

# HIGHLAND

## Location

The Highland Neighborhood Planning Area is bordered on the north by Interstate 80; on the east by US-40; on the south by the northern boundary of the Trailside neighborhood; and on the west near Old Ranch Road.

## Zoning

The zoning in this neighborhood is Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acre. The base density in the HS zone is 1 unit per 30 acres.



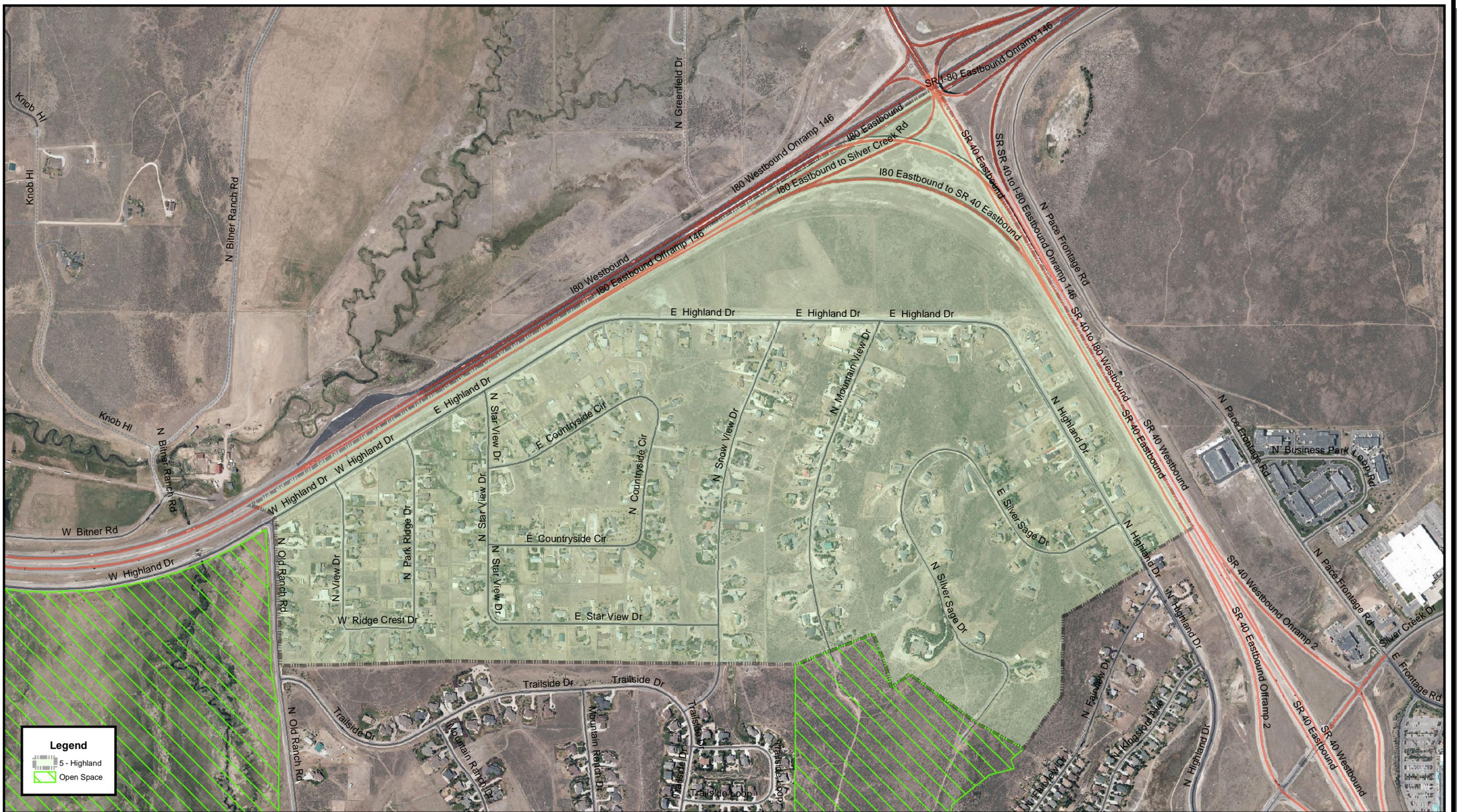
## Neighborhood Description

The Highland Neighborhood Planning Area consists of the Park Ridge and Highland Estates subdivisions. This neighborhood is one of the oldest single-family residential areas in the Snyderville Basin. The neighborhood is predominately characterized by single-family detached residences. The neighborhood is primarily built-out. A limited number of home-based businesses, including contractor yards and other commercial activities have been established in the area. It is a goal of this Neighborhood Planning Area to preserve the existing residential character and ensure that any incompatibility of uses be addressed.

Any future Development Code changes related to home based business standards should only be considered if there are appropriate mitigation strategies. Such mitigation may include strong regulations and enforcement on matters relating to public safety, traffic, noise, outdoor storage, lighting, and other potential impacts. The objective is to preserve the primary residential nature of the area.

The neighborhood design objective is to:

- Reinforce the use of detached single-family residential structures and related small scale accessory structures.
- Investigate the potential for the future upgrade of individual septic tank systems to a regional sewer system.
- Maintain reasonable standards for equestrian activities.
- Mitigate traffic impacts through the neighborhood.
- Enhance pedestrian, equestrian, and non-motorized trail connectivity between residential areas, schools, parks, and open space areas.
- Fencing that impedes or adversely affects wildlife or wildlife migration corridors should be discouraged.



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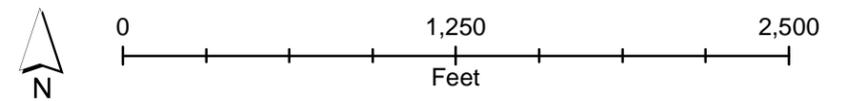
-  5 - Highland
-  Open Space



## Highland Neighborhood Planning Area

### 2013 General Plan Update

Prepared September 2013 by the Summit County Community Development Department



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## JEREMY RANCH / PINEBROOK

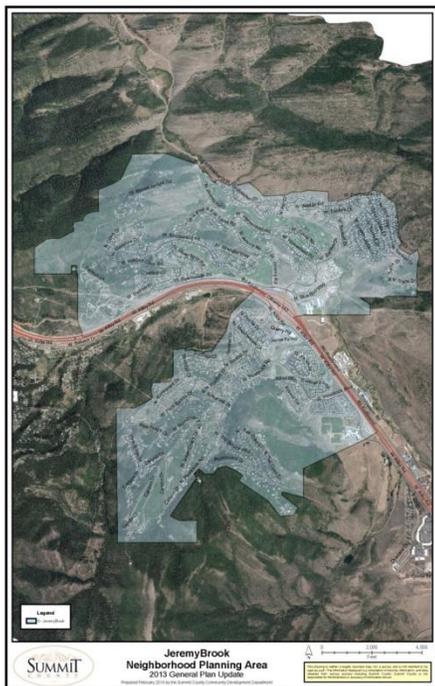
### Location

Jeremy Ranch is located on the north side of I-80 and Pinebrook is located on the south side of I-80. Jeremy Ranch extends north, just past Daybreaker Drive. It is bordered on the east by The Ridge at Redhawk Subdivision; on the south by I-80; and it extends west, just past The Woods at Parleys Lane and Moose Hollow Subdivisions. The Jeremy Ranch Elementary School and the commercial property to the west of the school are also included in this neighborhood.

Pinebrook is bordered on the northeast by I-80. It extends south just past Ecker Hill Middle School and continues south to include the subdivisions in Pinebrook, such as Ecker Hill and Pineridge. It then continues west just past the boundaries of developments such as Sunridge, Pinebrook Pointe, and Cedar Ridge. The commercial area at Quarry Junction is also included in this neighborhood.

### Zoning

The zoning in this neighborhood is a combination Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acres. The base density in the HS zone is 1 unit per 30 acres.



