



Summit Park Homeowners Association

The Community of Summit Park, Utah



Welcome Packet for New and Prospective Residents and Property Owners

Prepared by the Summit Park Homeowners Association
[HTTPS://SummitParkUtah.net](https://SummitParkUtah.net)



Welcome to the Summit Park community!

If we may say so, among mountain communities, Summit Park is not only beautiful, but also quite unique. This rustic community is not your typical cookie-cutter subdivision; in fact, far from it. What started out many decades ago as a summertime retreat for those living in the Salt Lake Valley looking to escape the heat, those early cabins built in Summit Park were slowly replaced over the years by what is now a wide-ranging mix of homes occupied by mostly year-around residents. For the many that appreciate a true alpine living experience, Summit Park not only offers that, but provides the convenience of being only 20 minutes away from the bustling downtown of Salt Lake City and about the same distance from the world-class ski resorts, shopping, and dining experiences found in and around Park City. Oh, did we fail to mention that some of the best hiking, mountain biking, cross-country ski touring, and snowshoeing terrain are also found in Summit Park's backyard? Well, we just did, and, yes, it's true, but there is no need to advertise it, so it's okay to keep it as our little secret.

On the other hand, if you find winding and narrow (and sometimes icy) roads intimidating, you may want to consider living elsewhere. If you prefer traditional-style homes and manicured yards over living among often eclectic-looking homes with nothing close to anything resembling Bermuda grass (let alone yards), then yes, you may want to consider living elsewhere. And if the thought of frigid temperatures and shoveling or blowing snow to keep your deck and driveway clear of snow and ice sends shudders down your spine, you may want to consider, well, maybe a home in a golfing community somewhere in Florida. In other words, living in Summit Park is not for everyone.

The Summit Park Homeowners Association, which authored this packet, is not your typical HOA. In fact, it's almost the antithesis of a homeowners association. When the Association was first started back in 1957, it did operate more as a traditional HOA, but over the years, it has devolved into something more akin to a neighborhood advocacy group that directs all of its energies on activities that are in the best interests of our community. It mainly functions as a community voice, conducts an annual cleanup drive ("Dumpster Days") and performs a wide-range of wildfire mitigation activities that benefits all those that live and own in Summit Park. Membership in the Association is strictly voluntary and there are no CC&Rs. For those that prefer to have some degree of community guidance, the Association has what it calls the *Neighborhood Code of Conduct*. The provisions found in the Neighborhood Code of Conduct are loosely based on some of the provisions found in traditional CC&Rs, but its contents are only provided for general guidance and best practice, and are not in any way enforced (nor can they be).

Organized as a non-profit corporation, the Association is 100% membership supported (we ask \$50.00/year). With shoestring operating expenses and little overhead (it's run solely by volunteers), all contributions that the Association generously receives are plowed right back into the community for its betterment. Please visit our community website, <https://SummitParkUtah.net>, for more information.

Again, welcome to Summit Park! We look forward to having you as part of our community, and if you are just visiting, enjoy everything it offers.

The Board of Directors
Summit Park Homeowners Association



Import Contact Information

Summit Park Homeowners Association

P.O. Box 980754, Park City, UT 84098

SummitParkUtah@gmail.com

<https://SummitParkUtah.net>



Mountain Regional Water *(local public water supply services)*

6421 N. Business Park Loop, Suite A, Park City, UT 84098

435.940.1916 (M-F, 8:30 A.M. – 5:00 P.M.) 435.645.2555 (emergency after hours)

CS@MtRegional.org (customer service)

<https://www.MtRegional.org>

Synderville Basin Water Reclamation District *(local wastewater [sewer] services)*

2800 Homestead Rd., Park City, UT 84098

435.649.7993 (M-F, 8:00 A.M. – 4:30 P.M.) 435.645.2562 (emergency after hours)

<https://SBWRD.org>

Republic Services *(local household trash & recycling pickup)*

4144 Atkinson Rd., Park City, UT 84098

435.615.8311

<https://RepublicServices.com>

Park City School District

2700 Kearns Blvd., Park City, UT 84060

435.645.5600 (M-F, 8:00 A.M. – 4:30 P.M.)

<https://PCSchools.us/>

Summit County Government

60 N. Main St., Coalville, UT 84017

435.336.3200 (M-F, 8:00 A.M. – 5:00 P.M.)

