

City Council Staff Report

Subject: Bonanza Flat Open Space Planning
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Department: Sustainability
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Type of Item: Administrative

Summary Recommendation

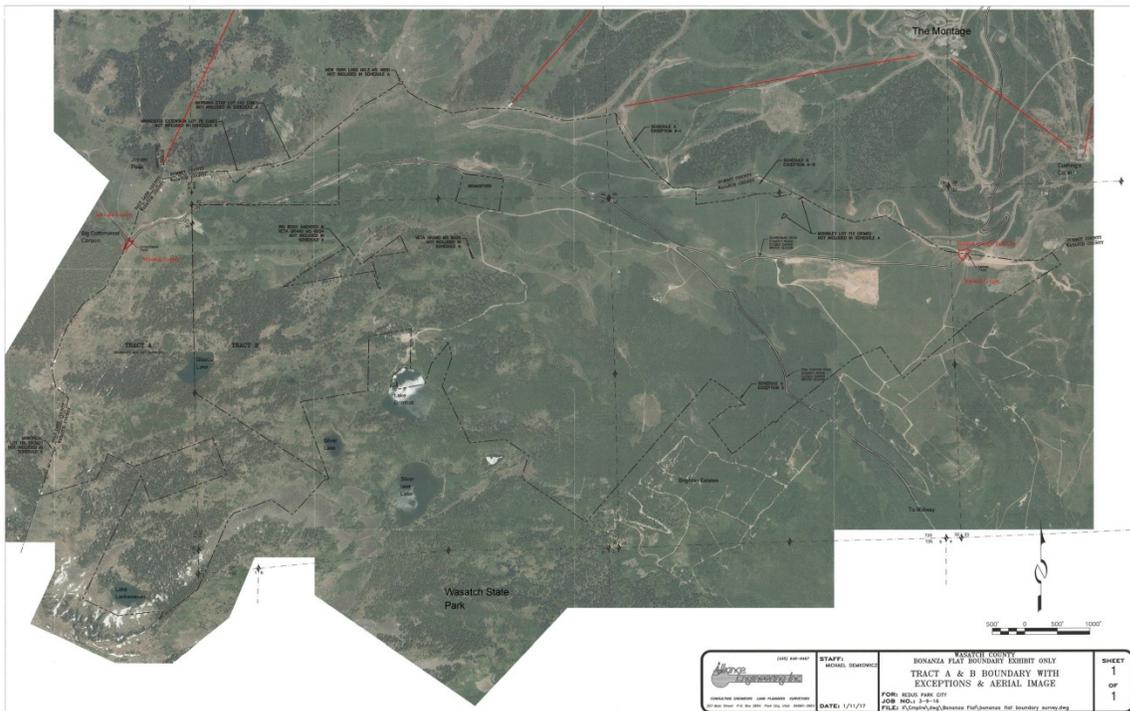
Staff recommends City Council review the proposed Bonanza Flat Open Space planning framework and conservation easement timeline and confirm recommendations provided within.

Executive Summary

Council should review the proposed Bonanza Flat Open Space planning framework and conservation easement timeline and provide input as to the stakeholder coordination members, in addition to the timeline and components of the easement and public outreach programs.

Acronyms

PCMC Park City Municipal Corporation
 UOL Utah Open Lands



The Opportunity

Staff and Utah Open Lands (UOL) are recommending a preliminary planning framework associated with the Bonanza Flat Open Space property. These efforts will provide an outline and timeline for the coordination of various stakeholders and public outreach efforts, which will ultimately result in the drafting and adoption of a conservation easement and adaptive management plan.

Background

On June 15, Park City Municipal Corporation acquired 1350 acres of open space located in Wasatch County. Furthermore, on the same date, City Council selected Utah Open Lands as the land trust to hold the conservation easement.

Analysis

Staff has provided a timeline of approximately six months, which entails the various aspects of the conservation easement, in addition to, various meeting and outreach endeavors. Council can find the timeline here: [Bonanza Flat Planning Timeline](#). Additionally, staff has broken down the proposed planning coordination into three groups. These groups or entities will provide the coordination and planning framework, while the Park City Council, as landowner, will serve as the ultimate decision making authority. Finally, Staff has prepared information on a Communications plan, as well as, active and passive property management items.

Planning Framework and Stakeholder Coordination

The Planning framework and stakeholder coordination program identifies four specific groups integral to a successful planning process.



I. Technical Resource Advisors

These organizations will serve as technical resource advisors within their respective fields. Staff is requesting City Council confirm the recommended list below.

- *Mountain Trails Foundation (MTF)*
- *Summit Land Conservancy (SLC)*
- *Citizens Open Space Advisory Committee (COSAC)*
- *Trails Utah*
- *Save our Canyons*
- *Wasatch Backcountry Alliance*

II. Jurisdictional Agency Stakeholder

These jurisdictional governmental agencies represent specific public planning and resources within the Bonanza Flat area. Staff is requesting City Council confirm the recommended list below.

- *Wasatch County*
- *Summit County*
- *Salt Lake County*
- *Salt Lake City Public Utilities*
- *Midway City*
- *Wasatch State Parks*
- *Uinta-Wasatch-Cache National Forest*
- *Metro Water*

These organizations and jurisdictions will meet individually as needed or at the direction of City Council to solicit input. Additionally, the specific groups will meet collectively two-three times to update them on the planning process.

- These meetings will be publically noticed and the public will be welcome to provide input.

III. The Drafting and Executive Team

This group will serve as the City Council/Landowner representative. Staff is requesting City Council confirm the recommended list below.