### Neighborhood Description

The Jeremy Ranch / Pinebrook neighborhood contains subdivisions that are largely built-out. They are primarily single family detached residential areas with some multi-family areas interspersed throughout. They both contain commercial areas; the commercial area in Jeremy Ranch is around the intersection of Rasmussen and Homestead Roads, and the commercial area in Pinebrook is primarily located in the southeast quadrant of Kilby and Pinebrook Roads. A significant portion of the Jeremy Ranch subdivision is dedicated to a golf course

This planning area is located in the entry corridor to the Snyderville Basin. Any future development should be compatible with the existing environment, including the preservation of open space, vegetation, and wildlife habitat.

Because this neighborhood is split by I-80, pedestrian and safer vehicular connections are a primary concern. Future alternatives should be explored in conjunction with the implementation of the Snyderville Basin Transportation Master Plan. Additional opportunities to provide for less congested and safer intersections should also be considered for the Rasmussen/Homestead and Pinebrook/Kilby Road areas.



# KIMBALL JUNCTION

## Location

The Kimball Junction neighborhood contains property on both the east and west sides of SR-224. The east side is bordered on the north by I-80; on the east and south by the Swaner Nature Preserve; and on the west by SR-224. The west side is bordered on the north by I-80; on the east by SR-224; on the south by Summit County open space; and on the west by the Hi-Ute Ranch.

## Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Town Center (TC), and Community Commercial (CC). The base density in the RR zone is 1 unit per 20 acres; the base density in the TC zone is determined through the Specially Planned Area process; the base density in the CC zone is determined by the ability of the development to meet all required development performance standards and criteria set forth in the Development Code.

## Neighborhood Description

The Kimball Junction neighborhood is the designated Town Center in the Snyderville Basin, which is the focal point for living, working, shopping, entertainment, and social interaction. It serves as a vital hub and employment center of the area. It is important that the Town Center should remain an economically and socially viable area at Kimball Junction that promotes a sense of place and community identity that supports the mountain resort economy of the Snyderville Basin.

There are not many undeveloped large lots in this neighborhood so redevelopment and in-fill development is the most likely to occur. Additional density, including allowances for more height should be considered. An appropriate mix of land uses, as well as various activity spaces and programs to encourage a sense of community, attracting people on a daily basis, are important objectives.

SR-224 that divides this neighborhood is the entryway to the Snyderville Basin and Park City. It is critical that the view from the road be one of quality, interest and sensitivity to the mountain environment. It is equally important that the roadway be able to operate in a safe and efficient manner. Summit County should continue to work with U.D.O.T. on future improvements to the roadway.





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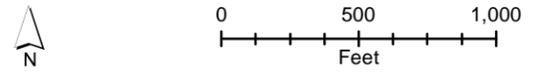
-  7 - Kimball Junction
-  Open Space



## Kimball Junction Neighborhood Planning Area

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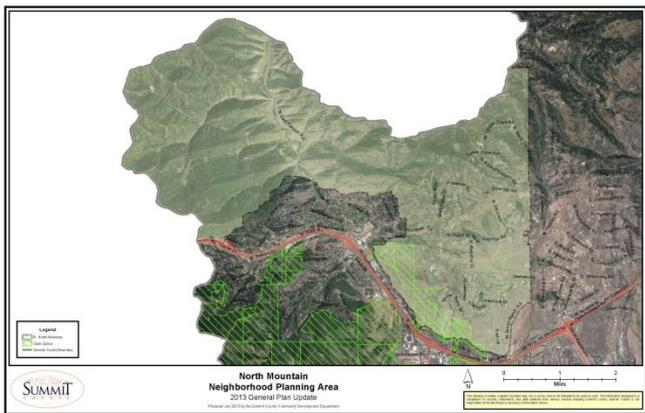
# NORTH MOUNTAIN

## Location

North Mountain is bordered on the north by the Summit County/Morgan County boundary; on the east by Bitner Ranch Road; on the south by East Canyon Creek and on the west by the Salt Lake County/Summit County boundary.

## Zoning

The zoning in this neighborhood is a combination of Hillside Stewardship (HS) and Mountain Remote (MR). The base density in the HS zone is 1 unit per 30 acres. The base density in the MR zone is 1 unit per 120 acres.



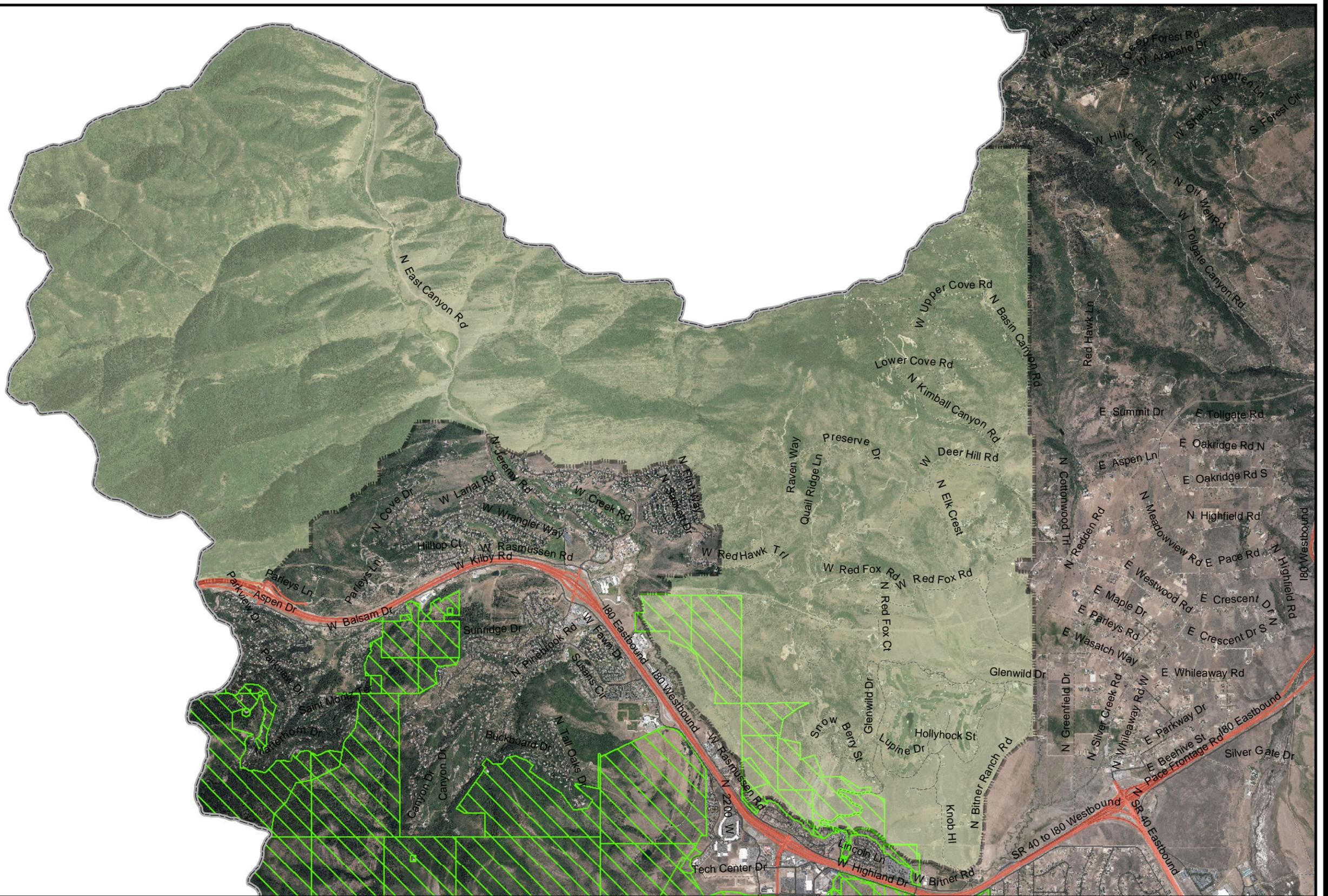
## Neighborhood Description

The North Mountain neighborhood contains large tracts of undeveloped land as well as existing subdivided areas for single family detached use. There are many miles of community trails throughout this neighborhood. The topography varies from generally flat to steeply sloped and the vegetation also varies from sagebrush to more dense hillside trees. Streams, wetlands, and other natural resources exist in this planning area. There are large tracts of preserved, protected open space in this neighborhood.