<https://SummitCounty.org>

County Animal Control: 435.336.3985 (<https://www.summitcounty.org/946/Animal-Control>)

County Assessor's Office: 435.336.3200 (<https://SummitCounty.org/220/Assessor>)

County Building Department: 435.336.3124 (<https://SummitCounty.org/262/Building>)

County Planning & Zoning: 435.336.3124 (<https://SummitCounty.org/307/Planning-Zoning>)

County Health Department: 435.333.1500 (<https://SummitCountyHealth.org>)

County Public Works: 435.615.3970 (<https://SummitCounty.org/150/Public-Works>)

County Senior Services: 435.336.3014 (<https://www.SummitCounty.org/375/Senior-Citizen-Services>)

County Sheriff Dispatch Center: 435.336.3600 (<https://SummitCountySheriff.org>)

Park City Fire District: 435.649.6706 (<https://PCFD.org>)

Summit County Parcel Viewer:

(<https://SummitCounty.Maps.ArcGIS.com/Apps/WebAppViewer/index.html?id=85c6c55514ae4d4f9218202e364fec73>)

Summit County Property Search:

(<https://Property.SummitCounty.org/EagleSoftware/EagleWeb/DocSearch.jsp>)



Open Space and Trail System

The open space surrounding Summit Park is protected by a conservation easement held by the Utah Division of Forestry, Fire and State Lands and is a federally-recognized Forest Legacy property. The Forest Legacy program safeguards “working forests” that protect water quality, provide habitat, opportunities for recreation, and other public benefits.

Features

With upwards of 10 miles of trails including, 3.5 miles of hiking-only trails, Summit Park has something for everyone. Densely forested, Summit Park is an ideal place to escape the summer heat but it also, likewise, provides fantastic snowshoeing and ski touring options in the winter months.



Access

Summit Park has one designated trailhead at the intersection of Parkview Drive and Matterhorn Drive, but with very limited parking available. Please respect posted signage, and homeowners who live in proximity to the trailheads, and do not block emergency ingress/egress routes near trail access points. There is also street side parking along Matterhorn Drive (elevation 7286'), at the top of Innsbruck Strausse (elevation 7295'), and on Matterhorn Terrace (elevation 7523'). Be aware that parking along the streets is prohibited from November 1 to May 15, or as otherwise posted, to allow snow plows full access to our narrow streets. To control congestion and related impacts in this area, County enforcement often takes place through ticketing and occasional booting and towing.

Notable Trails *(see map on following page)*

The Road to WOS/Short Stack. Easily the most popular trail in Summit Park, this 4.5-mile loop is quite scenic. WOS is a multi-use trail, and bikes should yield to hikers at all times.

Over Easy. This hiking-only trail boasts steep and rocky terrain that leads to the ridge top with views of Summit Park, Toll Canyon, Lambs Canyon and beyond. With several access points and connection options, this hike can be a short sprint or a 3+ mile adventure to Summit Park Peak (via Summit Slam).

There are, of course, plenty of other trails for both summer and winter use. An internet search on “Summit Park Utah trails” will provide you with other options and lots of additional information.

