

# City Council Staff Report



**Subject:** Bonanza Park District  
**Author:** Francisco Astorga  
**Project Number:** PL-10-00996  
**Date:** July 29, 2010  
**Type of Item:** Legislative – General Plan Amendment

PLANNING DEPARTMENT

## **Summary Recommendations**

Staff recommends that the City Council review the attached resolution adopting the “Bonanza Park” District name change (from the existing “Park Bonanza”) amendment to the Park City General Plan and consider adopting the resolution.

## **Description**

**Applicant:** Planning Staff  
**Location:** Bonanza Drive to the east, Park Avenue to the west, Kearns Boulevard to the north, and Deer Valley Drive to the south, The district includes those properties along both sides of Bonanza from Iron Horse Drive to Kearns.  
**Zoning:** General Commercial (GC) District and Light Industrial (LI) District with Frontage Protection Zone (FPZ) along Kearns Blvd.  
**Land Uses:** Resort commissary and parking, shops, restaurants, public works buildings, storage areas, small art, consignment shops, banks, real estate offices, movie theatre, and grocery store.  
**Reason for Review:** General Plan Amendments require Planning Commission review and City Council approval

## **Background**

In August 2007, the City Council adopted a resolution approving amendments and revisions to the elements of the Park City General Plan and created the Park Bonanza Planning Area. The purpose of the 2007 amendments was to provide more detailed policy direction for the protection and development of properties within the Park Bonanza neighborhood.

The Planning Commission reviewed this General Plan Amendment during their June 23, 2010 meeting and forwarded a positive recommendation to the City Council.

## **Analysis**

The purpose of this General Plan Amendment is to simply change the name of the

district to Bonanza Park. Staff finds good cause for this General Plan Amendment as the proposed name provides a more accurate name of the neighborhood and is similar to the direction that property owners in that District are moving in terms of district identification.

### **Department Review**

This project has gone through an interdepartmental review. No further issues were noted during this process.

### **Notice**

Legal notice was placed in the Park Record for the Planning Commission hearing and the City Council hearing.

### **Public Input**

No public input has been received by the time of this report.

### **Alternatives**

- The City Council may approve the General Plan Amendment as conditioned or amended; or
- The City Council may deny the General Plan Amendment and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the General Plan Amendment.
- The City Council may remand the item back to the Planning Commission for specific discussion on topics and/or findings.

### **Significant Impacts**

There are no significant fiscal or environmental impacts from this application.

### **Consequences of not taking the Suggested Recommendation**

The District would remain as the Park Bonanza Planning District.

### **Recommendation**

Staff recommends that the City Council review the attached resolution adopting the “Bonanza Park” District name change (from the existing “Park Bonanza”) amendment to the Park City General Plan and consider adopting the resolution.

### **Exhibits**

Exhibit A – Proposed Resolution

Exhibit B – Proposed General Plan Amendment

Exhibit C – June 23, 2010 Planning Commission minutes

**Exhibit A**

**Resolution No. \_\_-10**

**A RESOLUTION APPROVING AN AMENDMENT TO THE PARK CITY GENERAL PLAN CHANGING THE NAME OF THE PARK BONANZA PLANNING AREA TO THE BONANZA PARK PLANNING AREA.**

WHEREAS, the Park City General Plan was adopted by the City Council in 1985 and amended in 1997, 1999, 2000, 2001, 2002 and 2007;

WHEREAS, the Bonanza Park District is the oldest commercial district in Park City outside of the Historic Main Street area;

WHEREAS, the boundaries of the Bonanza Park District are Bonanza Drive to the east, Park Avenue to the west and Kearns Boulevard to the north and Deer Valley Drive to the south;

WHEREAS, the Bonanza Park District includes those properties along both sides of Bonanza Drive from Iron Horse Drive to Kearns;

WHEREAS, the area identified in the General Plan as the Park Bonanza Planning area will be identified as the Bonanza Park Planning Area.

NOW THEREFORE, be it resolved by the City Council of Park City as follows:

The amendments and revisions to the Bonanza Park Planning Area are adopted in its entirety.

This Resolution shall become effective upon adoption by the City Council of Park City Dated \_\_ day of July 2010.

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Dana Williams, Mayor

Attest:

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Jan M. Scott, City Recorder

Approved as to form:

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Mark D. Harrington, City Attorney

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