

**Bonanza Flat Planning-
Jurisdictional Stakeholders Input Session
Council Chambers
445 Marsac Ave.
March 23, 2018**



AGENDA

- I. Roll Call
 - a. Utah Open Lands Presentation of Conservation Easement Intentions and Use Report
 - b. Review of City Council Meeting March 15, 2018
- II. Additional Public/Stakeholder Input

Bonanza Flat Planning Report



Subject: Bonanza Flat Open Space Planning- Jurisdictional Stakeholders
Author: Heinrich Deters Trails and Open Space Manager
Department: Sustainability
Date: March 23, 2018
Type of Item: Bonanza Flat Planning

Summary Recommendation

Staff recommends the Jurisdictional Stakeholder Group review the March 15th City Council Report and Conservation Easement Intentions and Use Report and provide input. (Attachment I)

Background

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.

Park City residents approved a \$25M bond to fund much of the Bonanza Flat acquisition. Below is the associated language.

Shall Park City, Utah be authorized to issue general obligation bonds in an amount not to exceed \$25,000,000 and to mature in no more than 16 years from the date or dates of such bonds to acquire, improve and forever preserve open space, park and recreational land located in Bonanza Flats, if such land is available for purchase by the City, in order to protect the conservation values thereof, to remove existing unneeded man-made improvements, and to make limited improvements for public access, parking and use?

Utah Open Lands has completed the Resource Inventory and has presented the report to City Council on March 15. Council has directed staff and UOL to meet with the Jurisdictional Stakeholder Group and Technical Resource Committee and take their input. Additionally, Council directed staff to host a public input session on April 2nd. (Attachment II- Meeting audio and Staff Meeting Notes)

Should Council provide policy direction per uses on the property, staff will coordinate any jurisdictional and/or enforcement requirements and opportunities through subsequent meetings and budgeting.

The Conservation Easement Intentions and Use Report

Utah Open Lands recommendations within the report are specific to the property owned and controlled by Park City Municipal. It does not include the public roads, which are located within or adjacent to the property. Utah Department of Transportation and Wasatch County roads are not under PCMC's jurisdiction. PCMC

will continue to work with both jurisdictions on the management of those roadways with particular emphasis on the seasonal uses.

Conservation Zones

UOL is recommending the creation of 'Conservation Zones' within the property and subsequently the conservation easement allows uses and environmental values, which may be in conflict, to coexist in different areas. These are outlined within the March 15th City Council report.

Utah Open Lands Recommended Prohibited Uses on Bonanza Flat

Utah Open Lands is recommending certain uses be prohibited, specific to PCMC owned Bonanza Flat.

1. Motorized Use: Property owned and controlled by PCMC will be posted prohibiting motorized uses (summer and winter)
 - Motorized vehicles including but not limited to jeeps and trucks, utility vehicles, motorcycles, all-terrain vehicles, snowmobiles and 'timber sleds'. E-bikes are also prohibited.
 - The exception to this would be associated with emergency response/services and/or authorized management and maintenance of the property.
2. Hunting: Property owned and controlled by PCMC will be posted 'No Hunting' without the authority of the landowner.
 - The exception to this prohibition would be to utilize hunting as a management tool for diseased or problematic animals as identified by Utah Open Lands.
3. Overhead Transportation Infrastructure
 - This would include ski lifts, gondola or trams and the related infrastructure.

City Council also requested that staff discuss the role of XC skiing and the subsequent grooming required for the use. The request is under the assumption that winter access to the area would remain very limited and consistent with the bond language and easement recommendations by Utah Open Lands.