The appropriate long-term character is large lot single family detached residential uses, with structures appropriately clustered and sensitively sited in the mountainous terrain. The continuation of recreational opportunities, including trails (equestrian, pedestrian, and bicycle) and large area of open space suitable for the continuation of wildlife in the area are encouraged.

Other design considerations include:

- Fencing in the neighborhood is encouraged to be ranch style and wildlife sensitive with consideration given to the need to safely enclose and protect large animals and to promote the open character of the area.
- Curb and gutter is not appropriate in this neighborhood; drainage along roadways should be consistent with the rural character, such as the use of ditches.
- Streetlights are discouraged within this neighborhood, except those used to ensure the general health, safety, and welfare of the community.
- Special consideration should be given to the use of property located around the protected open space to ensure the future development won't diminish the character of that open space.



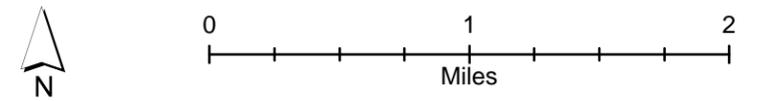
**Legend**

-  8 - North Mountain
-  Open Space
-  Summit County Boundary



**North Mountain  
Neighborhood Planning Area  
2013 General Plan Update**

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# OLD RANCH ROAD

## Location

The Old Ranch Road neighborhood is bordered on the north by Interstate 80; on the east just past Old Ranch Road; on the south by the boundary of Park City Municipal; and on the west by the east boundary of the existing North Shore, South Shore, Silver Springs, and other subdivisions in that vicinity.

## Current Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acres and the base density in the HS zone is 1 unit per 30 acres.



## Neighborhood Description

The Old Ranch Road neighborhood is a rural, residential area that contains mostly large lots for single family use. The Swaner Nature Preserve makes up approximately 725 acres on the north end of the neighborhood.

This planning area contains natural features, such as wetlands, stream corridors, agricultural meadows and hillsides. The area also contains some historic structures and equestrian uses. It is important to recognize the open, equestrian, and agricultural way of life in order to maintain the mountain-ranching feeling. Preservation

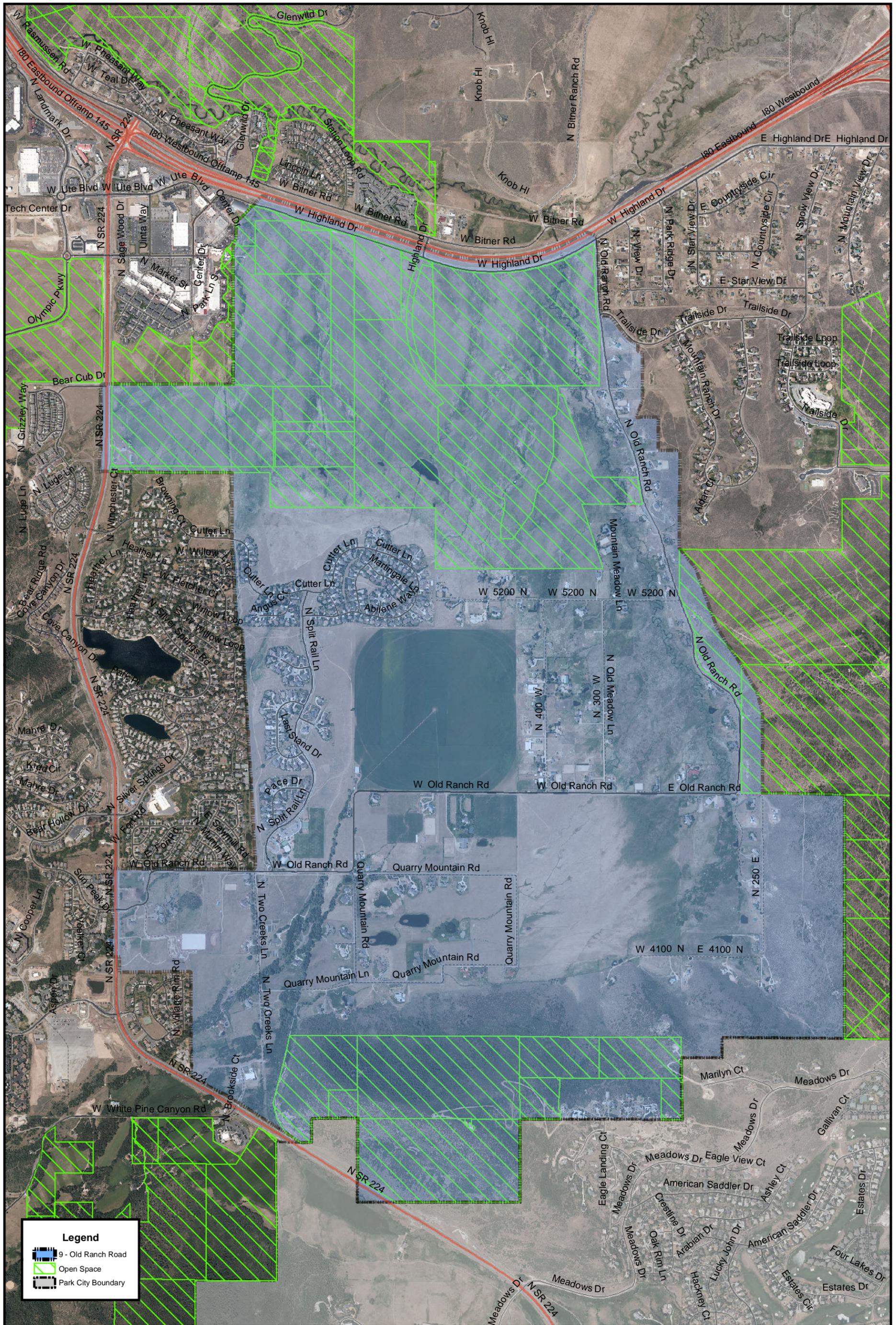
and enhancement of the existing natural resources is an important aspect of this neighborhood.

Old Ranch Road is designated as a multi-use transportation and recreational corridor as part of a neighborhood traffic calming program that has become a popular route for horseback riding, bicyclists, runners, dog walkers, and for access to the Round Valley trailhead and the Swaner Nature Preserve. The safety of those using Old Ranch Road, including the area residents and the recreational users should be taken into consideration. The historic character of the winding, narrow Old Ranch Road should be preserved, with consideration given to widen the road for future trails.

This neighborhood contains numerous existing lots that are not located with the boundaries of recorded subdivisions and large tracts of agricultural land. It is anticipated that development will occur, but it should be compatible with the existing large lot single family detached dwellings and equestrian uses which would be consistent with the open, rural character of the area.

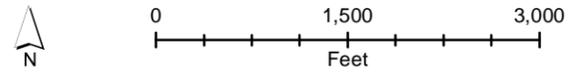
Other design considerations include:

- Streetlights are discouraged within this neighborhood, except for those used to ensure the health, safety, and welfare of the community.
- In an effort to maintain an open, rural feeling, the use of curb and gutter is not appropriate; other methods, such as the use of ditches should be explored.
- Fencing in the neighborhood is encouraged to be ranch style, wildlife sensitive fencing with consideration given to the need to safely enclose and protect large animals and to promote the open, rural character of the area. Preservation of the natural features should be taken into consideration with any future development.
- A neighborhood gateway that reflects the character of the area may be considered at each end of Old Ranch Road.
- To minimize traffic and to provide for safety, additional road connections from outside Old Ranch Road should not be permitted.



## Old Ranch Road Neighborhood Planning Area 2013 General Plan Update

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# QUINN'S JUNCTION

## Location

Quinn's Junction is generally located at the intersection of SR-248 and US-40. It begins on the south boundary of the existing Space Place Storage units; it is bordered on the east by the Rail Trail; it is bordered on the west by US-40.