Other Important Considerations

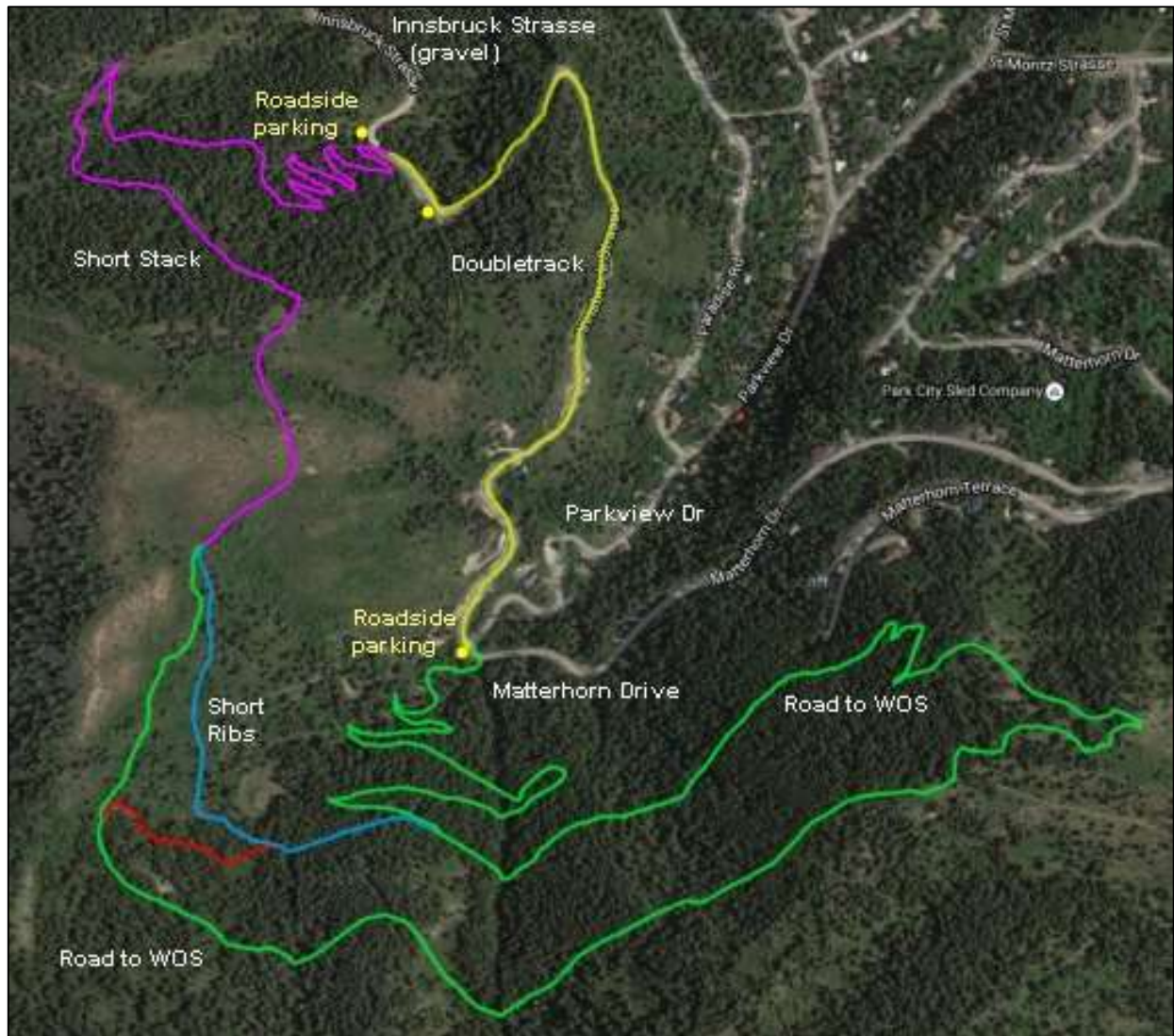
Dogs. We love our dogs, but we need to keep them under control when out and about, both for the safety of others accessing the outdoors as well as wildlife that live in the backcountry. Please bag and pack out dog poop. Dog poop is a health hazard. It also increases the nitrogen in the soil around the trail, giving the advantage to weeds over the native plants that have naturally evolved in the area.



Mud Season. Weather in the spring and fall is critical for trails. The freeze-thaw cycle results in a soft surface that we want to protect from damage. When a soft trail is used too early, it results in ruts and erosion causing a surface that is inconsistent and difficult to maneuver. Let's keep our trails healthy so others can continue to use and enjoy them for years to come.

E-bikes. E-Bikes are not allowed on single track trails except for maintenance, events, emergency response, and ADA compliance.

Additional Information. Please visit <https://ParkCity.org/Departments/Trails-Open-Space> to view information on e-bike policy information, Summit County leash rules and regulations, and off-leash expectations.





Wildfire Threat and Fire Mitigation Efforts

Nobody has to tell you that Summit Park exists in a heavily forested environment. It absolutely adds to its charm and is one of many reasons that attracts people to our community. As much as it is beautiful, it does not come without risk – the risk of wildfire. Over the years, Summit Park Homeowners Association has been very active in taking numerous steps to reduce the potential threat of wildfire that could adversely impact our community. Along with taking full advantage of a number of significant government grants that have been used to reduce the threat of wildfires in and around our community (amounting to several hundreds of thousands of dollars), the Association also has in place various programs that may be used to defray costs associated with reducing potential fuel sources on properties. Please visit the Summit Park community website at <https://SummitParkUtah.net> for additional details on the various fire-reduction programs that you may qualify for, including FireWise grants, the tree bounty financial assistance program, and wood chipping.

Summit Park is a Firewise USA® Community!

Summit Park is certified under the prestigious National Firewise USA® program by the National Fire Protection Association (NFPA). It is one of only eight Firewise-certified communities in all of Summit County. As part of the Firewise USA® program, communities must annually demonstrate that they have taken meaningful actions to reduce the threat of wildfires. The Firewise USA® program provides landowners and residents with the information needed to take actions necessary to prevent potential losses in the event of a wildfire. For additional information about the Firewise USA® program, please visit <https://NFPA.org/Public-Education/Fire-Causes-and-Risks/Wildfire/Firewise-USA>.