Attachment I- March 15, 2018 City Council Report and Conservation Easement Intention and Use Report

City Council Staff Report



Subject: Bonanza Flat Open Space Planning
Author: Heinrich Deters Trails and Open Space Manager
Department: Sustainability
Date: March 15, 2018
Type of Item: Administrative

Summary Recommendation

Staff recommends City Council review the Bonanza Flat Winter Resource Inventory Summary and;

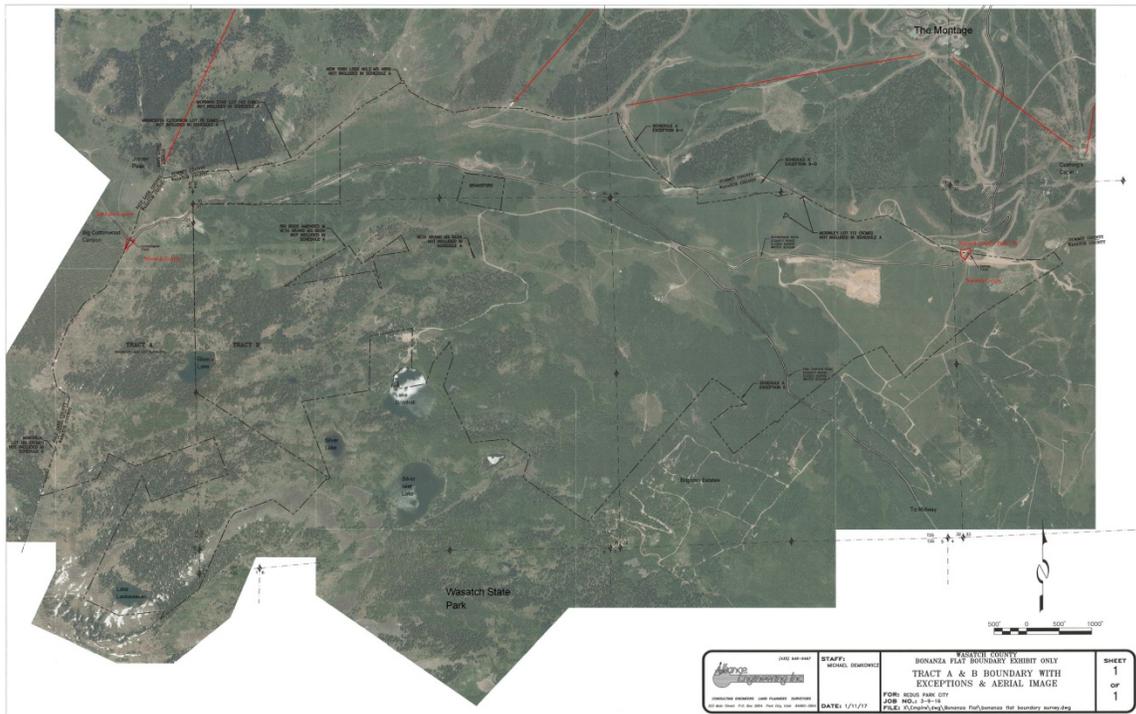
1. Provide direction on the DRAFT Bonanza Flat Conservation Easement Intention and Use Report, which identifies recommended permitted and prohibited uses; and
2. Direct staff to meet with the Jurisdictional Stakeholder Group and Technical Resource Committee to receive input on the Conservation Easement Intention and Use Report.
3. Direct staff to host a public open house to receive input on the Conservation Easement Intention and Use Report.

Executive Summary

City Council should review the updated Bonanza Flat Winter Resource Inventory Summary and discuss the DRAFT Conservation Easement Intention and Use Report as presented by Utah Open Lands. Further, Council should direct staff to meet with both the Jurisdictional Stakeholders Group and Technical Resource Committee to discuss and receive input on the DRAFT documents. Additionally, Council should direct staff to host a public open house to provide the opportunity for the public to provide comment.

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.

On August 11th, staff hosted a Jurisdictional Stakeholder meeting. On August 25th, staff hosted a Technical Resource Advisor meeting.

On September 20th, Utah Open Lands and City staff participated in the City's broader Fall Project Open House to collect public comment on the Bonanza Flat planning process.

On November 9th, City Council reviewed the summer Resource Inventory for the property and held a public hearing.