The southeast section of Quinn's Junction is south of SR-248; it is bordered on the west by US-40 and bordered on the east by the Wasatch County line; it extends south to the Wasatch County line. There is a small section of this neighborhood that is located west of US-40 and east of the Park City Municipal boundary.

The property located west of US-40 is north of SR-248 and is surrounded by property in Park City Municipal's boundary.

## Zoning

The zoning in this neighborhood is a combination of Service Commercial (SC), Rural Residential (RR), Hillside Stewardship (HS), and Mountain Remote (MR). The base density in the RR zone is 1 unit per 20 acres; the base density in the HS zone is 1 unit per 30 acres; the base density in the MR zone is 1 unit per 120 acres. The density in the SC zone is determined by the ability of the proposed development to meet all required development and performance standards and criteria set forth in the Development Code.

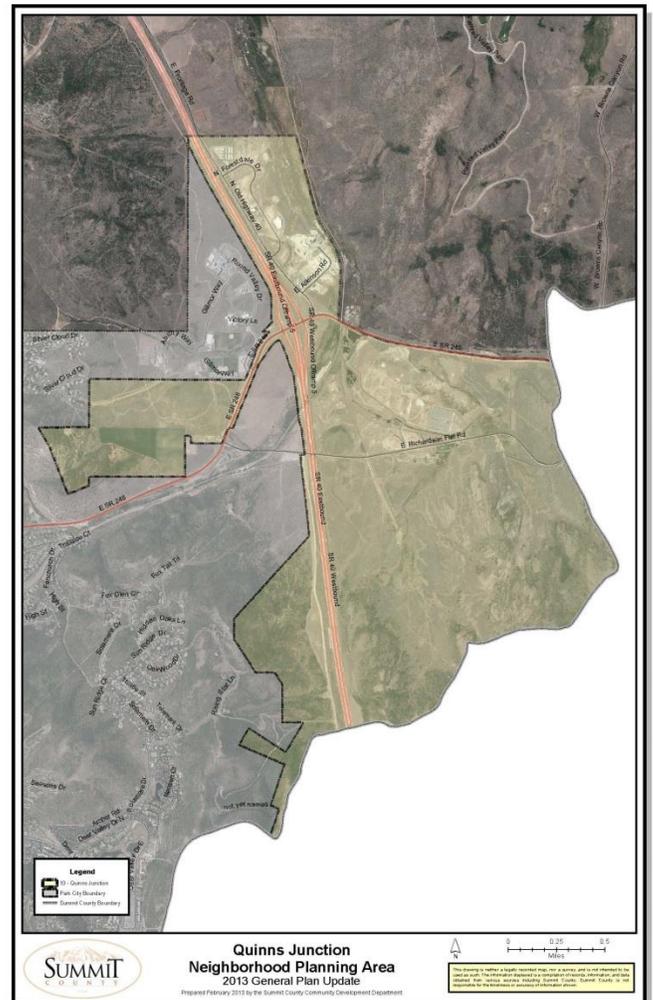
## Neighborhood Description

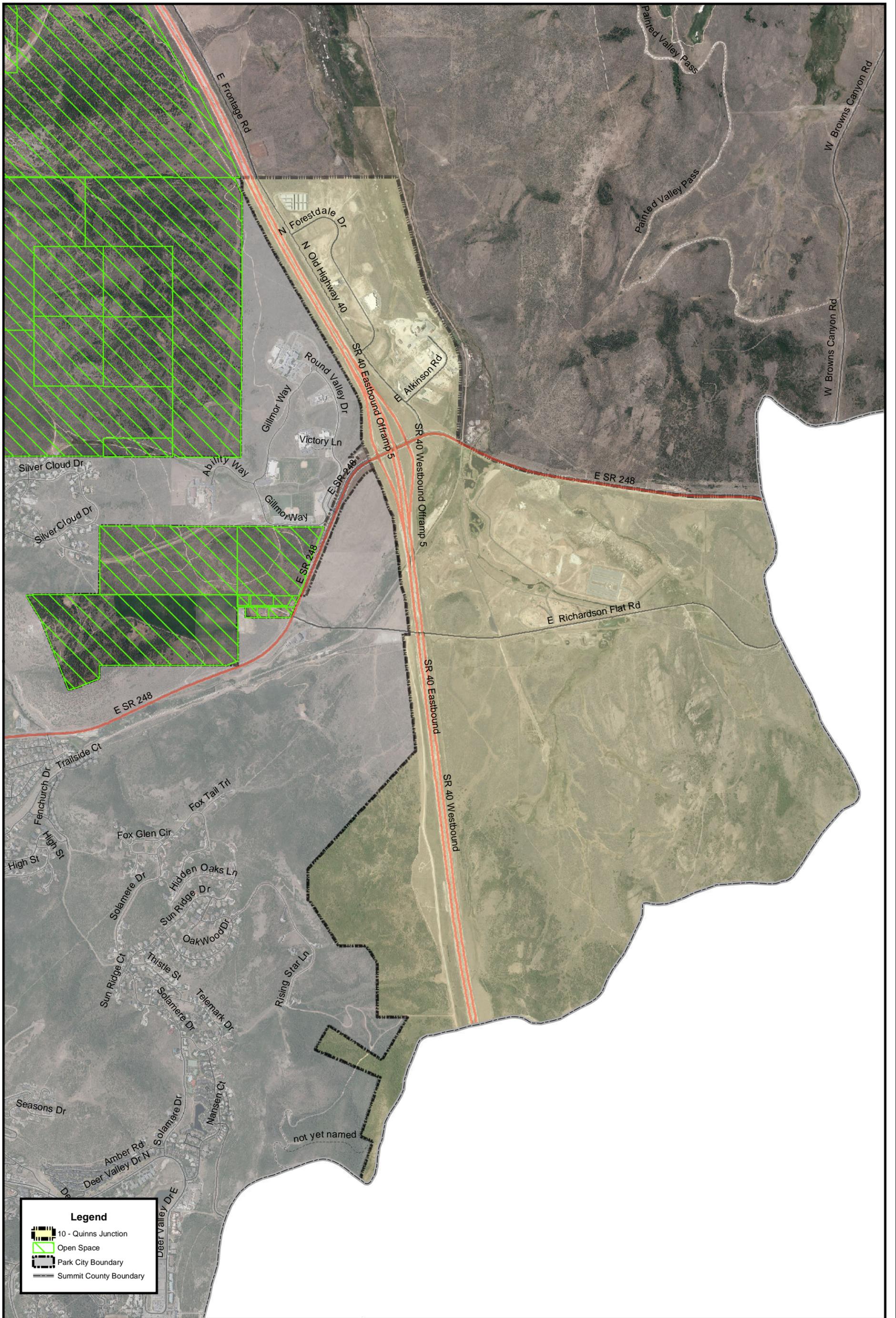
The property located in the Quinn's Junction neighborhood is relatively flat and very visible from SR-248 and US-40. There are existing industrial and service commercial uses, a stream corridor, large blocks of undeveloped land, a small section of the Rail Trail, and a significant area containing soils contaminated by mine tailings.

The types of uses in this area support a viable economy in Summit County. Recognizing this, the continued use of and the expansion of additional service commercial and industrial uses should be considered, especially near the existing development located in the northeast quadrant of SR-248 and US-40. Appropriate uses may include general offices, business parks, manufacturing, and other service related and industrial uses.

The Pace Frontage Road is a popular route for bikers. Future development plans should include appropriate truck routes to the individual uses that are designed to serve the area, while ensuring the safety of other users on the frontage road. Additional impacts associated with industrial uses include noise, odors, dust, air quality, and other significant environmental concerns. All of these impacts need to be evaluated and appropriately mitigated.

This neighborhood is adjacent to Park City Municipal and Wasatch County. Ongoing communication with these jurisdictions is vital to ensure appropriate growth strategies are implemented that respond to the needs of each community, both individually and on a regional level.