■ VEGETATION MANAGEMENT

1. HOME IGNITION ZONES

To increase your home's chance of surviving a wildfire, choose fire-resistant building materials and limit the amount of flammable vegetation in the three home ignition zones. The zones include the **Immediate Zone**: (0 to 5 feet around the house), the **Intermediate Zone** (5 to 30 feet), and the **Extended Zone** (30 to 100 feet).

2. LANDSCAPING AND MAINTENANCE

To reduce ember ignitions and fire spread, trim branches that overhang the home, porch, and deck and prune branches of large trees up to 6 to 10 feet (depending on their height) from the ground. Remove plants containing resins, oils, and waxes. Use crushed stone or gravel instead of flammable mulches in the **Immediate Zone** (0 to 5 feet around the house). Keep your landscape in good condition.

■ FIRE RESISTIVE CONSTRUCTION

3. ROOFING AND VENTS

Class A fire-rated roofing products, such as composite shingles, metal, concrete, and clay tiles, offer the best protection. Inspect shingles or roof tiles and replace or repair those that are loose or missing to prevent ember penetration. Box in eaves, but provide ventilation to prevent condensation and mildew. Roof and attic vents should be screened to prevent ember entry.

4. DECKS AND PORCHES

Never store flammable materials underneath decks or porches. Remove dead vegetation and debris from under decks and porches and between deck board joints.

5. SIDING AND WINDOWS

Embers can collect in small nooks and crannies and ignite combustible materials; radiant heat from flames can crack windows. Use fire-resistant siding such as brick, fiber-cement, plaster, or stucco, and use dual-pane tempered glass windows.

■ BE PREPARED

6. EMERGENCY RESPONDER ACCESS

Ensure your home and neighborhood have legible and clearly marked street names and numbers. Driveways should be at least 12 feet wide with a vertical clearance of 15 feet for emergency vehicle access.

- Develop, discuss, and practice an emergency action plan with everyone in your home. Include details for handling pets, large animals, and livestock.
- Know two ways out of your neighborhood and have a predesignated meeting place.
- Always evacuate if you feel it's unsafe to stay—don't wait to receive an emergency notification if you feel threatened from the fire.
- Conduct an annual insurance policy checkup to adjust for local building costs, codes, and new renovations.
- Create or update a home inventory to help settle claims faster.

TALK TO YOUR LOCAL FORESTRY AGENCY OR FIRE DEPARTMENT TO LEARN MORE ABOUT THE SPECIFIC WILDFIRE RISK WHERE YOU LIVE.

VISIT FIREWISE.ORG FOR MORE DETAILS

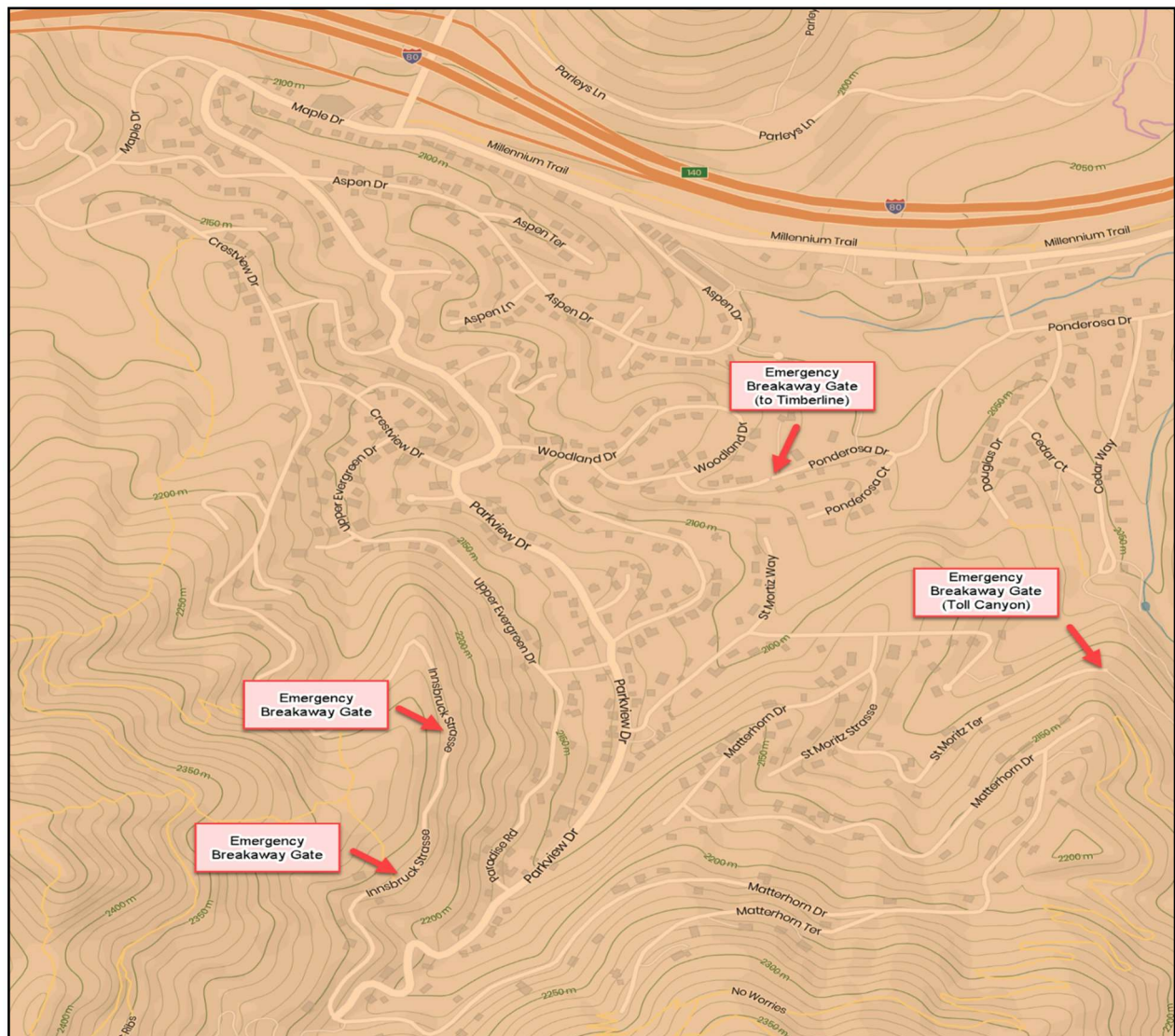
FIREWISE USA®
RESIDENTS REDUCING WILDFIRE RISKS