On November 17th, staff hosted separate Jurisdictional Stakeholder and Technical Resource Advisor meetings. A recap of both meetings has been provided in (Attachment I)

Date Item

July 13, 2017	City Council Packet- Bonanza Flat Planning- Page 80 City Council Meeting Minutes- Page 7
August 31, 2017	City Council Packet- Bonanza Planning Update City Council Meeting Minutes- Page 11
November 9, 2017	City Council Packet- Resource Inventory Update- Page 114 City Council Meeting Minutes- Page 8

Analysis

Issues associated with drafting the Bonanza Flat Conservation Easement and Management Plan necessitate determining a course of action regarding how to deal with enforcing the eventual permitted and prohibited uses associated with the protection of Bonanza Flat for the benefit of the public. Achieving sustainable public recreation opportunities, protecting the conservation values and furthering the public mandate established by the bond utilized to purchase the property, requires defining the purpose and appropriate uses within the conservation easement to deal with potential unknown future opportunities as well as define protocols to ensure the conservation easement adequately protects the public trust.

November 9, 2017 City Council Direction

Previous direction from City Council included, extending the Resource Inventory through the winter of 2017/18, in addition to, meeting with the Jurisdictional Stakeholders Group and Technical Resource Committee.

Summary November 17, 2017 Jurisdictional Stakeholder and Technical Resource Committee

Jurisdictional Stakeholders Meeting Notes

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.

Review of November 9 Council Meeting

- Council direction to extend Resource Inventory through Winter.
- Review of Resource Inventory Presentation

Stakeholder Discussion Degree of Use:

Much of the general conversation focused on balancing the access and natural qualities of the property. Specifically, the group was very concerned with the Guardsman Pass trailhead, its safety issues and impacts of the trail on the environment. The area needs to be managed, closed, relocated or similar to disperse the recreational use.

- The watershed should be prioritized as a means of creating restrictions.
- Zones may aid in creating “areas” of permitted use for high-impact recreation.
- low-impact uses of hiking, snowshoeing, and skiing are most appropriate
- Mountain biking and dog-walking were suggested as uses that be restricted to certain corridors.
- Summer motorized use was unanimously prohibited
- Snowmobiling access to homes and adjacent property via UDOT/County roads will be there in perpetuity, but recreational use on the property is an issue that must be managed.
- Target shooting was unanimously agreed to be a prohibited use.

Technical Resource Advisors Meeting Notes

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.

Review of November 9th City Council Meeting

- Council direction to extend Resource Inventory through Winter.
- Review of Resource Inventory Presentation
- **Technical Discussion Degree of Use:** 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 and trailhead access, which 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.
 - Support to remove/relocate Guardsman Pass Trailhead area due to dangerous situations and impacts on Bloods Lake.
 - Support to create ‘conservation/use zones’.
 - Enforcement will be key to management
 - Restrict all snowmobile use to designated areas as there is a need to manage the use.
 - Should consider separating uses to preserve experience and limit impacts.

- Group supported prohibiting all recreational motorized uses
- Group supported prohibiting target practice and limiting hunting to a management tool.

Bonanza Flat Conservation Easement Intention and Use Report

Utah Open Lands (UOL) has provided a draft report of the purpose and intent for the conservation easement. Additionally, UOL has recommended permitted and prohibited uses based on the Resource Inventory and input from the Jurisdictional Stakeholder Groups, Technical Resource Committee and public.

At a high level the recommendations are made recognizing the need to balance the totality of the identified values and manage the land in compliance with its carrying capacity.

Conservation Easement Intent and Purpose

Utah Open Lands has compiled the draft report, based on data gathered through the Resource Inventory process and in conjunction with input from the Jurisdictional Stakeholder Groups and Technical Resource Committee.

The Report identifies the following conservation values:

Natural Systems

- *Watershed*
- *Habitat*
- *Scenic or Aesthetic*

Recreation & Education

- *Outdoor Classroom*
- *Recreational Experience*

Additionally, the values and purpose must comply with the bond language utilized to fund a large portion of the property.

Bond Language

Shall Park City, Utah be authorized to issue general obligation bonds in an amount not to exceed \$25,000,000 and to mature in no more than 16 years from the date or dates of such bonds to acquire, improve and forever preserve open space, park and recreational land located in Bonanza Flats, if such land is available for purchase by the City, in order to protect the conservation values thereof, to remove existing unneeded man-made improvements, and to make limited improvements for public access, parking and use?

