

City Council Staff Report

Subject: Bonanza Flat Open Space Planning
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Department: Sustainability
Date: August 31, 2017
Type of Item: Administrative

Summary Recommendation

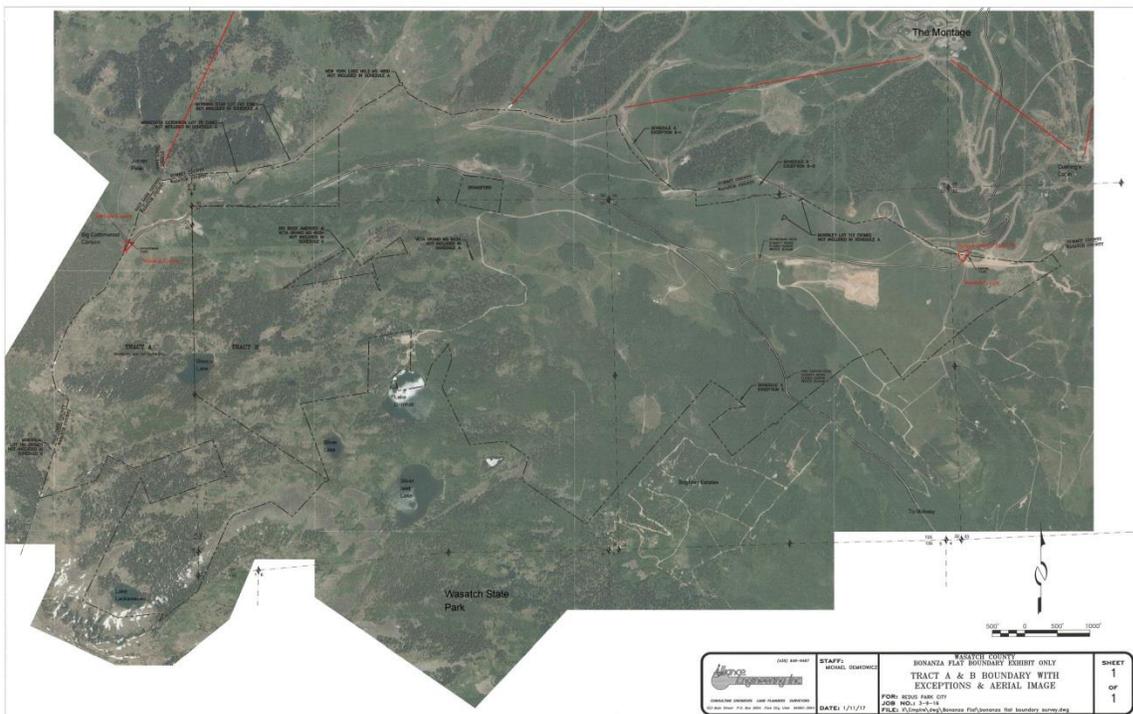
Staff recommends City Council reviews and discusses updates to the Bonanza Flat Planning Process, confirm recommendations provided within and take public comment associated with the project.

Executive Summary

Council should review and discuss the planning update for the Bonanza Flat open space. This update includes information associated with the ongoing resource inventory by Utah Open Lands, as well as, analysis of the online survey and recaps of the initial jurisdictional stakeholder and technical resource advisor meetings.

Acronyms

PCMC Park City Municipal Corporation
 UOL Utah Open Lands



The Opportunity

City Council has approved a planning framework associated with the Bonanza Flat Open Space. The process allows for the coordination and input of a jurisdictional stakeholder group, a technical resource group and the general public. It also stipulates the importance of recognizing the property's natural resources, from which discussions associated with use and management of the property may be balanced. Each factor will ultimately result in the drafting and adoption of a conservation easement and adaptive management plan, to be held by Utah Open Lands.

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.

On July 13, City Council approved a planning framework and timeline, which included coordination and input of a jurisdictional stakeholder group, a technical resource group and the general public.

