

COMMUNITY CHARACTER - Historic Core			
	Policies	New Plan? Y/N	Section
	Keep City and other government offices and services in the downtown, to maintain the function of the historic core as a gathering place. Similarly, concentrate in the historic area certain commercial uses that attract and encourage interaction among local residents (e.g., bookstores, card shops, coffee shops, and post office).	Y	16.1, 16.4, 16.7
	To maintain commercial viability, promote year-round demand by residents and workers for services, restaurants, entertainment, and similar uses in the core.	Y	11.3, 16.1
	Maintain the historic character of buildings.	Y	16A, 16.3, 16.6
	Support programs that make the downtown attractive to potential businesses.	Y	16C, 16.5, 16.8
	Promote the continuation and augmentation of a pedestrian-friendly environment in the downtown.	Y	16B
	Work to ensure the continued livability of residential areas around the historic commercial core.	Y	8A, 11.6, 16.2
New General Plan			
	The new GP discusses historic core at great lengths, goes into greater depth in regards to compatibility, maintaining Main Street as core, and maintaining commercial viability.		
	Sense of Community In New GP in general:		
	Explore new and emerging trends for non-traditional housing developments		7.2
	Increase affordable housing and attainable housing opportunities		8.1
	Prioritize housing acquisitions that support multiple City goals such as historic preservation and/or carbon reduction		8.17
	Provide recreation facilities for under-served areas		9.2.3
	Update Recreation Master Plan to reflect regional management		9.6
	Fund a study to research benefits and impacts of a connected regional ski lift system		10.7
	Support future efforts to host a second Winter Olympics		10.8

	Limit visitor-oriented development and nightly rental to existing resort neighborhoods		11.4
	Adopt city-wide design standards to maintain the aesthetic experience of Park City		11.5
	Discourage national commercial retail chains on Main Street and the negative impacts of chains on the unique PC experience		12D
	Research possibility of creating a revolving loan fund to provide gap financing for new and expanding local businesses		12.9
	Amend LMC to encourage the installation of art within the built environment and inclusion of art spaces in public realm		13.2, 13.3, 13.8, 13.12

COMMUNITY CHARACTER - Developing Area			
	Policies	Included in New Plan? Y/N	Section
	Ensure that the character of new residential development reflects and is compatible with the mountain resort character of Park City.	Y	15.7
	Design large-scale commercial buildings and development to reflect traditional Park City patterns, character, and site designs. Support the mountain character and charm of the City by making sure that new commercial development relates to the mining/historic architectural heritage of Park City.	Y	15A, 15B
	Encourage alternatives to the use of autos, and discourage driving where feasible.	Y	3A, 3.1, 3.11, 3.15, 5.17
	Maintain and expand open space by employing a variety of approaches, both regulatory and non-regulatory.	Y	4.2, 4.4, 4.7
	Adopt a program to better define and protect the major entryways to the City.	Y	4C, 4.6
	New arterial roads should connect to State Highways 224 and 248. This is to avoid disrupting existing and new neighborhoods.	Y	3.12
New General Plan			
	The new GP goes further in depth on diversifying housing opportunities while maintaining historic preservation and compatibility.		
	It also has much more on multi-modal transportation, and protecting the major entryways and character of town is upheld.		

COMMUNITY CHARACTER - Joint Planning Area			
	Policies	Included in New Plan? Y/N	Section
	Protect a maximum amount of public and private open space.	Y	n/a
	Institute low density development design standards to ensure that new development maintains a rural character in terms of building location, materials, fencing, landscaping, street widths, street layout, and similar features.	Y	n/a
	Provide a range of housing opportunities in annexed areas. Eliminate regulatory impediments to providing a range of housing opportunities.	Y	n/a
	Pursue those annexation petitions that hold the potential of producing significant amenities and benefits for the public in addition to open space (e.g., active parks, community centers.)	Y	n/a
	To prevent strip development along highways and arterials, concentrate new commercial development tightly around strategic intersections through the use of development regulations.	Y	n/a
	Entertain a broad range of development patterns when reviewing annexation petitions, provided that the petitions are consistent with the open space and other development goals of the General Plan and other City policies.	Y	n/a
	Require new streets and transportation systems that adequately serve annexed areas and do not adversely impact existing neighborhoods.	Y	n/a
New General Plan			
	These policies are addressed throughout new GP but there is no such thing as a Joint Planning Area now so in a sense this specific area does not apply. The new GP focuses heavily on Regional Planning and collaboration.		

COMMUNITY ECONOMY - 2002 Olympic Legacy			
	2002 Olympic Winter Games Legacy Policies		
	Policy	In New Plan? Y/N	Section
	Capitalize on the positive tourist attraction of the 2002 Winter Olympics during and after the event to promote Park City as an all season resort community.	Y	11.11
	Work to ensure that the Winter Olympics are successful for visitors and residents.	N	N/A
	Provide opportunities for our citizens to participate in welcoming visitors and in celebrating the Olympic events in and near our community.	N	N/A
	Support efforts to minimize disruption to business during the year of the Winter Olympics.	N	N/A
New General Plan			
	Focuses on promoting Park City and does a good job at maintaining the legacy of the 2002 Olympics now that they are over.		

COMMUNITY ECONOMY - Recreation and Tourism				
	Recreation and Tourism Development			
	Policy	In New Plan? Y/N	Section	
	Recognize that the Park City area is home to three world class ski resorts which are the largest employers and taxpayers in the City and Summit County	Y	11.1	
	Maintain and improve the resort ambience which includes adequate opportunities for recreation, shopping, dining and culture.	Y	11.2	
	Promote cooperation among the various major employers, business groups and the residents of Park City, including the resorts, lodging associations, restaurant owners and operators.	Y	12.8	
	Recognize potential conflicts between our resident population and economic growth resulting from the increase in tourism and mitigate these conflicts to the extent possible.	Y	11.4	
	Emphasize the community as an attraction for tourists while recognizing the tourist economy results in many of the amenities desired by our residents.	Y	11.6	
	Encourage a variety of recreation opportunities with good seasonal variation.	Y	11.3	
	Promote activities during the non-peak winter season to increase variation.	Y	11.10	
	Historic and cultural tourism is an important component of the City's economy and should be enhanced as opportunities become available.	Y	11.8	
New General Plan				
	Ski Resort Development and Recreation Tourism (multi-seasonal) is greatly addressed in new GP			

COMMUNITY ECONOMY - Special Events			
	Special Events Policies		
	Policy	In New Plan? Y/N	Section
	Recognize that special events are important to augment the City's economy, particularly during the shoulder seasons.	Y	13.5
	Promote special events that are compatible with Park City's image as a resort community.	Y	10.6
	Implement reasonable measures to minimize adverse impacts on the resident population from special events may be necessary in some situations.	Y	10.1
	Enhance the festival and resort atmosphere with special events throughout all seasons.	Y	13.4
New General Plan			
	The new plan discusses these well for our future economic success		

COMMUNITY ECONOMY - Annexation			
	Annexation Policies		
	Policy	In New Plan? Y/N	Section
	In concert with adjacent counties, consider the regional impact when considering new areas of annexation.	Y	14.8, 14.9
	Consider the fiscal impacts of the proposed development and the overall costs to the City and the region.	Y	14.3
	Ensure that community benefits derived from annexations are tangible and contribute to rather than dilute Park City's recreation and tourist atmosphere and economy.	Y	14.2, 14.5, 14.6
New General Plan			
	Annexation on economy is addressed in detail		