The bond language, in conjunction with, the identified values or purposes will provide the backbone of the easement, as well as, the Adaptive Management Plan.

Proposed Uses for Bonanza Flat

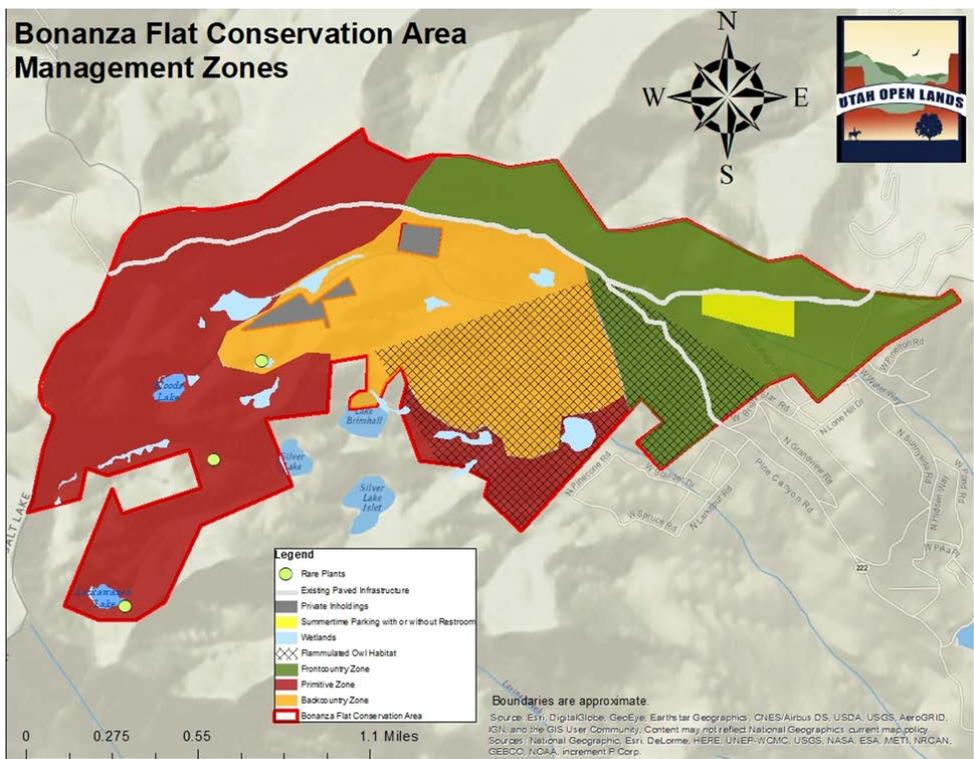
Similar to the Conservation Easement Intent and Purpose Statement, the Proposed Use recommendations are based on data gathered through the Resource Inventory process and in conjunction with input from the Jurisdictional Stakeholder Groups and Technical Resource Committee.

The Proposed uses are specific to PCMC owned and controlled property.

- Utah Department of Transportation and Wasatch County roads are not under PCMC’s jurisdiction. PCMC will continue to work with both jurisdictions on the management of those roadways with particular emphasis on the seasonal uses.
- Bonanza Flat will not be utilized for motorized access to any adjoining properties, other than proven encumbrances (i.e. Camp Cloud Rim the girl scout property). Such access will be determined through the discussions with the public agencies with jurisdiction over the public roadways

Conservation Zones

The creation of ‘Conservation Zones’ within the property and subsequently the conservation easement allows uses and environmental values, which may be in conflict, to coexist in different areas. Like a management road map, it helps land managers determine the approximate locations for access and recreational use, while avoiding critical conservation areas. Below is a DRAFT map of the Conservation Zones being recommended:



- Primitive (red)—Areas with a greater concentration of conservation values and limited or no manmade disturbances.
 - Possible Recreation: Limited to primitive hiking or snowshoe only trails. Limit use on dogs.
- Backcountry (orange)—Areas with multiple conservation values with manmade disturbances and potential restoration as well as multiple use potential.