Firewise® is a program of the National Fire Protection Association. This publication was produced in cooperation with the USDA Forest Service, US Department of the Interior, and the National Association of State Foresters. NFPA is an equal opportunity provider. Firewise® and Firewise USA® are registered trademarks of the National Fire Protection Association, Quincy, MA 02169.



Evacuation Planning

If an evacuation order is given due to the threat of wildfire to our community, time is of the essence. If you live or rent in Summit Park, you should know the quickest way for you and your pets to get out and what minimally to grab if such an order is given. Consider placing an emergency kit / evacuation bag in your vehicle, and always follow the direction of emergency responders. Take the time to make an evacuation plan, share it with family members, and know what to do quickly and efficiently, as minutes count. Along with the main (and only) exit out of Summit Park along the I-80 frontage road, there are four emergency breakaway gates located in our community that are designated egress points that can be used when an emergency evacuation is ordered and regular roads out of Summit Park may not be available to drive. During such an event, these emergency breakaway gates will be unlocked; however, in the event that they are not, these gates are also designed to be easily breached by a vehicle or by removal of the wooden pin that secures the gate.





Snow Removal and County Right-of-Way

White fluffy snow. Summit Park certainly gets its share of it each winter. Whereas it can be beautiful and fun, it can also be a pain (usually back pain!) to move it from our driveways as well as being potentially treacherous when driving through it on our narrow, winding, and often steep roads. Both your neighbors and snow removal operators will thank you if common sense and a few simple rules are followed:



Cannot Deposit Snow in Streets and Public Right-of-Ways (*Summit County Code 7-3-5*). While clearing your driveway is certainly not a crime, the way you clear it can still get you in trouble. Except for the actions of road authorities (typically, snowplow operators) it is unlawful to push, plow, blow, or shovel snow across or into the street to get it out of your driveway that would otherwise impede the reasonable flow of traffic. Access to fire hydrants must also always be maintained, which includes not placing snow on top or around them.



Snow Storage Must Be Kept On-Site (*Summit County Code 7-3-4*). All residents must contain all snow – including that in driveways – on their property (or that of another property with their permission). Not doing so creates a hazard to plow operators and drivers. Snow pushed into streets also often ends up in front of a neighbor's driveway as plows pass by, potentially making for some very unhappy neighbors who then have to deal with the snow that is pushed or placed onto the road!

