redevelopment, advance planning efforts to recontour and revegetate contaminated soils to promote natural drainage patterns, stabilize the soil, and prevent erosion.	
	Evaluate a potential grant program for soil remediation or a program to educate property owners about soil remediation grant opportunities.	
<p><b>1F</b></p> <p><i>Maintain an overarching consideration of fair and positive conditions through the implementation of all recommendations that tie to the community's values.</i></p>	Create a policy that ensures positive quality of life and outcomes for all residents, with reference to existing and future policies that are associated with clean energy and energy efficiency, clean transportation, remediation and reduction of pollution, clean water and wastewater infrastructure, and conservation of natural resources.	Long-Term

FOCUS AREA: WILDFIRES		
STRATEGY	ACTIONS	TIMEFRAME
<p><b>2A</b></p> <p><i>Collaborate interdepartmentally to implement actions, protocols, and policies present in the most recent wildfire hazard plans, such as the 2023 Community Wildfire Risk Assessment.</i></p>	Develop and implement community-wide wildfire awareness education and outreach campaigns.	Near-Term
	Maintain current pre-attack, evacuation, and community wildfire preparedness plans.	
	Engage in fuel treatments by reducing the quantity of flammable materials in and around Park City, particularly reducing fuels in the understory on the slopes and following FireWise principles around buildings. Utilize best practices in smoke and carbon emissions reduction for pile burning for on-site biochar production.	

## FOCUS AREA: WILDFIRES

STRATEGY	ACTIONS	TIMEFRAME
<p><b>2A</b></p> <p><i>Collaborate interdepartmentally to implement actions, protocols, and policies present in the most recent wildfire hazard plans, such as the 2023 Community Wildfire Risk Assessment.</i></p>	<p>Strengthen community and landowner relations, enabling cross-boundary collaboration and increasing the likelihood of developing partnerships to receive funding from wildfire protection grants.</p>	<p>Near-Term</p>
	<p>Use the results from current resources on Wildfire risk to prioritize fuel treatment areas. (Examples include: Park City Wildfire Risk Assessment portal (Community Wildfire Risk Assessment   Engage Park City) and the Park City Community Wildfire Preparedness Plan Risk Assessment Reports. Develop and engage quantitative risk assessment analyses to model wildfire risk levels if gaps in the available risk assessments are identified.</p>	
	<p>Monitor the success of completed fuel treatments in locations outside Park City. Use available mapping solutions in support of awareness and planned activities (e.g., utilize resources such as <a href="https://www.esri.com/en-us/disaster-response/disasters/wildfires">https://www.esri.com/en-us/disaster-response/disasters/wildfires</a>).</p>	
	<p>Integrate wildfire mitigation techniques like Defense Zones into the cities' landscaping standards.</p>	
	<p>Reduce wildfire ignition risk and enhance public safety by evaluating the feasibility of transitioning from above-ground to underground power line infrastructure in areas identified as high-risk for wildfires.</p>	
<p><b>2B</b></p> <p><i>Develop programmatic approaches to assess wildfire risk on a more individualized basis and thoughtfully target spot mitigation improvements.</i></p>	<p>Establish a Fire Property Assessment Program to allow property owners to understand their individualized risks and receive unique mitigation action guidance. Utilize the most up to date resources from local, state, and federal sources.</p>	<p>Near-Term</p>
	<p>Provide resources to encourage creating defensible space for wildfire protection. Example from Summit County, Colorado.</p>	
	<p>Offer a grant program (Truckee, California) to incentivize public-private partnerships in developing wildfire-resilient projects and improvements such as fire detection equipment, fuel reduction activities, and emergency signage additions.</p>	