- Possible Recreation: Passive (non-motorized) multi-recreational trails (hiking, biking, equestrian, xc skiing and snowshoeing) Limited trail improvements and amenities, such as picnic tables, backcountry yurts or camping areas, signage.
- Frontcountry (green)—Areas with more intense use due to focused points of access, manmade disturbances for management and recreational purposes.
 - Possible Recreation: Trailheads and trails, Passive recreational amenities, including restrooms, structures for emergency or maintenance/management.

Utah Open Lands Recommended Prohibited Uses on Bonanza Flat

Utah Open Lands has identified and is recommending certain uses be prohibited, specific to PCMC owned Bonanza Flat. Below is a brief list of uses, staff would like Council to discuss:

4. Motorized Use: Property owned and controlled by PCMC will be posted prohibiting non-motorized uses (summer and winter)
 5. Motorized vehicles including but not limited to jeeps and trucks, utility vehicles, motorcycles, all-terrain vehicles, snowmobiles and ‘timber sleds’. E-bikes are also prohibited.
 - The exception to this would be associated with emergency response/services and/or authorized management and maintenance of the property.
 6. Hunting: Property owned and controlled by PCMC will be posted ‘No Hunting’ without the authority of the landowner.
 - The exception to this prohibition would be to utilize hunting as a management tool for diseased or problematic animals as identified by Utah Open Lands.
3. Overhead Transportation Infrastructure
- This would include ski lifts, gondola or trams and the related infrastructure.

Staff intends to return to Council at a later date with draft language for the conservation easement, which will identify a complete list of permitted and prohibited uses, such as residential and commercial development, mineral extraction and industrial uses, just to name a few.

Next Steps

Staff has proposed the following timeline for the Bonanza Flat Conservation Area Planning and Granting of the Conservation Easement and Adaptive Management Plan.

- March 15, 2018- DRAFT Conservation Easement Purpose and Intent Statements and Permitted and Prohibited Uses.
- March 23, 2018 Jurisdictional Stakeholders and Technical Resource Meetings
- April 2, 2018 Public Open House

- April 5, 2018- DRAFT Trails and Access Plan
- May 3, 2018- Final Conservation Easement and Adaptive Management Plan

Funding Required

Funding for the conservation easement, approved capital projects and enforcement is currently identified within the budget process. Staff intends to return to Council with a complete budget once policy direction is finalized.

Department Review

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

Attachment I- Bonanza Flat Winter Resource Inventory Summary

Attachment II- Bonanza Flat Conservation Easement Intention and Use Report

Attachment I- Bonanza Flat Winter Resource Inventory Summary

Bonanza Flat Conservation Area

Winter Resource Inventory Summary

Author: Utah Open Lands

March 6, 2018

Summary:

On November 9th, 2017, Utah Open Lands (UOL) presented the initial draft Resource Inventory to the Park City City Council and to the public. In response to a decision at this meeting to continue the resource inventory, data collection has occurred throughout the winter to gauge winter-specific activity. UOL has made a concerted effort to visit Bonanza Flat at least weekly throughout winter to track human and wildlife use, spending over 50 hours on the property as of the middle of February. This data collected during visits to Bonanza Flat is being used to create both a more robust resource inventory and compare use through all seasons. Information obtained will be incorporated into a comprehensive baseline documentation report that will be used in tandem with the creation of a conservation easement (to be held by UOL), and an adaptive stewardship management plan for the property. UOL has so far documented and collected extensive information on human and wildlife use, selected summaries and descriptions of which are included in this report. As of mid-February, 2018, snowmobile use has been steadily rising, while wildlife sightings

have been fairly consistent in overall species count, but qualitatively decreasing in noted species density.

Snowmobile Use:

Snowmobile use on Bonanza Flat was documented as the most substantial wintertime human use on the property. While there are gates in place to restrict rubber tire access to Bonanza Flat from all directions, individuals obtain gate keys which then provide access. Centrally located for snowmobilers from all over the Wasatch Front and the Wasatch Back, there is parking of trailers and motor vehicles along the roadways at Bonanza Flat. As of February, 2018, snowmobile tracks cover over 75% (see “Map 1”) of some of the flatter, more open areas (see “Photo 1”). In some locations, there is effectively no untracked snow by snowmobiles after a single weekend of use.