Seasonal Limitations on Parking (*Summit County Code 7-3-3*). With few exceptions, no on-street parking in Summit Park is allowed between November 1st and May 1st (unless otherwise posted). Vehicles which hamper government snow removal operations or the movement of emergency vehicles will be ticketed or towed at the owner's expense. Owners also assume liability for damage to any vehicles parked on the street or other obstacles (such as tipped over mailboxes) that fall into the street. Damage to snow removal equipment resulting from contact with vehicles which are illegally parked or other obstacles placed in the County right of way shall be the responsibility of the vehicle owner or persons responsible for the obstacles placed in the County right of way.

Improvements Installed at Owner's Risk (*Summit County Code 7-3-10 and 7-3-11*). The County right-of-way for most roads is wider than the paved area to allow space for utility services and snow storage. Property owners may install sprinklers, mailboxes, lights, plants, or install other above grade landscaping in these areas at their own risk. The County shall not assume any liability for damage to improvements or landscaping in the County right-of-way which results from normal snow removal activity.

County Snow Plow Operations. Summit County snow removal hours are from 4:00 A.M. to 10:00 P.M. Plow operators are only allowed to drive up to 11 hours in any 24-hour period and up to 60 hours a week. When a storm rolls in overnight, all operators report at 4 A.M. If a storm rolls in during the night and continues throughout the day, the number of crews will drop by 1/3 beginning at 12:00 P.M. and move back to 2/3 capacity beginning at 4:00 P.M. When the number of plow crews are reduced, the focus is on main roads and arteries and not residential streets.



Building Construction and Architecture

The Summit Park Homeowners Association does not provide guidance or advice on building and construction activities, nor do those seeking to build or remodel in Summit Park need to seek approvals from the Association. Nevertheless, there remains certain construction challenges in Summit Park that people should be aware of; in fact, whereas some architects may provide designs that are perfect for other locations, those designs may not be the best when applied to the hilly and snowy environment found in Summit Park.



Among others, those building in Summit Park should at least think about the following concerns to potentially avoid future costly problems:

- Steep slopes that may be subject to soil creep.
- Roof construction, roof lines, and deck constructions that can withstand heavy snow loading.
- Shallow soil horizons overlying often fractured and incompetent bedrock.
- Exterior building material that is resistive to fire.
- Landscape design that considers the threat of wildfire.
- Exterior lighting that is in line with dark sky ordinances.
- Potential drainage and erosion issues arising from surrounding terrain.
- Retaining walls built to withstand loads placed behind them.
- Cut and fill and suitable foundation construction that is appropriate for the home being built.
- Lastly, because Summit Park is a patchwork of new and old land surveys that are not necessarily aligned with each other, property surveys and defining lot lines can be problematic. If you are planning on lot construction, it is advisable to discuss property lines with your neighbors and try to find mutual agreement on them, as issues may arise depending on which datum or land surveys are relied upon.

Outdoor Lighting / Dark Sky Ordinance

Section 3505.07.D of the Summit County Land Use and Development Code requires that all exterior light fixtures be fully-shielded and down-lit, meaning that the light bulb may not extend below the lowest horizontal plane of the shielding element. These fixtures provide lighting for safety, but seek to limit glare and light pollution to provide minimally inhibited views of the night sky. For additional information and your responsibilities as a Summit County resident, please visit https://CodeLibrary.amlegal.com/Codes/SummitCountyUT/Latest/SummitCounty_ut/0-0-0-19026.





Pets

Summit County Code requires dogs to be leashed or otherwise controlled when not on the owner's property. Summit County Code requires dogs to be leashed or otherwise controlled when not on the owner's property.

Per Summit County Code, Section 5-1-9, it is unlawful for the owner or person having charge, care, custody or control of any dog to allow such dog at any time to run at large *except as noted below*:



1. On a leash or lead.
2. The dog is under the control of its owner through the use of an electronic dog collar, provided that the owner maintains voice and sight control and carries a physical leash or lead with them at all times.
3. Confined within a vehicle.
4. Within the real property limits of the owner.
5. Within the real property limits of another with the express permission of the property owner.
6. The dog is an agricultural dog actively working.
7. The dog is hunting with its owner.
8. The dog is within the boundaries of a designated off leash dog area adopted by ordinance or otherwise formally approved by appropriate authority.

Owners of any dog found running at large shall be strictly liable for a violation of section 5-1-9 regardless of the precautions taken to prevent the escape of the dog and regardless of whether or not he/she knows that the dog is running at large.

Some tips to remember if you are a pet owner:

- Do not let dogs go on others' property.
- Uncontrolled pets can endanger wildlife and road safety.
- It is your responsibility to pick up after your dog.
- Be sensitive to excessive barking – even inside, barking echoes throughout the neighborhood.
- Loose cats are a danger to birds and other small animals.
- Bird seed is attractive to bears, raccoons, porcupines, mice.
- Mountain lions, foxes, bears, deer, and moose are a known danger to uncontrolled pets.