**FOCUS AREA: WASTE REDUCTION**

STRATEGY	ACTIONS	TIMEFRAME
<p><b>3A</b></p> <p><i>Establish waste reduction and diversion actions.</i></p>	<p>Require waste reduction in construction mitigation plans through strategies such as minimizing the amount of materials where possible and waste diversion through material reuse, sorting, and recycling procedures.</p>	<p>Medium-Term</p>
	<p>Continue work with Historic Park City Alliance and expand coordination to other businesses to implement waste streams and propose an approach to zero waste.</p>	
	<p>Refocus outreach to restaurants and bars and expand availability of glass drop-offs to increase glass diversion.</p>	
	<p>Adopt resolution and code to require all businesses to register with an authorized hauler, with haulers required to disclose annual waste hauled, including materials diverted from landfill and ultimate hauling destinations.</p>	
	<p>Continue to support community organizations working on zero waste programs.</p>	
	<p>Restrict the types of materials used for to-go containers, such as Styrofoam and single use plastics.</p>	
	<p>Facilitate waste reduction and improved landfill diversion programs in coordination with businesses.</p>	
	<p>Conduct regular waste characterization studies to evaluate conditions not captured in the existing study.</p>	
<p>As required by the Olympics International Organizing Committee, develop a municipal environmental purchasing policy for goods, services, and associated supply chains. See also: City of Moab Sustainability Action Plan.</p>		

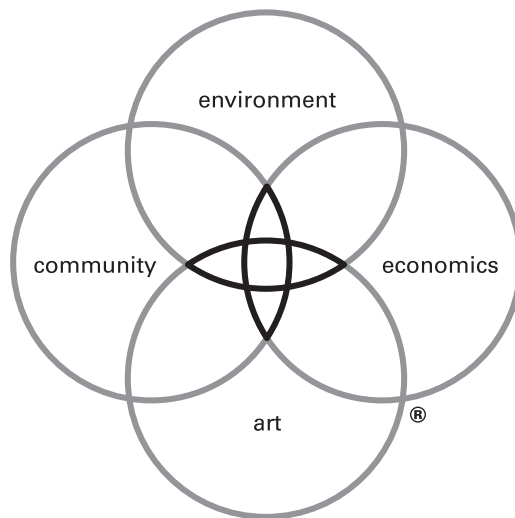
## FOCUS AREA: ENERGY EFFICIENCY

STRATEGY	ACTIONS	TIMEFRAME
<p><b>4A</b></p> <p><i>Prioritize policies that support next steps in achieving energy use reduction, adoption of renewable electricity, and future carbon neutrality.</i></p>	<p>Adopt a Zero Emissions Stretch Code that is integrated with ASHRAE 90.1 standard and International Energy Conservation Code best practices to promote greater energy efficiency and emission reduction than the base energy code.</p>	<p>Medium-Term</p>
	<p>Following Resolution 32-2018, which established Park City's goal of reaching 100% renewable electricity by 2030, continue to prioritize coordination with utility providers to support next steps allowable by the Community Renewable Energy Act.</p>	
	<p>Develop a GHG emissions inventory and tracking system to monitor energy use of different building types and any potential Olympic venues.</p>	
	<p>Incorporate environmental considerations as an integral part of reviewing future development and redevelopment projects. Develop policies that require contributions to locally offset the proportion of GHG emissions associated with the development's use.</p>	
	<p>Following Resolution 32-2018, which established Park City's goal of reaching 100% renewable electricity by 2030, continue to prioritize coordination with utility providers to support next steps allowable by the Community Renewable Energy Act.</p>	
	<p>Explore opportunities for Thermal Energy Networks utilization for snowmelt and heating and cooling buildings.</p>	
	<p>Ensure water heaters inspected adhere to ULN standard for Utah.</p>	
	<p>Integrate energy considerations and water conservation in the "Good Cause" review standards for plat amendments that accommodate a larger residence.</p>	
	<p>Partner with organizations to offer free residential energy advisory services.</p>	
	<p>Evaluate the feasibility of community-scale programs such as rooftop solar bulk buy or heat pumps and weatherization offers.</p>	
<p>Develop a commercial energy benchmarking ordinance and program, similar to Aspen's Building IQ.</p>		
<p>Review the Land Management Code for opportunities to encourage building and site improvements that support the city's climate goals.</p>		



## FOCUS AREA: ENERGY EFFICIENCY

STRATEGY	ACTIONS	TIMEFRAME
<p><b>4B</b></p> <p><i>Explore modifications to transportation policies that incentivize or require more efficient operations.</i></p>	<p>Develop an electric vehicle transition plan for transit vehicles to support the transition to a no- and low-energy bus fleet.</p>	<p>Medium-Term</p>
	<p>Develop a municipal fleet electrification plan.</p>	
	<p>Create incentives for the installation of electric vehicle charging stations in existing developments.</p>	
	<p>Create a sustainable freight management plan that details potential delivery hubs to reduce vehicle miles traveled by freight vehicles and associated carbon emissions within Park City.</p>	



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