Photo 1: Wet Meadow area with over 90% Snowmobile Track Cover



Snowmobiling is the only use that has been observed in consistent quantity and density on all property visits by UOL. Each visit has yielded more snowmobiles left on site than the last, and documented usage has increased in tandem. This increase has been tied to an increase in snowfall and base snowpack during the season. As of our most recent visit (2/9/18), snowmobile use is at its to-date height. Snowmobile use increase and correlative trends

suggest snowmobile use will only grow as more snowfall continues to accumulate. While there is certainly snowmobile use strictly as a means of access (particularly towards adjacent land), there is clear snowmobile use that is entirely recreational. The “travel” use occurs in select areas, directly linking from the center of Bonanza, where many vehicles park along Guardsman Pass Road and Pine Canyon Road. High travel areas spread multi-directionally from the center of Bonanza towards adjacent, privately and publicly owned properties, with most of the travel areas running along Guardsman and Pine Canyon Roads, and also towards adjacent private properties to the southeast of Bonanza Flat. Recreational use encompasses a vast majority of the property in an undefined and unregulated manner. UOL visits have documented snowmobiles running up and down hillsides, on and off of right of ways from the southeastern corner of the property near adjacent properties through the northwestern areas near Guardsman pass, down to the Bloods Lake, and spread throughout numerous parts of the property. While most use is assumed to be individual riders on snowmobiles, strictly riding, there is also documented use of snowmobiles pulling skiers and snowboarders around using a rope. A low estimation model ((average snowmobiles recorded / weeks recorded) x weeks) of use predicts that there has been over 1800 cumulative days of recorded individual snowmobile use (1 day of use = 1 snowmobile using property within a 24-hour period) on Bonanza Flat from the beginning of UOL winter monitoring on November 29, 2017. This brings us to an average of over 26 snowmobiles using Bonanza each day.

Photo 2: Snowmobiles and other vehicles parked on Bonanza Flat, off of right-of-way. On top of snowmobile use on the property, snowmobile storage has exceeded 260



documented weeks of “individual snowmobile” storage (1 week = 1 snowmobile left on Bonanza for one week’s time). There have been over 56 individual snowmobiles noted on site. Additionally, there are a number of undocumented snowmobiles that are being stored in the 11 snowmobile trailers that have been left on this property since the beginning of the season. 13 cars, trucks, and buses have sat parked on site for multiple weeks, with dozens of daily access vehicles using the area for staging and parking. Access to these snowmobiles by vehicle has meant snow moving tractors and snow-cats also remain stored on/adjacent to Bonanza Flat, many of which block the gate and road towards Guardsman Pass. Use of snow-cats and tractors has occurred both on and off of roadways. This described on-site storage and parking has occurred near the center of the property at the intersection of Pine Canyon Drive and Guardsman Pass Road (See “Photo 2”). At this location, destruction of landowner property, tallying in the hundreds of dollars for repair, demonstrates a lack of respect by users for the landowner, as cables, chains, and locks have been routinely cut. Furthermore, 2018 data collection has documented a newly abandoned snowmobile that does not appear to either be in working condition, nor with any sign of owner reclamation (See “Photo 3”).