COMMUNITY ECONOMY - Balanced Economy			
	Balanced Economy		
	Policy	In New Plan? Y/N	Section
	Remain competitive in the market by implementing changes, expansions and improvements to existing facilities.	Y	16.6, 16.7, 16.8
	Support local ownership of businesses as well as externally-owned businesses that serve and enhance the tourism economy and provide employment opportunities to the local resident.	Y	11.9
	Examining ways to diversity the economy in order to broaden the long term economic health of the community without competing with established tourism based businesses.	Y	12.8
	Support additional technology businesses that enhance our economy and are compatible with our community character.	Y	12.7
	Regularly evaluate programs and services provided by the City to assure cost effective delivery to the public.	Y	8.16, 9.4
New General Plan			
	Discusses at great length to evaluate existing and identify new ways to create a balanced and thriving economy		

COMMUNITY ECONOMY - Vital Retail			
	Vital Retail Policies		
	Policy	In New Plan? Y/N	Section
	Preserve a diverse, independent retail base in the Historic Main Street core and in other retail areas of the City.	Y	16.5, 16.7
	Support Historic Downtown as a unique focal point for the community, a place where people want to shop, visit and live.	Y	16.1
	Protect the unique historic character of Main Street as a cultural economic draw.	Y	16.1
	Work with retailers at large to ensure that the overall health of the City's retail base is promoted and enhanced.	Y	16.3, 16.4
	Work with the adjacent counties to enhance the region's retail base collectively.	Y	16.8
	Plan for lively informal plazas or gathering spots that draw residents and visitors to retail areas.	Y	16.1
	Create a unique Main Street experience on Main Street.	Y	16.4, 16.5
New General Plan			
	Encouraging Retail in the Downtown and Main Street is highly addressed in the new plan along with BoPa. Not much in relation to General Commercial is detailed extensively.		
	The new plan details collaboration amongst business owners, governments, and individuals much more.		

ENVIRONMENTAL - Material Resources			
	Policy	In New Plan? Y/N	Section
	Develop recycling programs that serve our residents and visitors to reduce the amount of material currently being deposited in land fills.	Y	5.21, 5.41
	Encourage project construction mitigation plans to address recycling construction material.	Y	5.11
	Cooperate and take a leadership role in discussions with adjacent governmental jurisdictions to implement a regional approach to recycling.	Y	5.22
	Work with local land owners, state and federal agencies to identify and mitigate environmental hazards relating to the City's past mining activity.	Y	4.16

ENVIRONMENTAL - Natural Resources			
	Policy	In New Plan? Y/N	Section
	Protect the variety of ecosystems in the Park City area.	Y	4.15
	Reduce dependence on activities that encroach upon or diminish natural resources.	Y	4.9
	Delineate wildlife habitat and migration routes and develop protection and enhancement standards for a variety of wildlife types including but not limited to moose, deer, and elk.	Y	4.1
	Balance vegetation protection and fire hazard. Address wildland fire potential in an aesthetic manner and/or limit or redirect development in critical areas.	N/A	IFC
	Respect and be aware of Park City's natural environmental constraints such as avalanches, steep slopes, sensitive vegetation and other factors when land is developed.	N/A	LMC
	Exercise caution when disturbing or developing on soils that may have the potential of containing contaminants from previous mining operations.	N/A	Soils Ordinance
	Manage our limited forests with care to preserve and improve the overall health of the mountain vegetation.	N/A	Landscape Ordinance

ENVIRONMENTAL - Water Resources			
		In New Plan? Y/N	Section
	Policy		
	Maintain and enhance the community's water quality.	Y	4.16, 6.8
	Protect stream corridors and wetlands which exist in, around and downstream of Park City. Improve, enhance and restore wetlands as opportunities arise.	Y	4.4, 4.14
	Identify aquifer recharge areas. Work towards protection and enhancement of these areas.	Y	6.8
	Develop responsible water conservation standards and requirements.	Y	5B, 5.3, 5.22, 6.1, 6.10
	Require detention ponds or similar systems to allow contaminants and sediments to filter out prior to being released into the storm sewer system or streams. All run-off from buildings, paving and other impervious surfaces should be contained on site.	N	N/A in code already
	Protect and improve water quality by controlling run-off during construction by using best available technology for minimizing contaminants and sediments that may be eventually released into streams and ponds.	Y	5.11
	Require resort and other development projects, including residential, commercial, ski run grading and forest management to prepare and submit construction mitigation plans which provide for silt control, detention areas, and proper maintenance during and after construction.	Y	5.11
New General Plan			
	Details water conservation and protection efforts extensively, not addressing water quality as much as past-this can be found in City's Soil Ordinance		

Environmental Policies in New General Plan overall:			
	The new GP talks much more on progressive climate change and energy challenges the City now faces and will face and how we can be proactive.		
	Protecting wildlife corridors/ biodiversity		4.1
	Utilizing TDRs in open space preservation		4.2, 4.3
	Identifying appropriate areas for renewable resource technology		5.4, 5.5, 5.10
	New development to be oriented for solar		5.6, 5.7
	Support electric and alternative fuel automobiles		5.8
	Encourage local agriculture/community gardens		5.12, 6.4, 6.11
	Identify opportunities for micro-hydropower systems		5.19
	Support community-wide recycling and composting		5.21
	Establish a funding source to provide economic assistance for residents to incentivize implementation of strategies		5.23
	Develop community-wide climate challenge		5.26
	Develop community revolving grant/loan program for energy efficiency projects		5.4
	Regulate permeable surface of lots to ensure mitigation of heat island effect		6.3
	Integrate climate adaptation policies into all aspects of public and private planning		6.6, 6.9

ENVIRONMENTAL - Air Quality			
	Policy	In New Plan? Y/N	Section
	Maintain and improve the air quality within and surrounding the community.	Y	5.17
	Review the impact on air quality when reviewing and approving development projects.	Y	5.1
	Protect the quality of the community's air by encouraging a reduction in the use of personal vehicle trips, controlling air-borne dust from construction and road maintenance and a reduction in the use of wood burning fireplaces and stoves.	Y	5.24
	Increase the awareness among adjacent governmental jurisdictions of the potential for air quality degradation and the adverse impacts on our economy and quality of life.	Y	5.22

ENVIRONMENTAL - Energy			
	Policy	In New Plan? Y/N	Section
	Reduce energy consumption and waste streams through the use of energy efficient technology and recycling efforts.	Y	5.11, 5.22
	Reduce dependence on fossil fuels, underground metals, and minerals through energy conservation and procurement practices.	Y	5.4, 5.8
	Encourage the use of new technologies in both solid and non-solid fuel burning devices that meets or exceeds national Federal standards for emissions.	Y	LMC

ENVIRONMENTAL - Aesthetics			
	Policy	In New Plan? Y/N	Section
	Guide hillside development so that it is clustered at the base of the hills and stays off of ridge lines.	Y	15.8
	Prevent or mitigate development on steep slopes by evaluating and refining the sensitive lands provisions and design guidelines.	Y	15.8, 4.16
	Protect natural vegetation and require new vegetation to compliment the existing vegetative character of a site.	Y	5.3
	Maintain entry corridor aesthetics including open vistas and natural stream corridors.	Y	4.6
	Maintain large expanses of open space in its existing condition.	Y	4.2, 4.8
	Reclaim and re-vegetate closed mining sites and tailings stockpile areas as opportunities become available.	N/A	in LMC
	Maintain and enhance trail and open space linkages.	Y	4.1
	Maintain and refine lighting standards to preserve a visible night sky.	Y	5.14
	Develop methods to ensure that ski area development (temporary and permanent) is sensitive to the environment by controlling erosion, water run-off, visual impacts, impacts to wildlife and the preservation of natural features.	N/A	in LMC