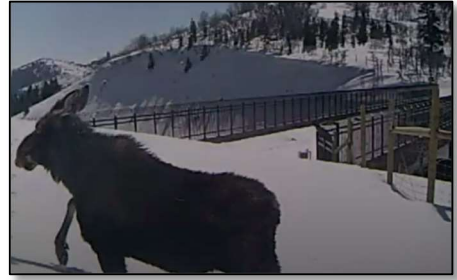
For more information, please contact Summit County Animal Control at 435.336.3985, or visit their website at <https://www.summitcounty.org/946/Animal-Control>.



Wildlife

If you are driving on the Interstate 80 stretch that overlooks Summit Park at the top of Parley's Summit, you may notice an overpass that seems distinctly out of place. It's not a road for vehicle use, but rather, it's the first wildlife crossing overpass built in Utah that was constructed back in 2019. Summit Park and the surrounding lands are chock-full of wildlife, and it's one of many reasons why the state decided to build its first wildlife crossing overpass at Parleys Summit and not somewhere else. However, as much as we love seeing wildlife, we also all need to respect them, as it's their home too.

Summit Park is home to all types of wild critters, including mule deer, elk, bears, bobcats, mountain lions, coyotes, foxes, beavers, porcupines, skunks, and an assortment of other wild animals, both large and small. Moose? Yup, and plenty of them. It's no coincidence that the entrance sign to Summit Park, as well as the Association's logo, depicts a moose.



Stating what should be the obvious – but it never hurts to repeat it – please leave the wildlife alone. Enjoy seeing and watching them, but don't feed them, try to get too close to them, and certainly keep a lookout for them when driving on our roads or accessing the backcountry. Wildlife can be unpredictable (especially moose!), and keeping you and your pets away from them will go far in ensuring your own safety and the safety of your pets.

Street Parking

Many of our roads in Summit Park were laid down well over 50 years ago when there was far less traffic and vehicles were much smaller in size. County safety engineers recognize that our winding and narrow roads are a problem, but they cannot be widened or improved without major reengineering, which is likely not going to happen. Roadways also become narrower when snow is present, and therefore, all street parking is prohibited between November 1st and May 1st (unless otherwise posted) to allow access by residents, snowplows, and emergency vehicles. During the rest of the year, street parking is prohibited where signage indicates.



Various solutions to the limited parking around trailheads are a frequent topic by both locals and government, but nothing has really come of it other than additional signs being posted on streets that further restricts parking. Those that choose to park in areas not otherwise allowed risk getting ticketed and possibly booted or towed, as Summit Park is patrolled on a regular basis and violators are rarely warned if they choose to ignore the *no parking* or other parking restrictions.

It should also go without saying that parking in front of people's driveways or preventing road or property access is a big no-no. Furthermore, vacant lots, cul-de-sacs, and county right-of-way areas are not for parking excess personal or commercial vehicles, such as trucks, campers, RVs, trailers, or boats.



Speed Limit

The speed limit in Summit Park is 25 MPH. Not 35, not 45, but 25 MPH. Of course, with Summit Park's "famous" curvy and narrow streets, people walking and children playing, and wildlife that doesn't recognize that roads are not trails and otherwise used by large vehicles, 25 MPH is certainly a reasonable and safe speed limit throughout our neighborhood.



Open Fires and Fireworks

Summit Park and surrounding lands are subject to a high fire danger due to the forested nature of the community and surrounding area. Unless otherwise permitted by current local and state laws or directives, all open fires and fireworks are prohibited within Summit Park at all times of the year, regardless of whether they are permitted in areas outside of Summit Park. Exception to this are authorized and/or permitted burning activities, such as the burning of brush and slash piles when outdoor conditions allow and when all necessary safety precautions are taken to mitigate the potential for fire spreading outside of the controlled area. Fire pits, with at least ten (10) feet of defensible space (defined as a landscaped area void of trees, shrubs, and grass, created around the fire pit), are permissible.