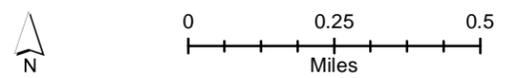
**Legend**

- 10 - Quinns Junction
- Open Space
- Park City Boundary
- Summit County Boundary



## Quinns Junction Neighborhood Planning Area 2013 General Plan Update

Prepared August 2013 by the Summit County Community Development Department



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# RASMUSSEN ROAD

## Location

The Rasmussen Road neighborhood is bordered on the north by Jeremy Ranch Elementary School; on the southwest by Interstate 80; on the southeast by the Spring Creek Subdivision; and on the northeast it extends just beyond East Canyon Creek.

## Zoning

The zoning in this neighborhood is Rural Residential. The base density is 1 unit per 20 acres.

## Neighborhood Description

The Rasmussen Road corridor is highly visible from Interstate 80 and others areas in the immediate vicinity. It is considered to be a primary entry corridor into the community and consists mainly of commercial uses that cater to the residents.

There are no existing residential uses in this planning area. The current zoning on the property is Rural Residential, which is not reflective of the current uses, nor is it consistent with the anticipated future growth pattern. Consideration should be given to rezoning parcels within this neighborhood to not only reflect the existing uses, but to provide opportunities for future mixed use developments.

It is likely that some areas in the Rasmussen Road neighborhood are going to be redeveloped in the future as there are only a few remaining undeveloped parcels. Development of vacant parcels and redevelopment of existing uses are encouraged to provide economic vitality and more services and employment opportunities for area residents.

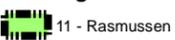
Because of the close proximity to the Jeremy Ranch Elementary School and the residences in the adjacent Spring Creek Subdivision, pedestrian connections are an important consideration for future development.

East Canyon Creek forms the neighborhood's northeast boundary and is an important community amenity, not just for this neighborhood, but the entire Basin. This corridor provides a significant opportunity for a trail connection along the north side of the creek between Jeremy Ranch and Kimball Junction. This trail meets the recreation and non-motorized transportation needs of area residents and businesses and fulfills Policy 4.9 of the General Plan as depicted in the Community-Wide Trails and Master Plan. New development or redevelopment of parcels along the corridor may provide opportunities for additional backcountry trail connections and trailhead/trailhead parking locations. Appropriate consideration should be given to property owners along the corridor who grant trail easements as a community contribution and as one criterion for incentive density.





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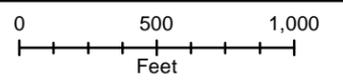
-  11 - Rasmussen
-  Open Space



## Rasmussen Neighborhood Planning Area

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# SILVER CREEK

## Location

The Silver Creek neighborhood is bordered on the north and east by the Snyderville Basin/Eastern Summit County boundary; on the south by I-80; and on the west by Bitner Ranch Road.

## Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Hillside Stewardship (HS), Neighborhood Commercial (NC), and Community Commercial (CC). The base density in the RR zone is 1 unit per 20 acres; the base density in the HS zone is 1 unit per 30 acres; the density in the NC zone allows structures to be up to, but not exceed 5,000 sq.ft.; the base density in the CC zone is determined based on the ability of a proposed development to meet all required development and performance standards and criteria set forth in the Development Code.

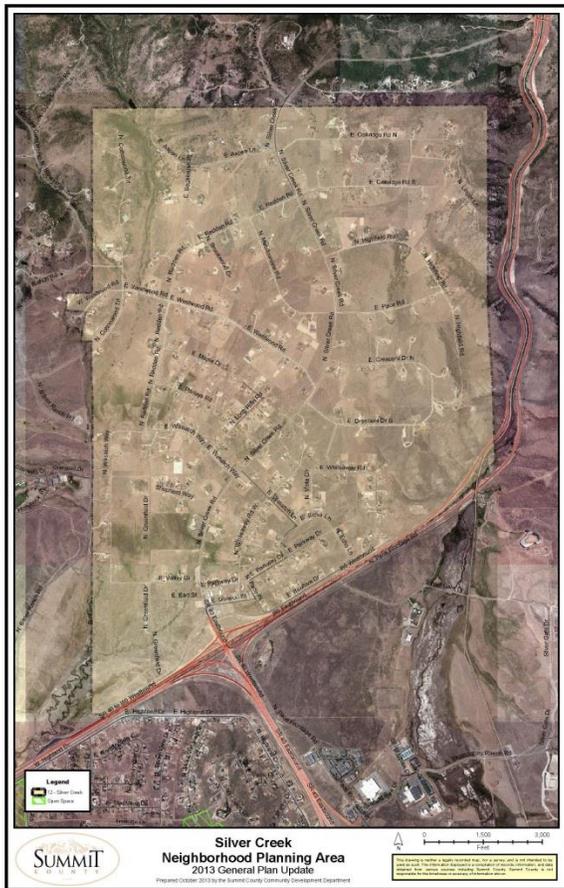
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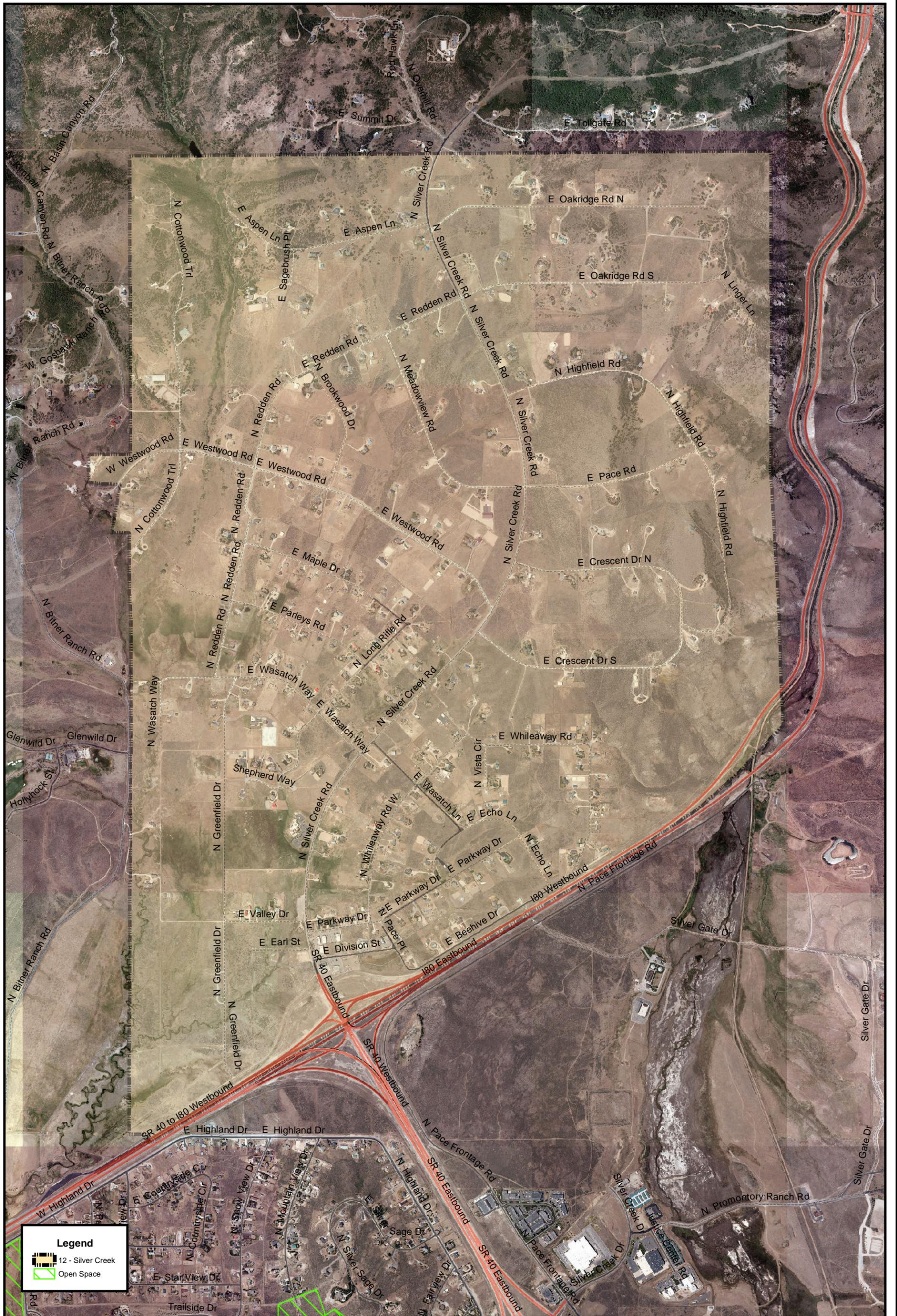
The Silver Creek neighborhood contains mostly residential and equestrian uses on large, existing subdivided lots, as well as a node of existing commercial uses and lots intended to serve the needs of the residents of Silver Creek and the surrounding area. The neighborhood contains hillsides and some mountainous terrain that is highly visible from I-80 and US-40. There is one point of ingress and egress for Silver Creek that is accessed from the northern most end of the US-40 corridor.