HISTORIC PRESERVATION - Demolition-by-Neglect Policies			
	Policy	In New Plan? Y/N	Section
	Educate elected officials as well as the general public of the characteristics of Demolition by Neglect.	N	Complete - in LMC
	Work pro-actively with the Building Department to clarify required maintenance, economic hardship and demolition standards, and procedures.	N	In place
	Develop incentive packages to discourage demolition based on claims of economic hardship.	N	
	Mitigate valid economic hardship claims.	N/A	Code
	Build partnerships with adjacent governmental jurisdictions (e.g. Summit County, Wasatch County, etc. to implement a regional approach to demolition-by-neglect.	N	

HISTORIC PRESERVATION - Historic District Policies			
	Policy	In New Plan? Y/N	Section
	Identify those buildings, structures and sites in Park City which are historically significant, historically contributing, and historically insignificant to the Historic District.	N	
	Enact regulations to protect those buildings, structures and sites in the Park City which are historically significant and contributory to the original character of Park City.	Y	15.3
	Support preservation efforts toward buildings, structures and sites in the Park City which are historically significant and contributory, including their rehabilitation and continued use.	Y	15.9
	Encourage the continued use of those buildings, structures and sites in the Park City which are historically and contributory to the original character of Park City.	Y	15.1, 15.14
	Involve the real estate sector and general public in promoting preservation within the Historic District.	Y	15.11
New General Plan			
	Restrict Parking passes to limit the amount of on-street parking...		15.13
	Create opportunities for affordable/attainable housing that support businesses catering to locals.		16.2

HISTORIC PRESERVATION - Preservation Incentives Policies			
	Policy	In New Plan? Y/N	Section
	Research, identify and utilize existing financial incentives for historic preservation being offered to communities by federal, state and private institutions.	Y	15.9, 16.3, 15.16, 15.17
	Research, identify and utilize potential supplemental funding available in order to continue offering existing financial incentives for preservation such as the HDC matching grant program.	Y	15 .10

HISTORIC PRESERVATION - Land Management Code--Chapter 4, Historic Preservation Policies			
	Policy	In New Plan? Y/N	Section
	Educate elected officials as well as the general public of legislative changes affecting the Historic District.	Y	15C
	Support and maintain a high standard of qualification and expertise in the field of preservation for Historic District Commissioners and staff persons involved in the design review process.	Y	15.11
	Respect and be aware of Park City's natural environmental constraints such as steep slopes, significant vegetation and other factors when land is developed.	Y	15.8
	Integrate the goals and priorities of historic context into the broader planning process.	N/A	Code

HISTORIC PRESERVATION - Park City Historic District Design Guidelines			
	Policy	In New Plan? Y/N	Section
	Educate elected officials as well as the general public of the purpose of the Guidelines and knowledge of the benefits to preservation.	Y	15.11
	Seek to improve the outcome of design projects in Old Town by ensuring the support of the regulations outlines in the Guidelines.	Y	15.7
	Enhance the quality of growth and new development in town.	Y	16.1
	Provide a clear, simple and objective basis for the decisions of the Historic District Commission of design review.	Y	15c
	Encourage architects to create new buildings that will become landmarks for future historical designation.	Y	16.5
	Ensure that the character of new construction that is architecturally-compatible to the existing historic character of Park City.	Y	15B
	Increase public awareness of design issues, concerns and options.		15.11, 16.3
	Encourage sensitive development on steep slopes.	Y	15.8
	Increase the awareness among adjacent governmental jurisdictions (e.g. Summit County, Wasatch County, etc.) of the preservation issues and projects having a potential adverse impact on Park City's historic character, economy, and quality of life.	N	HC

HISTORIC PRESERVATION - Rehabilitation and New Construction			
	Policy	In New Plan? Y/N	Section
	Reduce loss of existing historic material and reduce construction waste in nearby landfills through the rehabilitation and repair of existing construction, encouraging recycling, etc.	Y	15.1
	Encourage early consultation with Staff to foster strong communication throughout the planning and construction process.	Y	15.11
	Support architectural compatibility with the historic character of the area and maintain visual quality.	Y	15.5
	Recognize and preserve the architectural uniqueness of Old Town as a whole.	Y	15.7
	Promote the use of new technologies within the fields of both new and rehabilitative construction that meets or exceeds national Federal standards for historic preservation.	N/A	Guidelines

Housing			
	Policy	In New Plan? Y/N	Section
	Review and update the City's Affordable Housing Resolution, Standards, and Guidelines as needed to accomplish the community's housing objectives.	Y	8.10
	Encourage the construction of affordable housing that is not disproportionately borne by any single sector of the community.	N	
	Apportion the costs for providing affordable housing equitably based on impact generation, growth inducement and the underlying goal to provide a cross section of units in our community.	N	
	Designate for-sale affordable housing units as a priority because of the overwhelming demand for these types of homes rather than rental properties.	N/A	Code
	Ensure that new development does not adversely affect the supply of affordable housing in the City.	N	
	Maintain the social, economic and political fabric of the community by requiring the construction of affordable housing when new projects are approved.	N/A	Code
	Ensure that the affordable housing requirements for new development are satisfied in direct proportion to the original sale of lots or square footage within a specific project.	N/A	Code
	Continue the commitment to allocate an annual budget for affordable housing related programs such as the employee housing allowance, the Housing Affordability Update Report, grants or loans, and the purchase of units as opportunities become available.	Y	8.13, 8.11
	Continue to work with private developers, local non-profit organizations and other interested parties to supply affordable housing.	N/A	Code

	Apply for state, federal funds and other available sources in order to leverage the use of City and local non-profit funds.	N	
	Support Summit and Wasatch Counties in adopting housing elements that include a broad cross section of participation and allows for affordable housing in traditional development projects.	Y	8.9
	Review and amend the Land Management Code to eliminate zoning restraints in the provision of affordable housing.	Y	8.6
New General Plan			
	Update incentives for density bonuses for affordable housing developments.		8.4
	Adopt streamline review process for projects that are at least 80 percent affordable housing projects.		8.5
	Identify/ acquire property for future development of affordable housing.		8.15
	Explore new/emerging trends for non-traditional housing developments		7.2

LAND USE - White Pine Canyon			
	Objectives	Included in New Plan? Y/N	Section
	Environmental and Open Space Objectives		
	The east facing and north facing slopes of Iron Mountain visible from the Highway 224 corridor should be retained as undisturbed open space to enhance Park City's image as visitors approach the City. Ski runs should not be cut in this area.	N	
	This area is subject to wildland fires. Therefore, any proposed development must provide for adequate fire protection and emergency evacuation routes. This issue may necessitate the location of development in the lower elevations.	N	
	The West Side and White Pine Canyon areas are the likely recharge zones for much of Park City's and the Snyderville Basin's groundwater. While there is work to be done to specifically identify the priority locations for recharge and the precise aquifer locations, the Utah Geological Survey's preliminary review points to these sites. Any major development within the White Pine Canyon area needs cautious review with respect to groundwater impacts. The same cautions that relate to higher-elevation developments with respect to irrigation, fertilizer application, road cuts, re-vegetation, and storm water retention also hold true for the White Pine Canyon area.	N	
	Community Design Objectives		
	There are areas located in the alcoves of White Pine Canyon that could sustain low density residential development and possibly some winter recreational uses in keeping with the function and scale of development suggested in the Snyderville Basin General Plan. Properties at higher elevations, and along the Highway 224 frontage, would be more appropriate as open space.	N	
	Any development that may occur at the toe of Iron Mountain adjacent to the City's open space should be located so as to be screened by natural vegetation.	N	