Analysis

Staff has provided a timeline of approximately six months, which can find the timeline here: [Bonanza Flat Planning Timeline](#)

Resource Inventory Update

Since July 13th, Utah Open Lands and city staff have focused on several resource inventory items including:

- Noxious Weed mapping
 - Noxious Weed Management determinations. Garlic Mustard is a prevalent invasive species throughout summit County, however in the Bonanza Flat area Dalmation Toadflax *Linaria dalmatica* the greatest noxious weed infestation. This species is often transplanted by residents to an area because of its yellow butter and eggs flower.
- Water Quality
 - Bloods Lake is the water supply for the existing Cloud Rim Girl Scouts camp. Bloods Lake is a little known, but becoming popular destination area for off-leash dogs and camping. Issues associated with these activities including human and animal feces which have the potential, over time, to affect the overall quality of water in Bloods Lake. Utah Open Lands is currently conducting water quality testing on Bloods, Laxawaxen, Silver and Silver Islet Lakes to determine a baseline water quality level in these water bodies. Additionally, Utah Open Lands has also received data from various monitoring agencies to aid in determining potential threats to human and animal species, necessitating management action.
- Wildlife documentation
 - UOL has found evidence that cougar, black bear, pika and flammulated owls exist on the property. These are all species of relative concern in the

West with the flammulated owl (a species that as an adult can fit in the palm of an adult's hand) considered to be a species of greatest concern.

- Mine related inventory
 - UOL staff and a local mining expert are visiting the property, for the purposes of creating an inventory, in addition to, evaluating if any open shafts are located on the property.
- Vegetative analysis (Flora/Fauna)
 - Utah Open Lands has also discovered a rare orchid floral variety.

Identified Stakeholders and Coordination Groups

Staff held two public input sessions, one with the Jurisdictional Stakeholders on August 11th and the second with the Technical Resource Advisors on August 25th.

Jurisdictional Stakeholders Meeting Recap

The jurisdictional meeting involved entities whose public charter, either through funds provided, taxing authority or public purview encompassed Bonanza Flat. This initial meeting was purposed to receive input from these entities regarding their conservation or preservation priorities for Bonanza Flat. The meeting was geared to provide the various stakeholders with the ability to discuss either how Bonanza Flat as a property interfaced with their jurisdiction or vice versa. In attendance: Wasatch Mountain State Park, US Forest Service, Metropolitan Water District of Salt Lake and Sandy, Salt Lake City Public Utilities, Wasatch County, Midway City, Summit County, Snyderville Basin Special Recreation District

- Conservation Value Prioritization Discussion: Watershed, scenic, non-motorized recreation, and wildlife. An overarching concern for each stakeholder was water quality. From Summit County to Wasatch County, Metropolitan Water District to Salt Lake Public Utilities, the concern over protecting the watershed value of this property exhibited itself as a high concern and was unanimous among stakeholders. Among the stakeholders it was recognized that the property effectually encompasses two different watersheds; big cottonwood and Provo River. It was recognized that behavioral patterns from user groups could affect both watersheds regardless of signage.
 - Dog management. Specific to waste was identified as a major watershed concern.
 - Human waste and impacts from the lack of camping facilities was also a watershed concern.
- All stakeholders recognized the critical role Bonanza Flat plays in broader regional recreational pursuits. Recreational pursuits varied slightly among the stakeholders. There was not a specific activity cited by all jurisdictional partners, however stakeholders identified potential threats to the Bonanza Flat area as including: uninformed or uneducated users of the area, increased general pollution, 'loving the area to death', watershed quality and human caused fire dangers.

- A key component identified by the stakeholders was the pristine nature of various areas in Bonanza Flat. It was suggested by a few jurisdictional stakeholders that protecting the pristine conditions existent on Bonanza Flat would be

Technical Resource Advisors Meeting Recap

The technical resource advisors in attendance: The Mountain Trails Foundation (MTF), the Citizens Open Space Advisory Committee (COSAC), Trails Utah, Save our Canyons (SoC) and Wasatch Backcountry Alliance (WBA) consists of organizations able to provide technical advice associated with possible uses. This initial meeting was purposed to introduce the planning framework and timeline, in addition to, receiving initial input on proposed technical planning documents

- Technical Planning Discussion: Similar to concerns echoed within the Mountain Accord planning process, the sentiment from the advisory group was that the property could be 'loved to death', should the access to the property be mismanaged. Specifically, the group noted that the property and proposed recreational amenities (trails) would have a carrying capacity, which ultimately would be regulated by the type, amount and location in which access is provided.
 - The creation of a sustainable trail network that manages use and impact to the property by avoiding environmentally sensitive areas.
 - Dog management within a watershed was discussed.
 - Recreational snowmobiling versus the utilization of snowmobiles for access to private property in the area was discussed.
 - Education and enforcement was a topic that continually arose, noting that any limitation and/or regulation of use would require a combination of both to ensure the environmental properties of the land would be preserved.