- *Jack Thomas (Mayor)*
- *Andy Beerman (Council member & Council liaison to COSAC)*
- *Wendy Fisher (UOL)*
- *PCMC/UOL Staff*

This group will meet weekly/bi-weekly or at the direction of City Council to manage the overall planning/coordination, public outreach and easement process. Furthermore, the

group will prepare and draft components of the proposed conservation easement in accordance with input solicited by the groups identified above.

- The group will provide updates to City Council every six weeks in a publically noticed regular session meeting.

Public Outreach and Education

Public Outreach and education is paramount to any planning process as it aids in collecting survey data, providing dissemination of important stewardship actions on the property and helps to identify appropriate uses. Staff has outlined the framework of a communications plan below, which incorporates Outreach and Educational efforts.

The recommendation includes at minimum one public City Council meeting approximately each six weeks.

- Tentative 2017 dates (*July 13, August 31, October 24, December 14*)
- These meetings will be supplemented with open houses and the stakeholder coordination meetings identified above.

Public Education

Public Educational opportunities will be provided so members of the public can attain schedules and information specific to the project and in some cases provide dialogue through specific outlets, such as Facebook.

- Staff will establish a dedicated webpage hosted on the Park City Municipal and Utah Open Lands Homepages
 - Information will include the following
 - Meeting and events schedule
 - Council Staff Reports and approved minutes
 - Maps and other reference materials
 - Contact information and 'Notify me' opportunities
- Create a dedicated Facebook page for Bonanza Flat by repurposing the fundraising website.
 - Create regular posts with information
 - Opportunities for users to provide comment/dialogue
- Dedicated Bonanza Flat section of monthly Newsletter

Public Outreach

Public Outreach opportunities are scheduled to engage the community to solicit information and/or input within the planning process. Below is a list of those endeavors.

- *Public Open Houses*
 - *Outreach opportunities where the public can review maps and information associated with the baseline documentation and planning process, as well as take public input*
- *City Council Meetings*

- *Periodic public meetings Outreach to encourage public participation.*
- *Public Participation Surveys*
 - *Utah Open Lands survey for baseline documentation*
 - *PCMC survey for public comment*
- *Presentations to local groups such as Rotary, Board of Realtors, etc.*
- *Bonanza Flat topics in regular existing outreach like Council Outreach Series (coffee/après with Council)*
- *Volunteer Opportunities*
 - *Opportunities to participate in data collection for the resource inventory*

Staff will generate content that can be repurposed and disseminated in newsletters and websites for coalition partners, contributing utilities, and other stakeholder newsletters via distribution channels, including email lists, print, audio and social media:

- *Coalition Members*
- *Summit County*
- *Salt Lake City and Salt Lake County*
- *Wasatch County*
- *Local Media (KPCW/Park Record/Park City Mag)*
- *Salt Lake Media contacts*
- *Wasatch County media outlets*

Property Management and Conservation Easement

Outside of the planning and coordination process, staffs from Park City Municipal and Utah Open Lands are diligently at work addressing physical aspects associated with the management of the property, in addition to the components necessary to adopt the conservation easement.

I. Property Management

Council has taken a 'status quo' management approach to the Bonanza Flat property while the resource inventory and baseline documentation takes place over the next several months. With that in mind, staff would like Council to confirm that management position specific to the following 'active priority' issues.

Wildfire Danger

Wildfire danger is of gravest concern, thus staff is recommending at minimum, placing 'No open burning and No Camping' signs at access points. The majority of the state, as directed by the State Forester, is under campfire restrictions. Additionally, without proper camping facilities on site, wildfire and environmental impacts may be increased.

- *Does Council as landowner support this recommendation?*

Existing Parking Areas

The public continues to utilize the parking areas located at Guardsman Pass and Empire Pass. Both areas are 'split' between applicable counties/jurisdictions. These parking areas present traffic and safety concerns due to the sheer amount of users.

The Mayor and staff will meet with jurisdictional representatives and report back on current status and relevant policy direction needed before making any changes.

Landowner Monitoring

PCMC and UOL staff is actively visiting the property to review the existing conditions and monitor the property. PCMC staff currently spends approximately four hours weekly on the property and anticipates more once the recently hired Trails and Open Space Coordinator starts (June 17th).

- *Should Council wish to take a more active management position through this initial summer transitional period other than 'status quo', they could direct staff to maintain a physical presence on the property. (daily and including weekends) Staff could hire additional resources to accomplish that goal.*

Continued 'passive' management and monitoring activities

In accordance with efforts to ensure public safety and environmental preservation, staff is concurrently completing the following property wide measures:

- *Completing a boundary survey with Alliance Engineering*
- *Identifying any physical mine hazards*
- *Identifying and evaluating any environmental issues (noxious weeds, watershed, erosion)*
- *Identifying and evaluating any wildfire issues*
- *Evaluate additional signage needs*

Additionally, UOL, in concert with PCMC staff will develop an adaptive management plan. The plan will be developed in conjunction with the conservation easement to augment overall property management objectives dictated by the intention and uses outlined in the conservation easement. The management plan will rely on current condition data and baseline documentation work to track the trajectory of conservation values and further balance conservation values attendant to the property to ensure that watershed, recreational and wildlife objectives of the council and the community are met. The plan will also include an action plan to encompass timeframes and necessary actions for everything from weed management to trailhead development

II. Conservation Easement

Utah Open Lands has identified several key components associated with the conservation easement. The components include data collection and resource inventory associated with the baseline documentation. This documentation serves as the platform in which the property values are identified, evaluated and managed moving forward. Staff has provided a timeline which includes the components of the easement documentation, drafting and final adoption of the applicable documents. (Attachment X)

Project Budget

Staff will create a capital and operational budget for the project at the direction of Council and as the planning process evolves. This item will return to Council throughout the process, with greater details and as direction is provided.

Department Review

This report has been reviewed by the Budget and Executive Departments, as well as the City Attorney's Office.

Attachments

None