	Park City should consider annexation of the highly visible portions of this Planning Area if development is proposed that could adversely impact the open space image of the east and north slopes of Iron Mountain. There are obvious opportunities for clustering development into less visible areas and still allowing reasonable development in this Planning Area.	N	
	New streets and access to structures through the open space view corridor visible from Highway 224 should be strictly controlled to minimize grading and vegetation removal that would detract from the view shed.	N	
	Recreation and Amenity Objectives		
	Provisions should be considered for trail access for the public through the Planning Area. Hiking, biking, and equestrian trail systems should be incorporated into a development plan. A plan could also consider some possible winter trail linkages to the ski resorts.	N	
	Transportation Objectives		
	Access to development in White Pine Canyon is contemplated via White Pine Canyon Road only. Approval of densities greater than those contemplated by the Plan must consider provisions to minimize the adverse impacts of construction traffic on existing residents.	N	
	WHITE PINE CANYON IS IN THE COUNTY AND SHOULD BE PART OF OUR REGIONAL APPROACH		

LAND USE - General			
	Policies	Included in New Plan? Y/N	Section of New Plan
	Environmental and Open Space Policies		
	Direct development to the "toe" of slopes, preserving the ridge tops, meadows, and visible hillsides. Open space foregrounds should be incorporated in development proposals to enhance the visual experience of open space.	Y	15.7, 15.8
	Preserve wetlands, drainage ways, and intermittent streams and incorporate them into developments as amenities, rather than as simply undevelopable land.	Y	1.5
	Preserve as many large, cohesive, unbroken areas of land free of typical urban uses, including active recreational uses, as possible through design, dedication, and acquisition, as development occurs in the annexation area.	Y	4C
	Protect the views along the City's entry corridors by establishing design, setback, and landscape requirements.	Y	4.6
	To decrease fire risk, develop criteria for decreasing wildfire potential by keeping development out of certain sensitive areas and carefully controlling development where wildlife occurs.	Y	6.2
	Recreation and Amenity Policies		
	Incorporate pedestrian trail linkages and open space to allow movement between and through neighborhoods. Trails should link to other recreational and community facilities and provide a viable alternative to vehicular transportation. Trail and pedestrian linkages should be consistent with the Park City Trails Master Plan and the Snyderville Basin Trails Master Plan.	Y	3.5
	Provide neighborhood recreation to serve residents of each distinct neighborhood. When appropriate, develop regional recreational facilities with adequate vehicular and trail access.	Y	9.2

	Community Design Policies		
	Encourage comprehensive, efficient developments that consider the overall impact on surrounding properties. Phasing plans for such projects will be necessary to avoid the premature expansion of utilities and other public facilities.	Y	1.5
	Encourage distinct neighborhoods surrounded by open space. Develop neighborhood-specific design guidelines to promote neighborhood cohesiveness.	Y	1B
	Approve development only when adequate public services and facilities are available, or will be available when needed to serve the project.	Y	14.1
	Encourage affordable housing in close proximity to lodging, bus routes, resorts and such essential services such as shopping, recreation, and medical services.	Y	7.2, 7.3, 7.4
	Encourage a mix of housing styles within new developments with a preference for second homes and housing units that provide bed base for tourists.	Y	7.2
	Transportation Policies		
	Require traffic routing and street design that minimizes grading, minimizes impacts on existing residents, and reduces dependency on the automobile.	Y	3.1
	Require all season trail systems which serve individual neighborhoods and also provide connections to other existing and planned trails.	Y	3.5
New General Plan:			
	Allowing TDR's and associated TDR credits		1.1
	Prioritize walkability		3.6
	Implement Complete Streets		3.11

	Require developer to pay their proportionate share for increased burden on existing service levels and infrastructure expansions		1.6
	Reduce GHG emissions		5.1
	Encouraging local agriculture through local community gardens		5.12, 6.4
	Collaborate w/ Summit County, Wasatch County, and Morgan County		2.1-2.4

LAND USE - Round Valley			
	Objectives	Included in New Plan? Y/N	Section
	Environmental and Open Space Objectives		
	Maintain an open space corridor from the ridge tops along Highway 40 to Highway 248. Using the ridge tops as a boundary, maintain the same open space corridor along the north side of Highway 248 to the Treasure Mountain Middle School.	Y	4.1
	Ensure that development is located at the "toe" of slopes in alcove areas. Residential development in the meadow areas should be minimized, or not allowed, if other alternatives are available. Preserve all ridge tops and visible hillsides (separating the north and south bowls) as open space, with no roofs extending above the ridgeline protection area.	N	4.7, 4.8
	Preserve and enhance wetlands, meadows, intermittent streams, and drainage ways. The design of storm water systems should use an open system, with drainage features as amenities.	Y	Trends / LMC
	Ensure adequate open space between new neighborhoods and the existing neighborhoods in Park Meadows. Make sure new developments are surrounded by open space and become distinct neighborhoods.	Y	1.3, 1.5, 1.8, 4.1, 4.6,
	Promote development to occur so that the desired open space buffer around Park City is established in this area.	Y	4.5
	Methods of water reduction should be utilized for landscape irrigation.	Y	5.3

	Community Design Objectives		
	As the ridge tops around Round Valley meander and connect to one another, they form sub-valleys and alcoves. The use of these alcoves to cluster and screen development areas from one another, and from the Highway 248 corridor view, also provides an opportunity to preserve critical open space. Hiding this development meets the open space and view preservation objectives identified throughout the planning meetings.	N	Open Space Acquisition
	The plan contemplates attached and detached residential unit development, including some affordable housing development, which has been agreed upon through pre-annexation negotiations with property owners. Such affordable housing would either be clustered in appropriate areas or interspersed with other housing developments.	N	MPDs
	No regional retail commercial development is anticipated. However, a commercial exception may be made for neighborhood commercial uses and for a clubhouse or activity center associated with golf.	N	Not recommended
	Recreation and Amenity Objectives		
	The ridge tops provide the continuous linkage necessary to connect the trail systems, which are considered an integral part of the Park City open space system. Trails are used for hiking, biking, and cross country skiing.	N	TMP
	The sensitive Lands Ordinance prohibits development on steep slopes, wetlands, primary vegetation, and ridge tops. Aside from the few alcoves with development potential, the primary land uses would be open space and passive recreation.	Y	4.9
	Large portions of meadow should stay open. They could be used for low impact recreation or reserved for open space. Recreation uses requiring fencing and lighting are not considered appropriate for this area.		