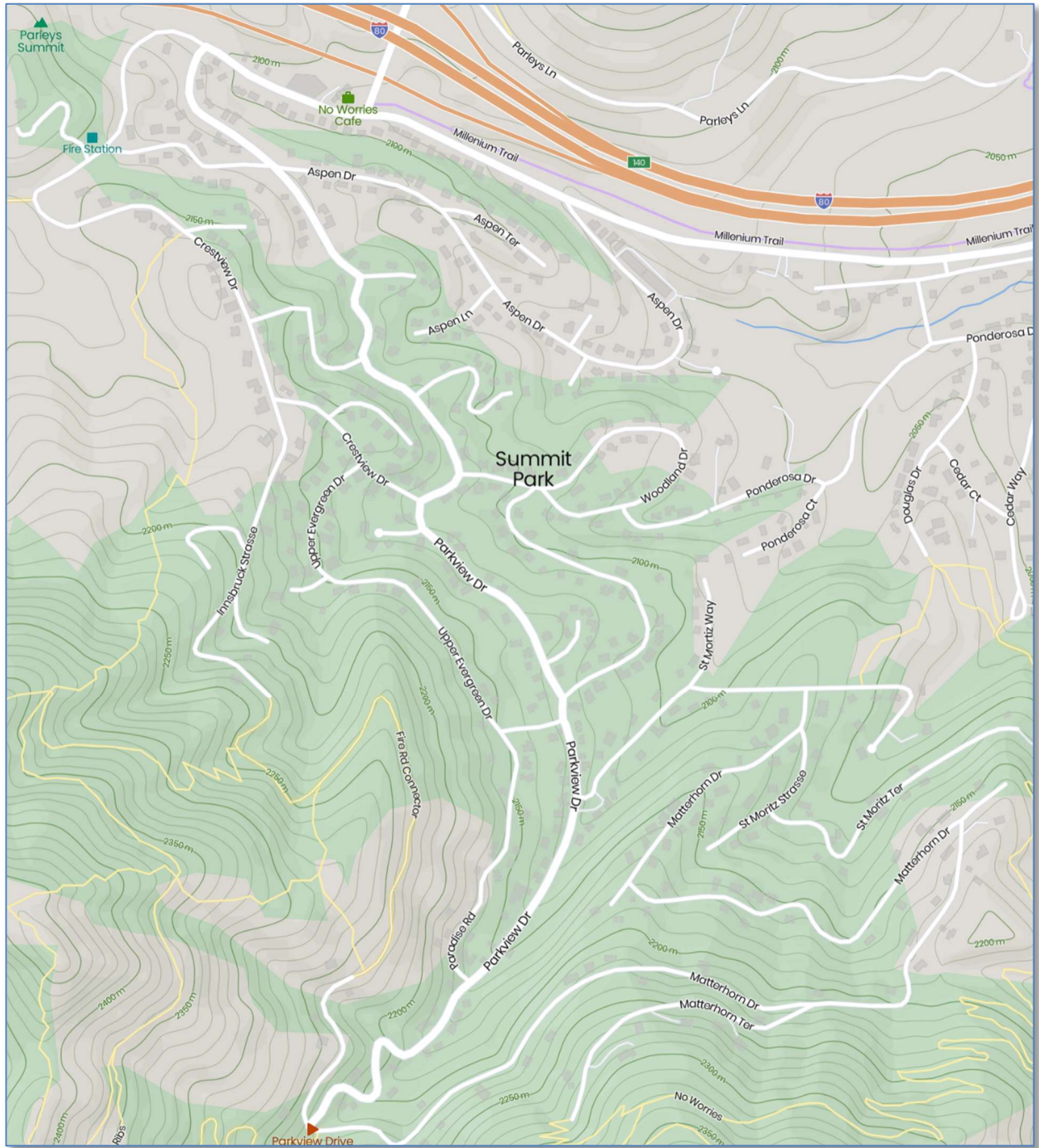
Short-Term Nightly and Vacation Rentals

Whereas Summit Park does not prohibit, nor does the Association take any position, on a property owner electing to use a dwelling as a nightly or vacation rental, suffice to say that issues associated with nightly rentals constitute the number-one complaint that the Association receives. Typical complaints involve concerns over excessive noise, traffic and parking issues, vandalism, and excessive trash left on and off the property from those that occupy nightly rentals. Summit Park is a neighborhood that largely consists of permanent residents who desire quiet and respect from those that are here for only a limited time. It is very much appreciated by the community and by those that live near short-term rental properties that the property owner or designated landlord show respect to those that live in Summit Park by helping to maintain their property as if they were the ones living here and to so inform their renters of the same. Guidance on nightly rentals can be found by accessing the Park City Municipal Code 4.5.3 (*Regulations of Nightly Rentals*) at https://ParkCity.MunicipalCodeOnline.com/book?type=ordinances#name=4-5-3_Regulation_Of_Nightly_Rentals.





Summit Park Homeowners Association



Summit Park Homeowners Association

P.O. Box 980754, Park City, UT 84098

SummitParkUtah@gmail.com

<https://SummitParkUtah.net>