Because of the equestrian and open nature of the area, future development should occur in a manner that takes into consideration the need for equestrian uses, such as trails and other facilities and maintaining a low density residential use; however, consideration may be given for a potential mixed use development given the proximity of the neighborhood to the Interstate.

There are concerns in this neighborhood regarding ingress and egress, water availability, and wastewater capacity. Provisions that would allow for future transportation alternatives resulting in further points of ingress and egress for vehicular and emergency services are encouraged. This may include a connection from the Bitner Neighborhood to the west. Future development plans should help facilitate a discussion with Service Area #3 regarding the availability of water in the neighborhood, as well as the extension of a sewer line into the neighborhood.

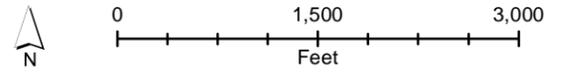
Other design considerations include fencing, streetlights, and the use of curb and gutter. Fencing in the neighborhood is encouraged to be ranch style, wildlife sensitive fencing with consideration given to the need to safely enclose and protect large animals and to promote the open and mountain character of the area. Streetlights are generally discouraged in this neighborhood except those used to ensure the health, safety, and welfare of the community. In an effort to maintain an open, rural feeling, the use of curb and gutter is not appropriate; other methods, such as the use of ditches should be explored.





## Silver Creek Neighborhood Planning Area 2013 General Plan Update

Prepared October 2013 by the Summit County Community Development Department



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# THE SUMMIT

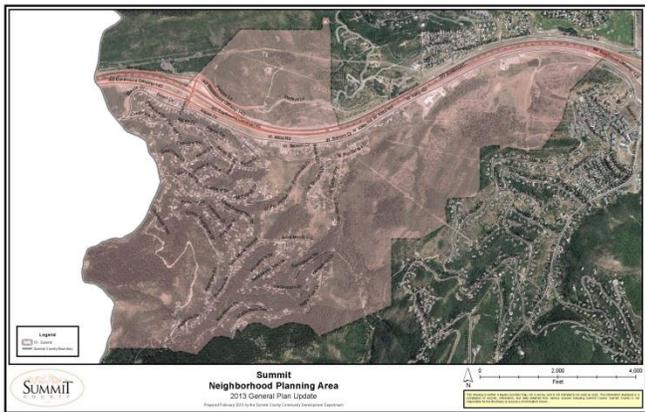
## Location

The Summit is located on both the north and south sides of I-80. The area on the north begins at the Summit Park interchange and extends east to the western boundary of The Woods at Parley's Lane subdivision; I-80 forms the neighborhoods southern boundary.

The area on the south is bordered on the north by I-80. It extends east past Gorgoza Park to subdivisions located in the Pinebrook area. It is bordered on the south by the boundary of Summit Park; and on the west by the Summit County/Salt Lake County boundary.

## Zoning

The zoning in this neighborhood is a combination of Hillside Stewardship (HS) and Mountain Remote (MR). The base density in the HS zone is 1 unit per 30 acres. The base density in the MR zone is 1 unit per 120 acres.



## Neighborhood Description

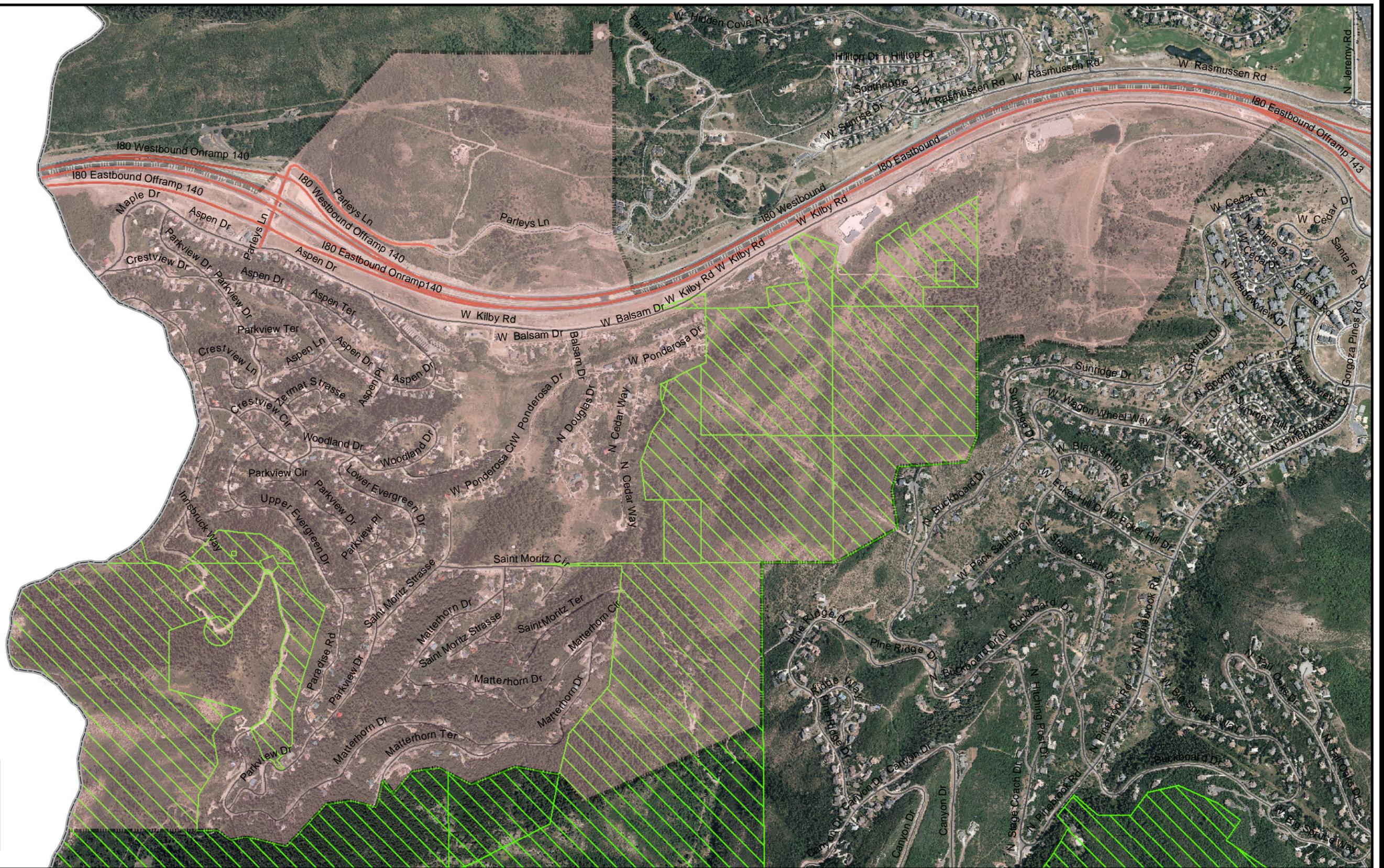
The Summit neighborhood is located primarily on steep slopes and in dense vegetation, including Summit Park and Timberline. Both these subdivisions were subdivided and platted in the late 50's to early 60's, prior to zoning regulations in Summit County. The majority of the area on the south side of I-80 is subdivided and mostly built-out with single family detached dwellings. There is also preserved, public open space. The area on the north side is mostly undeveloped. This planning area is the first impression provided to visitors entering Summit County from the west.