	Preserve large areas of mountain shrub vegetation and sage grasslands in their natural environment. Recreation uses, such as golf, active neighborhood parks, hiking, biking, and equestrian trails are all desirable and compatible uses in this area and should be incorporated into any development proposal. All trails should maximize the use of the natural landscape, materials, and vegetation in planning and design.	N	TMP
	This planning area provides an opportunity for golf course development. Any such development should not encroach on protected hillsides and ridgelines.	N	Not recommended
	Transportation Objectives		
	Implement a street circulation system that provides a good north/south linkage through Round Valley to the existing roadway network. Make minimal connections, if any, through existing City neighborhoods. Any future roadway system in this area should be flexible, in order to complement the natural geographic and environmental features. Street design shall take into account neighborhood impacts and aesthetics as well as engineering standards.	Y	3.8
	Provide efficient year-round trail circulation systems, if any, between neighborhoods to facilitate and encourage safe and efficient pedestrian travel.	Y	3.3
	Keep residential development compact and efficient to facilitate public transportation.	Y	3.1

LAND USE - Highway 40-248 East			
	Objectives	Included in New Plan? Y/N	Section
	Environmental and Open Space Objectives		
	Maintain all wetlands, prohibit wetlands draining or filling, and encourage buffer areas between wetlands and developed uses. Strive to find uses that are complimentary to adjoining wetlands.	Y	4C/4D
	Large, undisturbed areas in the meadows and wetlands should remain as the dominant visual experience for travelers on Highway 40.	Y	4.1
			4.6
	Work with Summit County to ensure that any residential development to the east does not encroach on the visible hillsides.	Y	4.14
	Ensure that any residential development occurs in distinct pods, surrounded by open space.	Y	1.1, 1.5
	Maintain and enhance an entry corridor along the highway frontages.	Y	4.6
	Community Design Objectives		
	Locate future residential development so that it won't be the dominant feature as viewed from Highway 40. Development should be located at the fringes of meadows, near the toe of moderately sloped areas. It should be concentrated, to minimize infrastructure extensions.	N	Quinn's/PC Heights MPDs
	Locate non-retail, manufacturing/assembly/warehouse uses on property along the Highway 40 frontage north of Highway 248. Develop performance standards for such uses to minimize their visual impact.	N	Not recommended in new GP - protect space

	Limit access drives onto Highway 248.	N	UDOT/PCMC Corridor Agreement
	Recreation and Amenity Objectives		
	Consider location of a major sports complex and activity center in the southeast quadrant of the intersection.	N	Complete
	The southeast side of the intersection of Highways 40 and 248 may present an opportunity for a number of recreation uses. Given that many of the high impact recreation uses (such as baseball, soccer, tennis, and other outdoor court sports) usually require fencing, lights, and other above-ground features, their compatibility with other neighboring uses would need to be considered.	N	Repository Site
	Ensure trail linkages to the south, toward the Jordanelle Reservoir, and loop trail systems back to the north to allow for good hiking, jogging, biking, and equestrian opportunities.	Y	4.1
	Enhance recreation and trail opportunities created by the existing Rail-Trail.	N	TMP
	Consider potential recreational uses of the Richardson Flats area. Residential or commercial structures here are not recommended.	N/A	Enacted

LAND USE - Highway 40-248 SW			
	Objectives	Included in New Plan? Y/N	Section
	Environmental and Open Space Objectives		
	Use and enhance the Silver Creek wetlands as an amenity feature in the design of surrounding property development.	N	LMC/SLO
	Prohibit development of highly visible hillsides and ridge lines as viewed from Highways 40 and 248.	Y	4B/4.6
	Allow limited ski expansion only as approved for the Deer Crest development.	N	In progress
	Community Design Objectives		
	There appears to be ample commercial land in Park City to accommodate current City needs. However, there may be an opportunity to create a special development concept at the Southwest corner for some anticipated neighborhood or resort support commercial needs. This area should not be developed with commercial uses that substantially increase traffic on Highway 248.	N	Quinn's MPD
	Establish guidelines for a mixed-use, clustered, commercial development on the southwest corner parcel. The design of future structures in this area should be in scale and character with the rural, mountain character of this area. This area, when developed, should enhance rather than detract from the aesthetic quality of the entry corridor. A standard highway strip commercial development would not be favorably considered.	N	Principles for County and City Completed
	Parking should be at the back or sides of the buildings to avoid a foreground of asphalt for the visitor traveling along the entry corridor. Landscaping will be critical along the entry corridor to soften the view toward the commercial structures. Landscape materials native to the region should be used as the dominant material.	N	Quinn's MPD
	Focus on gateway aspects of site design.	N	Complete

	Modify the existing Highway 248 entry corridor overlay zone as necessary to assure adequate setbacks for structures, parking standards, lighting regulations, design criteria, and landscaping. Enhance the visual experience for visitors and residents using this entrance to the City.	N	In LMC
	Consider some small clusters of residential development or a few dispersed units, maintaining the quality of the entry corridor. The residential development should be in distinct pods, surrounded by open space.	N	PC Heights
	Transportation Objectives		
	Complete a north-south collector road along the Highway 40 frontage. Work with the Utah Department of Transportation to design an intersection on Highway 248 that accommodates the vehicular and trail crossings desired by the City.	N	
	Consider a location for a "Park and Ride" or other transportation transfer facility within close proximity of Highways 248 and 40.	Y	3.9
	Improved vehicular access to this Planning Area could come from the intersection of the existing unpaved access road and Highway 248. This intersection would align with the new road through the Round Valley parcel to the north of Highway 248. Grade separation for the trail connection should be considered when designing the Highway 248 widening and improvements. The road would then connect to the existing frontage road south of Silver Creek and terminate at Rising Star Land. It would serve as the primary collector street for future development on the western side of Highway 40.	N	
	Limit driveways and intersections on Highway 248.	N	UDOT/PCMC Corridor Agreement

LAND USE - Flagstaff Mountain			
	Objectives	Included in New Plan? Y/N	Section
	Environmental and Open Space Objectives		
	Provide a variety of open space within this planning area. Some ski expansion may be appropriate. Provide large, cohesive, undisturbed areas as well.	N	
	Preservation of an open space buffer around any development is vital to establish an open space edge to Park City.	Y	4.15
	Protect and enhance wetland areas.	Y	4.15
	Protect and enhance identified significant wildlife habitat.	Y	4.1
	Community Design Objectives		
	The Snyderville Basin General Plan has specified the Flagstaff planning area as "Mountain Remote" which would allow some limited development subject to topography, availability of infrastructure and other services. This property could, however, possibly sustain expanded lodging, service, and ski elements that would essentially tie together the Deer Valley and Park City ski areas. This concept would bolster growth and vitality in the local ski industry. It is critical, however, that land planning, infrastructure, and transportation issues be closely examined and resolved as they relate to the impacts of such major expansion.	N	
	Consider allowing for some additional resort-related, multi-family residential expansion in this area. Residential development should be a part of the community and should not be allowed to be gated.	N	

	<p>Single-family detached homes spread out across the mountain are not considered easily serviceable, easily protected from wildfires, or consistent with the preferred land development pattern identified through this planning process. Additionally, sprawling development spreads negative environmental and wildlife impacts over a larger area. Second homes or the condominium bed base that serves the ski industry and resort businesses have, in the past, been more acceptable than single-family primary residences, which have a tendency to create greater burdens on the schools and other municipal services.</p>	<p>N</p>	
	<p>If development is approved in these and other high-elevation areas, special features will need to be incorporated into design guidelines. Examples might include the prohibition of fertilizers and irrigation/sprinkler systems to keep chemicals from groundwater recharge areas, special attention to road cut slopes due to their extremely slow revegetation rates, and stormwater runoff detention, especially in areas of shale and fine gravels.</p>	<p>N</p>	
	<p>To minimize environmental and infrastructure impacts, cluster development uses.</p>	<p>N</p>	
	<p>Create project limits to ensure that there will be development and service boundaries to any future developed uses.</p>	<p>Y</p>	<p>14.6</p>
	<p>Provide development authorization only when service and infrastructure concurrence, such as water service, streets, fire protection, and public safety can be provided.</p>	<p>N</p>	
	<p>Maintain Park City policy influence over this planning area, given its strong physical and visual connection to the City.</p>	<p>N</p>	
	<p>This area is subject to wildland fires and it will be necessary to incorporate development design features that provide for wildland fire protection such as, but not limited to, vegetation control, exterior sprinkler systems, emergency evacuation routes, and fire resistant building materials.</p>	<p>N</p>	