Public Outreach and Education

Staff and Utah Open Lands have created dedicated web and Facebook pages for the planning process. <https://www.facebook.com/BonanzaFlat/> Additionally, the city website has a link 'Bonanza Flat Community Preserve', which can be found on the top of the home page. [Bonanza Flat Community Preserve- City Website This page provides](#) background information including all of the staff reports and meeting minutes from the project, as well as, a calendar of future meetings and a map for reference. Finally, Utah Open Lands has collected an email/contact list in which information, including updates, is being provided to the public.

Online survey

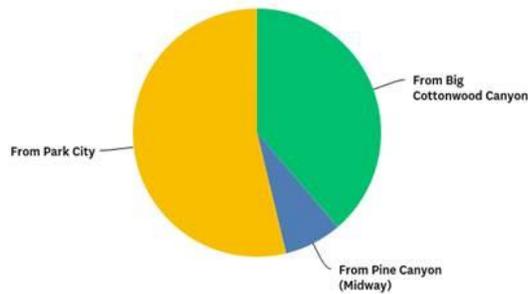
PCMC and UOL posted an online survey soon after the July 13th City Council meeting to collect input from the public. The survey ran until August 30th. Participants were asked to provide information on historical use, appropriateness of uses, how and from where do they access the property and finally, their residential zip code. The intent of the survey, while informal and not statistically significant, was to capture, in broad strokes, the greater community's conceptual understanding of what the property

represents and how it should be best utilized responsibly. To date, there have been over 1200 respondents, however, Utah Open Lands acknowledges that due to the providers of the survey (other coalition non-profits and the city of Park City) that the respondents may have been predisposed to information regarding Bonanza Flat during the fundraising campaign. To that point, staff is contemplating extending the deadline of this survey.

Staff has provided response data for several questions asked within the survey. Staff will be presenting the entire survey at the meeting.

Q3: How do you access the area?

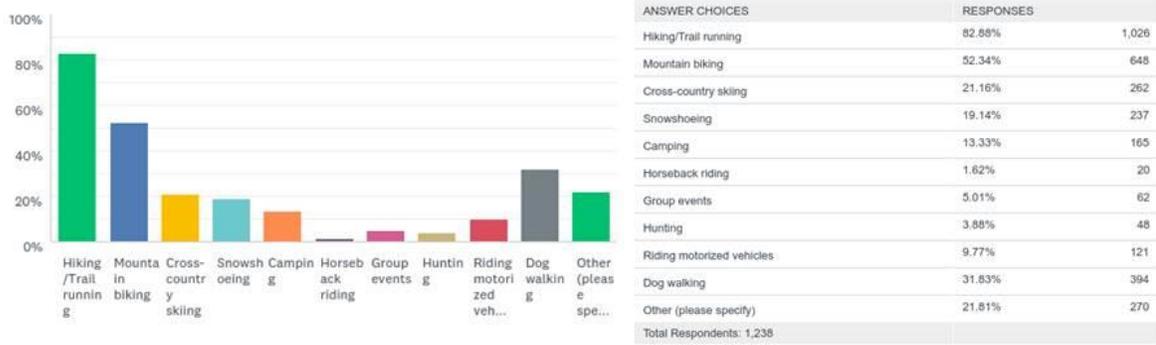
Answered: 1,239 Skipped: 8



ANSWER CHOICES	RESPONSES	
From Big Cottonwood Canyon	38.74%	480
From Pine Canyon (Midway)	7.51%	93
From Park City	53.75%	666
TOTAL		1,239

Q5: How do you use Bonanza Flats - what activities bring you out to the area?