As most of this planning area was developed prior to zoning regulations some of the roads don't comply with the current infrastructure standards. Efforts should be made in the future to ensure that existing roads are modified to meet the Summit County regulations in order to ensure the safety of the residents and other users.

Due to the mountainous terrain, including dense vegetation and alpine meadows, this area is important for wildlife habitat.

Other design considerations include:

- Fencing is typically unnecessary, but where needed, should be wildlife sensitive so that it does not impede wildlife corridors or wildlife access to seasonal ranges, food, shelter, or water.
- Future development patterns should not create a hardscape wall effect or result in a linear development patterns. Views from the frontage road and I-80 should be maintained into the project.
- Drainage areas and hillsides should have limited development to help create view corridors and accomplish this objective.
- Special consideration should be given to the use of property located around the protected open space to ensure that future development won't diminish the character of that open space.



**Legend**

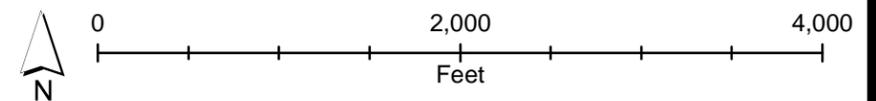
-  13 - Summit
-  Open Space
-  Summit County Boundary



## Summit Neighborhood Planning Area

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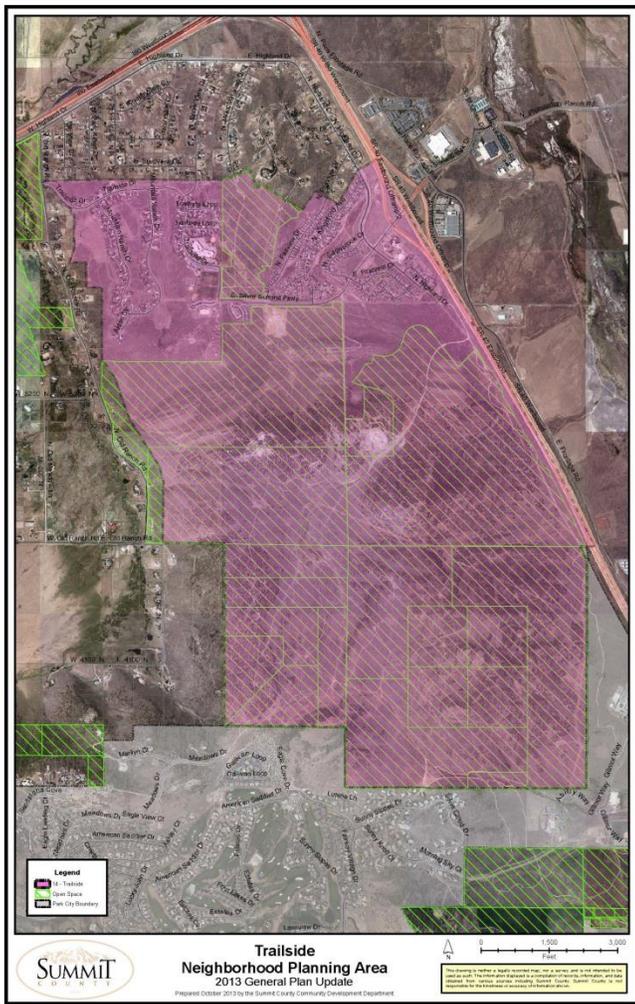
# TRAILSIDE

## Location

The Trailside Neighborhood Planning Area is bordered on the north by the southern boundary of Park Ridge and Highland Estates; on the east by US-40; on the south by the southern edge of Round Valley; and on the west near Old Ranch Road. This neighborhood is the northern portal to the greater Park City area

## Zoning

The zoning in this neighborhood is Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acre. The base density in the HS zone is 1 unit per 30 acres.



## Neighborhood Description

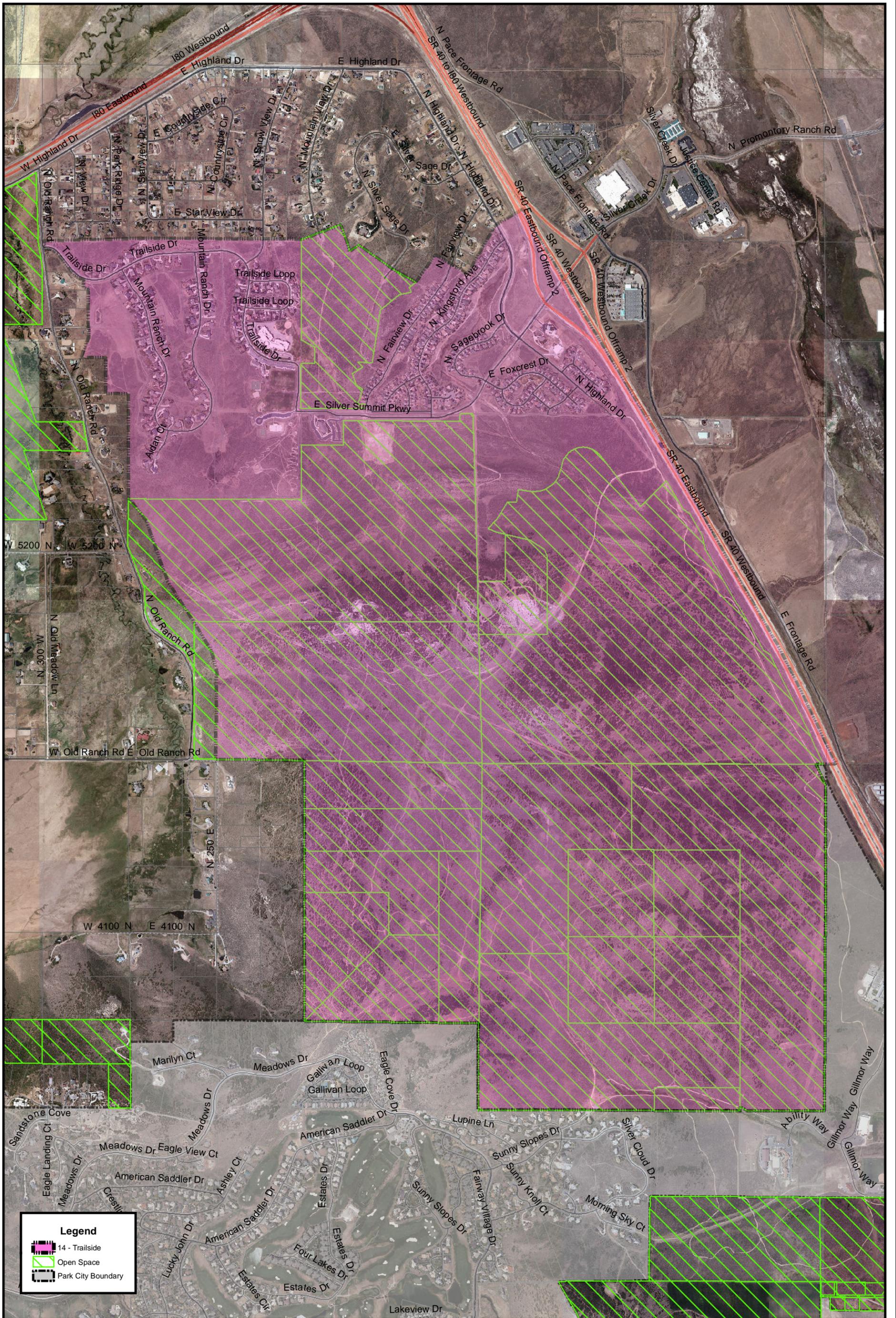
The Trailside Neighborhood Planning Area includes Mountain Ranch Estates, Trailside, and Silver Summit Subdivisions. It is characterized by community open space, parks, a church, an elementary school, sports fields, bike-park, non-motorized trails, Basin Recreation District offices and Maintenance Facilities, and clustered, low-density detached single family residential development.