	Require residential development patterns and densities that minimize vehicle travel.	Y	3.1
	Require affordable employee housing components within the development or in close proximity to the lodging and resort-based facilities.	Y	8.1
	Require phasing and construction mitigation plans that stage development, minimize construction traffic, and minimize impacts on existing neighborhoods and the road system.	N	
	Minimize the number of delivery and construction worker vehicle trips by requiring parking areas, transfer sites, construction staging, and storage areas within the development.	N	
	Recreation and Amenity Objectives		
	Provide for a range of recreational opportunities. Consider the expansion of resort skiing; maintain areas for back country skiing.	N	
	Maintain and enhance a year-round trail system serving hikers and bikers, and equestrian uses where appropriate.	Y	11.1
	Discourage the development of snowmobile operations.	N	
	Transportation Objectives		
	Any residential expansion should occur in distinct development pods that can be easily served by mass transit, including private systems.	Y	3.1
	Provide traffic routing and road designs that minimize grading and the impact on existing residents.	Y	3.11/3.14
	Minimize improved connections to adjacent parcels, other than those connections absolutely necessary for emergency access and evacuation routes.	N	

LAND USE - Park City Resort - West Hill			
	Objectives	Included in New Plan? Y/N	Section
	Environmental and Open Space Objectives		
	Consider limited ski area expansion, avoiding wetlands and critical wildlife areas.	N	Annexation Complete
	Community Design Objectives		
	There may be pods of developable area within this Planning Area. The majority of the development should occur within, or immediately adjacent to, the existing City limits, at the base of the ski area. If any additional residential development is to occur in this planning area, it should be clustered and not spread over the hillside.	N	LMC
	All structures near the Park City Resort should also be restricted to a specific contour elevation. Resort area building heights should be examined in the context of surrounding properties, views of the ski area from primary streets, and the need for bed-base expansion at the resort center.	N	In LMC (analyze in LoPA Area Plan)
	Review new development in the context of the historic guidelines that support the City's mining, resort, and ski history.	N	Complete
	Prevent development creep up the canyons and valleys along the west side.	Y	4.6
	Limit new construction on the west side to residential uses, with resort/commercial expansion only at the base of the Park City Resort.	N	LoPA Area Plan
	Recreation and Amenity Objectives		
	Encourage the development of more summer hiking, biking, and horse-riding trails. Secure connections to other trails in and around Park City.	Y	4.10

	Transportation Objectives		
	Allow additional residential and ski area development only if there is no net negative impact on existing City streets.	N	LMC/MPD
	As the number of vehicle trips increase due to permitted expansion of the bed base and other development in this area, corresponding improvements to the streets and other transportation related facilities must also be improved.	Y	3.8,3.9, 3.10, 3.11, 3.12, 3.13

LAND USE - White Pine Canyon			
	Objectives	Included in New Plan? Y/N	Section
	Open Space and Environmental Objectives		
	Preserve an open space band of heavy vegetative cover along the Highway 224 corridor and along the McLeod Creek wetland area.	Y	4.6
	Preserve the Quarry Mountain slopes as open space.	Y	4.6
	Maintain wetlands as required by the Sensitive Lands Ordinance. To maintain water quality, restrict livestock access to the stream.	N	LMC/SLO
	Community Design Objectives		
	Very low density residential use that maintains the unique physical characteristics previously discussed may be permissible in this vicinity. The frontage protection zone criteria as specified in the City's Highway Frontage Protection regulations and the riparian issues contained in the Sensitive Lands regulations should be strictly reviewed and enforced.	N	LMC/SLO
	Limit the number of driveway and road cuts to Highway 224.	N	Trans Plan
	Avoid accepting piecemeal development proposals, but look for larger masterplanned projects that can provide for clustering and large amounts of open space to preserve the agricultural character.	Y	1.3
	Any development should emphasize clustering and open space. Development should also incorporate favorable features identified by the Park City visual preference survey including agricultural fields, large open spaces, tree barriers, and other visual amenities within and around residential projects.	Y	1.5

	Recreation and Amenity Objectives		
	There is strong interest in providing an east-west trail system north of Quarry Mountain that would eventually connect to the Round Valley area, further to Highway 40, and perhaps to the Rail Trail. Any proposals for development in this area should accommodate such a system and provide an alternative, non-automotive means of circulation.	N	Trails Master Plan
	Provide trail linkages to other networks in all directions.	Y	4.1
	The creek should remain accessible to anglers. Features enhancing and preserving the wetland corridor and wildlife habitat are critical.	N	
	Restrict vehicular access and parking in close proximity to the stream and trail system, in order to protect the passive recreational activities from noise and pollution.	N	LMC

OPEN SPACE			
	Policies	Included in New Plan? Y/N	Section
	Carefully evaluate the open space components of annexation and development proposals to define the community needs and the value of dedicated open space.	Y	4.5
	Observe the unique characteristics and open space priorities for each Planning Area outlined in the Land Use Element.	Y	
	For annexation of master-planned development, consider increasing the required amount of open space, and negotiate the type of open space to be provided, based on the priorities for the Planning Area. Current City codes require 60 percent open space as part of the master-planned development process.	Y	1.1
	Require compact development in annexed areas, in order to concentrate housing and other structures and preserve the maximum amount of contiguous, usable open space.	N/A	Code
	Provide incentives for open space preservation that are consistent with, and complement, the Land Use and Open Space Elements.	N	
	Demand special attention to the entryway areas, including Highways 40, 224, and 248, with site planning parameters that create open space corridors.	Y	4.1
	Direct development to the "toe" (bottom edge) of slopes in mountainous areas, rather than the face of slopes, meadows, or valley floors.	N	
	Set aside open spaces that are sizeable and visually apparent; provide substantial connections to other open spaces.	Y	4C, 4.14, 4.15
	Require neighborhood links through trail systems. Target activity areas such as schools, commercial zones, and recreation areas for trail connections.	Y	3.5, 4.1

	Consider all environmentally sensitive regions (including meadows and grasslands as significant components) as valuable open space.	Y	4.4, 4.6, 4.11, 4.14
	Consider all riparian areas as priorities for protection, and ensure riparian conservation areas at least 50 feet in width on each side of streams and wetlands.	N	
	Regulate the use of unnatural landscape materials or landscape alterations not indigenous to the area, e.g., large lawns in front of mountain homes, or water features in prominent sagebrush areas.	N	
	Require that annexations contribute to the open space concepts and intent of the Land Use Element. Support plans within the Counties and annexation areas that provide advantageous open space and recreation components.	Y	1. 10
	Implement an acquisition program that will utilize open space impact fees, existing tax revenues, and potential new fee or tax revenues to create a dedicated open space acquisition fund. Such funds would be used to acquire critical open space properties not otherwise preserved through application of the Land Management Code or contributions to open space preservation. Acquisition could take the form of purchase of development rights, fee simple title, conservation easements, purchase options, or other methods of land use control.	Y	4.8
	Establish a transfer of development rights (TDR) system to implement open space preservation goals.	Y	4.2
New GP			
	Collaborate with Summit County, Salt Lake County, and Wasatch County to identify and protect regional wildlife corridors and sensitive lands.		4.14
	Manage public lands for ecosystem health. In instances where open space has been fragmented, manage wildlife and recreation in an effort to restore the ecosystem to a healthy, natural state.		4.15