Answered: 1,238 Skipped: 9



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Q6: What types of activities do you think are APPROPRIATE in the area?

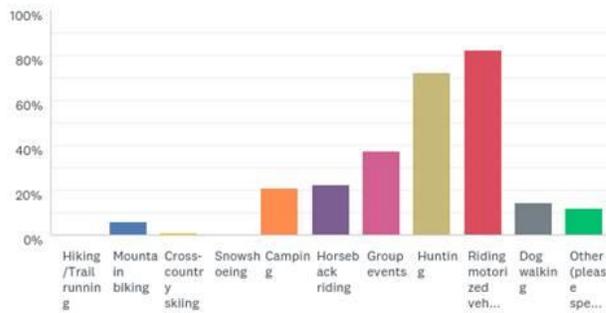
Answered: 1,245 Skipped: 2



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Q7: What types of activities do you think are INAPPROPRIATE in the area?

Answered: 1,155 Skipped: 92

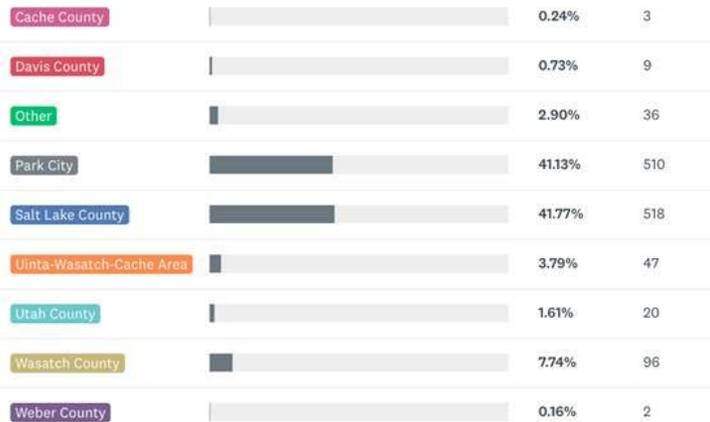


ANSWER CHOICES	RESPONSES
Hiking/Trail running	0.09% 1
Mountain biking	6.23% 72
Cross-country skiing	0.95% 11
Snowshoeing	0.43% 5
Camping	21.13% 244
Horseback riding	22.60% 261
Group events	37.75% 436
Hunting	72.47% 837
Riding motorized vehicles	82.68% 905
Dog walking	14.29% 165
Other (please specify)	11.95% 138
Total Respondents: 1,155	

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Q8: In what ZIP code is your home located?(enter 5-digit ZIP code; for example, 00544 or 94305)

Answered: 1,240 Skipped: 6



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On Site Surveys and more

Utah Open Lands has scheduled several on-site surveys to take place on the property (Bloods Lake Trail, Empire Pass). This will allow the ability to reach additional users

who may not be aware of the change and ownership and/or unaware of the online survey. Finally, staff plans to post an additional online survey in the coming months.

Management Issues

Several concerns have been raised over the lack of sanitation facilities near and around Guardsman's pass as well as the parking issues which have created emergency vehicle response limitations and general safety response limitations in the area. These issues have plagued the area for years and, upon Park City's acquisition of the property, have been identified and, in some instances, increased.

- Park City has initiated temporary sanitation facility improvements, in the form of two ADA portable-potties.
- Park City and UOL have posted signage prohibiting fires and camping.
- Park City staff continues to coordinate with emergency services per emergency response issues, in addition to, documenting use and parking.
- PCMC has also hired a full time Trails and Open Space coordinator to assist in monitoring the property and responding to management concerns, requests and data collection. City staff spends on average 10 hours a week on site. (This does not include UOL staff time on the property)
- Park City has continued boundary survey work associated with 'Parcel A' of the purchase area.
- Staff continues to coordinate with Talisker on the relocation of the lease hold amenities.

Next Update to City Council

On July 13th, staff committed to returning to City Council every six weeks, so as to provide a planning and inventory update, as well as, provide for additional public input. Staff anticipates November 9th being the next scheduled City Council update.

Department Review

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