The north end of the planning area contains mostly clustered, detached single family residential lots in existing, platted subdivisions nearing build out. The south end of the neighborhood planning is comprised by the greater Round Valley area—a deed restricted open space preserve containing equestrian hiking and cycling trails, critical viewsheds, sensitive lands, and wildlife corridors. The viewsheds from this area are an important character defining feature of this neighborhood.

The remaining undeveloped lands in the neighborhood are critical for maintaining the strong and cohesive connectivity of the area.

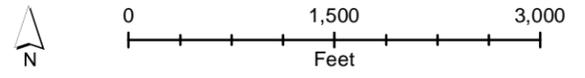
The objective for this neighborhood is to:

- Preserve the existing public deed-restricted open space and recreation areas.
- Maintain and protect existing low-density, low profile single family detached residential, open space, and public land uses.
- Prevent development in sensitive lands or within critical viewsheds.
- Mitigate traffic impacts through the neighborhood to maintain safety for school, parks, pedestrian, equestrian, and cycling users.
- Enhance pedestrian, equestrian, and non-motorized trail connectivity between residential areas, schools, parks, and open space areas.
- Preserve and protect critical wildlife habitat and migration corridors.
- Streetlights and large parking area floodlighting should be discouraged within this neighborhood, except that which is necessary to ensure public safety.
- Fencing that impedes or adversely affects wildlife or wildlife migration patterns should be discouraged.



## Trailside Neighborhood Planning Area 2013 General Plan Update

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# UTAH OLYMPIC PARK

## Location

The Utah Olympic Park is surrounded by property located within the West Mountain neighborhood.

## Zoning

The zoning in this neighborhood is Resort Center (RC). The density in the RC zone is determined through the Specially Planned Area process (SPA).



## Neighborhood Description

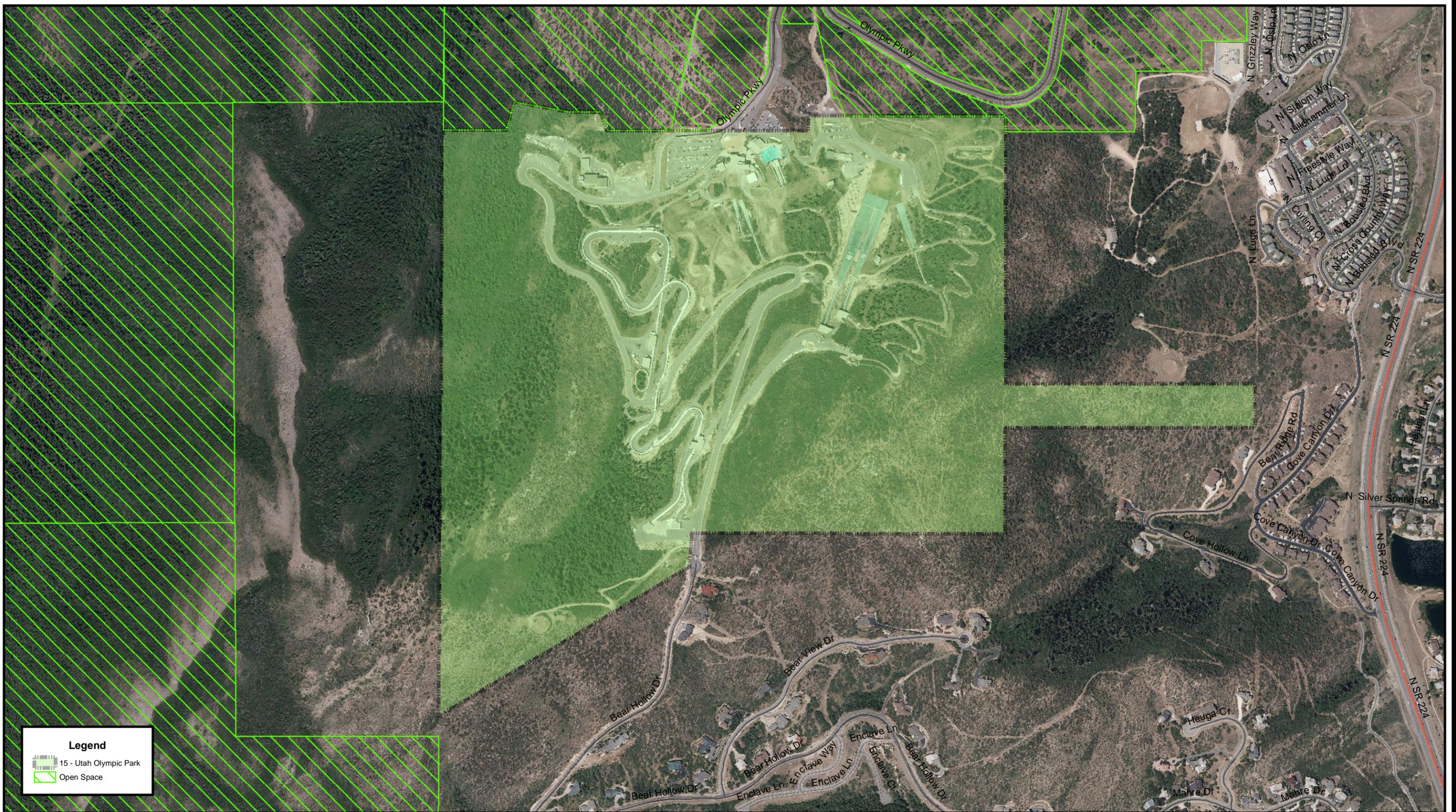
The Utah Olympic Park neighborhood planning area consists of an Olympic venue from the 2002 Winter Olympics and associated resort support facilities and features. A portion of the facility is located on a hillside that is highly visible from many areas within the Snyderville Basin.

The goal of this planning area is to ensure that training opportunities and support services are available and can be sustained for athletes, as well as ensuring the Park provides a unique opportunity and experience to the surrounding community, and the general public. New development should be located in the most appropriate areas on the site taking into consideration topography and views from the Kimball Junction area.

In addition to resort related facilities, residential uses that provide limited housing opportunities for athletes as well as workers are appropriate. This neighborhood should be designed in accordance with

the Utah Olympic Park Specially Planned Area Development Agreement. Should that Agreement expire or otherwise no longer be applicable, the following design principles should apply to any future development.

- Minimization of the visual impacts to the Kimball Junction area should be taken into consideration when locating future development.
- The mass of larger buildings should be broken down into groups of smaller buildings, which should be clustered in areas that will minimize disturbance to the hillsides and other sensitive areas.
- Future trails and/or trailhead locations should be considered in conjunction with the Snyderville Basin Special Recreation District.
- Due to the visibility of the neighborhood from the Kimball Junction area, efforts to minimize lighting should be explored.
- Buildings should be designed to follow the natural terrain and help break up the mass.
- Due to the variation in topography, rooftop designs should be taken into consideration as roofs may be visible from above.
- Existing vegetation should be preserved as much as possible.
- Consideration should be given to flexibility in the sign provisions to facilitate potential signage that could provide information for not only the Utah Olympic Park venue, but other community activities as well.
- Traffic reduction measures are a high priority in this area. On-going opportunities to provide transportation to and from the Park should be explored.



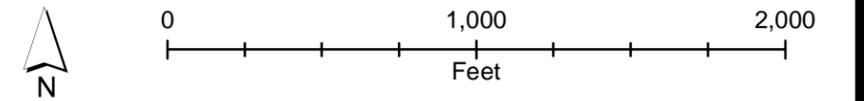
**Legend**

-  15 - Utah Olympic Park
-  Open Space



**Utah Olympic Park  
Neighborhood Planning Area  
2013 General Plan Update**

Prepared September 2013 by the Summit County Community Development Department



This drawing is neither a legally recorded map, nor a survey, and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources including Summit County. Summit County is not responsible for the timeliness or accuracy of information shown.