OPEN SPACE - Short-Term Actions			
	Actions	Included in New Plan? Y/N	Section
	Revise the Land Management Code to redefine and set priorities for types of open space consistent with this plan.	Y	1.5, 4.1, 4.4
	Modify the Land Management Code and annexation policies to require that development areas under the Master Planned Development Ordinance set aside a significant portion of the overall acreage as permanent and contiguous open space, including, but not limited to trails, and passive and active recreation areas. Such open space would be in addition to land within the planning area considered unbuildable under the Sensitive Lands Regulations. Do not give open space credit for driveways, decks, or yards immediately adjacent to single-family structures. In the case of large residential lots exceeding ten acres in size, credit may be considered for privately owned open space in excess of five acres provided the land is restricted for open space uses. Open space calculations for commercial and multi-family uses shall be calculated as per the requirements in the Land Management Code.	Y	4.5
	Require petitions for new annexations to include technical information suggesting methods and practices to preserve or enhance wildlife and wildlands and offset the impacts of proposed development as much as possible.	N	
	Amend annexation policies to allow increased density as a negotiating tool or incentive to developers to advance the objectives or exceed the goals of the Land Use Element.	Y	
	Require site analysis for major new projects indicating soil type, soil and slope stability characteristics, groundwater conditions, and erosion control for proposed construction and improvements. Require the analysis to indicate erosion control both for the construction phase and for long-term storm water runoff quality.	N	

	Implement a standard that defines "designated vantage points" in a nonencroachment policy for development on mountain ridgelines in newly annexed areas. Each project involving development on or around ridges would be reviewed with appropriate and prohibited building sites indicated.	N	
	To secure orderly development and avoid scattered building that fragments open space, institute phased development requirements in annexation agreements. Amend the Land Management Code to require new developments to build pathways and trail systems that connect to existing and planned public trails and open space.	N	
	Identify important in-town locations that present opportunities for natural open space, public art, or pocket parks. Pursue acquisition or control of these parcels.	Y	13.2
	To protect the visual quality of entry corridors, designate as "frontage protection zones" those areas adjacent to roads and highways that enter the City. Amend the Land Management Code to provide a substantial landscape area for frontage protection zones in new annexations. Generate design guidelines for the entry corridors and City entry points.	Y	4B
	Make sure that an aggressive trails development program is implemented. Pursue programs to encourage alternative methods of transportation other than the automobile.	Y	3.1, 3.5, 4.10, 9.2.1,
New GP			
	Utilize findings of the Park City Natural Resource Inventory study to identify sensitive lands to be protected within the Sensitive Lands Overlay of the Land Management Code.		4.4
	Update the Transfer of Development Rights (TDR) system every two years to reflect market rate valuations of included properties with multipliers, to incentivize the conservation of open space.		4.3

OPEN SPACE - Mid-Term Actions			
	Actions	Included in New Plan? Y/N	Section
	Pursue state legislation for flexibility in local funding to acquire and protect open space, including a dedicated open space real estate transfer tax at the state level or as a local option. This approach would allow tax revenue from real estate sales to be earmarked for an open space reserve fund.	N	
	Develop a "deeded development rights" system that implements the open space objectives of the Land Use Element.	Y	4.7
	Periodically evaluate the feasibility and necessity of a bond issue for the specific purpose of acquiring key open space parcels.	Y	4.8
	Pursue land acquisitions (including dedications, purchases, or long-term leases) of tracts suitable for active recreation.	Y	4.11
	Work with and support Summit and Wasatch Counties to ensure that the recreation needs of the County residents are being met.	Y	4.13-4.15
	Review the effectiveness of the Sensitive Lands Regulations from an open space perspective and make appropriate amendments.	Y	4.4
New GP			
	Create a matrix to prioritize open space acquisitions based on community values, including ecosystem health, sensitive lands, wildlife corridors, view corridors, and recreation.		4.11
	Establish land stewardship education and incentive programs for private land owners with property dedicated as open space.		4.12

OPEN SPACE - Long-Term Actions			
	Actions	Included in New Plan? Y/N	Section
	Pursue key property acquisitions, purchase options, and open space easements to ensure that significant open spaces are maintained. Acquire critical undeveloped areas on visually prominent features, such as hillsides and ridgelines where development approval has already been granted.	Y	1.8, 1.10, 4.1-4.15
	Develop a Park City open space reserve fund for open space acquisitions.	N	Bonds Approved
New GP			
			4.8
	Continue to allocate annual dedicated public funds to ongoing open space acquisitions.		
	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, scenic roadways, and transportation. Incorporate findings into regional planning strategies.		2.3

PARKS AND RECREATION - Facilities			
	Policy	In New Plan? Y/N	Section
	Develop priorities, with input from the Parks, Recreation and Beautification Board, on an annual basis, for balanced fiscally responsible use of the City's facilities.	N	N/A
	Utilize the Entryway Corridor Master Plan to provide guidance for the use of the open space and facilities, such as the McPolin Farm, in the Highway 224 corridor.	N	N/A
	Work to develop a regional plan for the entry corridor to the City on Highway 248.	Y	4.6
	Investigate the possibilities for targeted recreational services and programs for special interest groups such as youth and seniors.	Y	9.3, 9.4
New General Plan			
	Adopt design standards for sports facilities that require complimentary architectural design, local materials, and natural screening within existing neighborhoods.		9.1
	Create Custom Level Of Service (LOS) based on user feedback. Park City will monitor the needs of the community through demand surveys and citizen satisfaction surveys and adapt facilities and service levels accordingly.		9.4

PARKS AND RECREATION - Parks			
	Policy	In New Plan? Y/N	Section
	As opportunities are available, expand and maintain existing parks.	Y	9.2, 9.3, 9.5
	To maintain current levels of recreation service to city residents.	Y	9.6
	Develop a clear vision, with citizen input, for the long- term mission of City Park.	Y	9.5
	Provide opportunities for review, input and mitigation measures to the Parks Master Plan by neighbors in proximity to park uses.	Y	9.4
	Address the recreation needs of a population that is evolving into a more diverse community, while continuing to respond to the important role that seasonal guests will continue to play in the community.	Y	10.5, 10.9
	Work with surrounding communities, and the SBSRD to assure that responsibilities to provide recreation facilities are shared equitably and that duplication is minimized.	Y	9.5
	State and Federal lands should be considered for local acquisition for park land and open space, prior to the sale, auction or trade to private development interests.	N	N/A
New General Plan			
	Update recreation master plan to reflect regional management and long range planning effort to maintain high level of service.		9.6

PARKS AND RECREATION - Trails			
	Policy	In New Plan? Y/N	Section
	Develop the Park City trail system to be a safe, multiple-use trail system that is functional, aesthetically pleasing, educational, and is sensitive to the natural habitat on which it is located.	Y	3.1, 3.4, 3.5, 4.9, 4.10, 4.13
	Coordinate trail priorities and planning with SBSRD and the Mountain Trails Foundation to maximize the potential for a broad system so that connecting linkages are developed concurrently.	N	N/A
	Use environmentally sensitive and "user-friendly" standards when developing trail systems.	N	
	According to identified priorities, acquire and develop trail corridors in existing developed areas.	Y	3.5
	Consider a variety of alternatives for the acquisition of trail corridors, including: purchase, donation, or condemnation of fee title, easements, leases, or other possessory interests.	Y	4.2, 4.7
	Renew lease or otherwise acquire Gambel Oak Park from the Bureau of Land Management, U.S. Dept. of Interior.	N	N/A
New General Plan			
	Enhance the citywide parks and recreation system with safe pedestrian and bicycle connections between public parks, recreation amenities, and neighborhoods.		4.10

TRANSPORTATION - Parking Policies			
	Policy	In New Plan? Y/N	Section
	Due to the high "peaking" characteristic of parking demands during winter and summer and the high cost of providing additional parking in the Old Town area, it is not financially feasible to provide a space for all vehicles during the very busiest periods. Rather, a system of high-frequency transit shuttles serving outlying parking areas shall be developed.	Y	3.9
	Reduce the peak winter commercial demand for parking in the Old Town area.	N	
New GP			
	Revise parking requirements to incentivize multimodal transportation, high efficiency vehicles, and shared parking areas. Require bicycling parking options.		3.2
	Restrict parking passes within the historic districts to limit the amount of on-street parking. Consider incentivized parking in public parking garages for full-time residents occupying historic structures with no on-site parking.		15.13

TRANSPORTATION - Transit Policies			
	Policy	In New Plan? Y/N	Section
	Transit funding shall be adequate to operate services year-round, while also ensuring adequate replacement of capital assets. High-frequency service will be provided between all commercial and activity centers. Service to residential areas will depend upon the demand for and the cost-effectiveness of such service.	N	
	Investigate expanding transit into the Snyderville Basin, and to serve commuters, subject to appropriate funding being provided and suitable interlocal agreements with all affected agencies having been reached.	N	
	The availability and convenience of transit service shall be improved, to attract a greater proportion of visitors and residents.	Y	3.8
	A series of transit facilities should be considered. If constructed, these facilities together with the rest of the City's transit system shall be operated to maximize the convenience of transit, pedestrian, and bicycle transportation options. Transit routes shall avoid residential streets if equivalent collector-road routes are available.	Y	3.9
	The primary modes of access to Main Street commercial businesses shall be via transit, bicycle, and on foot. Persons arriving in the area via auto shall be encouraged to carpool, to use public and private parking facilities in lower Main Street and surrounding areas, and to park at the Resort Center, and at individual lodging facilities.	N	
	The mobility of the public shall be optimized when evaluating all modal options together (one mode isn't more important than another, but overall mobility is very important). Transportation programs should focus upon moving people, rather than moving vehicles.	Y	3.10
	Increase the proportion of visitor travel on transit service.		3C
	Increase the proportion of resident travel on transit service.		3C

TRANSPORTATION - Roadway Policies			
	Policy	In New Plan? Y/N	Section
	Paved roads shall be installed in new developed areas prior to building permit issuance. Roads shall conform to the Streets Master Plan even if this involves a higher standard than the development would otherwise necessitate. For example, the Silver Pointe Condos needed to install Rossie Hill Drive between two adjacent roads, not just along the project's front boundary.	N	
	Neither roads nor trails will be closed for construction except for emergencies or safety reasons; detours must be reasonably convenient.	N	
	All arterial roadways shall have Frontage Protection Zone protection and limitations on driveway access. Owners of property fronting on arterial roadways should be strongly encouraged to provide access from adjacent collector streets, or through shared use of driveways. To ensure long-term maintenance of adequate traffic conditions, it is crucial that arterial capacity not be degraded through unnecessary access points.	N	
	The impact of traffic on residential streets should be minimized as much as possible through a combination of educational, enforcement and engineering strategies such as traffic calming devices.	Y	3.14
	Improve substandard roads as appropriate for the neighborhood. As long as safety is not an issue, the width of roads and streets shall be minimized.	Y	3.12

TRANSPORTATION - Bicycle/Pedestrian Policies		In New Plan? Y/N	Section
	Policy		
	Park City is a bicycle and pedestrian-oriented mountain resort town, and because bikes and pedestrians are so vital to Park City's economy and sense of community, their needs shall be accommodated first in the event there is a vehicular/pedestrian conflict.	N/A	Walkability Study
	Pedestrian and bicycle links between neighborhoods shall be provided concurrent with the first phase of any development. Trails shall conform to the trails master plan. Trails within and adjacent to Park City shall connect to trails which exist and/or are being planned within unincorporated Summit County.	Y	3.5
	Portions of trails not presently connecting to other trails shall still be constructed, in anticipation of future trail construction in accordance with the trails master plan.	N/A	Code
	In all residential areas, it is appropriate to construct sidewalk adjacent to the curb on one side of new streets. In all commercial and recreational areas, it is appropriate to construct sidewalks adjacent to the curb on both sides of new streets.	Y	3.11
	Increase the proportion of total travel via non-motorized modes.	Y	3.1-3.6, 3.11, 5.17
New GP			
	Create safe bike/pedestrian pathways between all public commons within the City limits.		3.4
	Encourage pedestrian-oriented development to minimize the visual impacts of automobiles and parking on Historic Buildings and Streetscapes.		15.6

TRANSPORTATION - Land Use Policies			
	Policy	In New Plan? Y/N	Section
	Zoning shall recognize the interrelationship of land uses and transportation modes. No transportation improvements should be made which would encourage inappropriate or premature growth.	Y	3.1
	Cluster land use densities close to major transit stops - The potential for transit ridership drops dramatically with distance from the nearest transit stop, particularly when this distance exceeds 1/4 mile. Land use plans shall therefore concentrate high intensity uses near existing transit stops or modify the transit routes so an efficient transit stop lies within 1/4 mile.	Y	3.1
	The street network should be developed to allow efficient transit service. Through streets shall be provided in new developments that allow transit service within easy walking distance of all residences and good access to adjacent arterial streets. Street plans should be reviewed by transit staff.	Y	3.1
	Convenient pedestrian and bicycle connections to transit stops - As all transit passengers are also pedestrian (on one or both ends of their trip), safe and convenient pedestrian and bicycle facilities shall be provided to each transit stop.	Y	3.4
	Site design that serves both auto and transit users - Rather than using parking lots to separate commercial uses from adjacent arterial streets (and transit stops), commercial developers shall be strongly encouraged to prepare site plans to cluster the commercial uses near major intersections. This encourages transit use by allowing a more convenient travel path from the bus stop, and also encourages increased walking between buildings.	Y	3.2

	Mixed land uses - Zoning designations shall be reviewed to identify opportunities to provide neighborhood-serving commercial uses with convenient walking or bicycling distance from residential areas. This strategy reduces auto use while providing increased opportunities for transit and pedestrian activity.	Y	1.2, 12.1, 16.1
	Drive-up windows are generally inappropriate outside of certain commercial areas and should be discouraged, or prohibited except in those areas.	N	
	Development in commercial areas shall be pedestrian-friendly.	Y	3.1
	A variety of landscaping and other compatible land uses shall be encouraged within road rights-of-way where feasible.	N	
New GP			
	Design redevelopment and transportation infrastructure to allow for future upgrades to mass transportation systems, including light rail, bus rapid transit, and gondolas.		3.7
	Require development and redevelopment to increase the potential for multi-modal transportation options including: public transit, biking, and walking. Require developers to document how a development proposal is encouraging public transportation over the single occupancy vehicle.		3.1