Photo 3: Abandoned Snowmobile

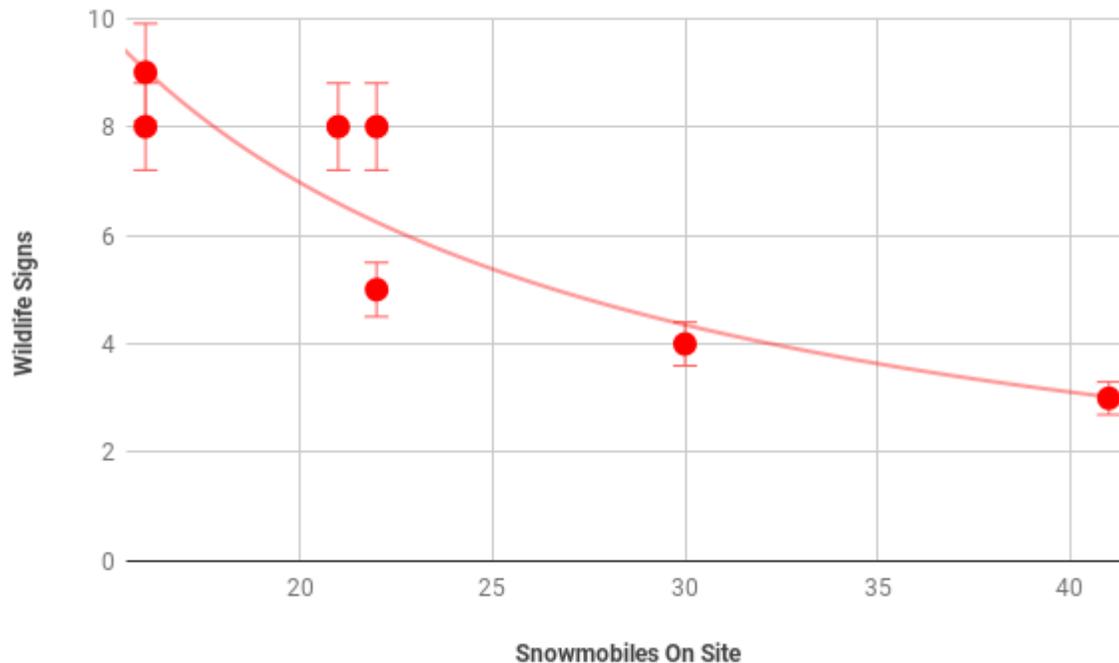


the quantity of sign sightings. i.e., while earlier visits yielded ample sign of moose, later visits have noted sporadic and less dense sign of some species, particularly cervidae. Again, this is tied directly to an increase in snowmobile use on the property. Species noted in earlier drafts of the Bonanza Flat resource inventory should not be disregarded from management planning if they are not spotted during the winter data collection. For example, the pika (*Ochotona princeps*), a unique species, will likely not be seen at all, as their winter habits remain underneath the snowpack.

Analysis:

Going into the collection of data for the resource inventory, UOL had to hypothesize correlation between human use and wildlife use in order to create a model for study. We hypothesized that as snowmobile use increased, wildlife use of Bonanza would decrease. At this point in our data collection, UOL data shows that there is a strong statistically significant connection between an increase in snowmobile use and a decrease in wildlife sighting and signs (See "Graph 1"). Collected wildlife data has declined as snowmobile use has increased. When plugged into a Pearson Correlation model, the value of "r" ($r = \frac{\sum((X - M_x)(Y - M_y))}{\sqrt{((SS_x)(SS_y))}}$) is -0.8818. This is a strong negative correlation, which means that high snowmobile use (x-value) correlates with lower wildlife sightings (y-value), and vice versa. The value of r^2 , the coefficient of determination, is 0.7776, and the p-value is 0.008791. The result is significant at $p < 0.05$, and as such, we must reject the null hypothesis that there is no correlation between human and wildlife use, and accept correlation.

GRAPH 1: Correlation graph between wildlife sign and snowmobile sign



In addition, past studies lead us to further confirm connection between snowmobile use and wildlife health. Points of habitat and wildlife concern from snowmobiling include: destruction of vegetation (photo documented), area avoidance in wildlife populations such as mule deer (Freddy et al. 1986 [LINK](#)), moose (Colescott & Gillingham 1998 [LINK](#)), and elk, and elevated stress levels in both cervidae and canine populations (Creel et al. 2002 [LINK](#)). Snowmobiling can displace ungulates to poor habitats, which may raise their energy expenditure and lower individual survivorship, causing population declines (Harris et al. 2014 [LINK](#)). Concentrations of ammonium, nitrate, sulfate, benzene, and toluene in snow have been positively correlated with snowmobile use (Ingersoll 1998 [LINK](#)), and should be noted as potential hazards to riparian and watershed health.

Overall, Utah Open Lands is not arguing that snowmobiles have a greater individual impact on wildlife than other recreational uses. Quieter and cleaner machines have mitigated some of the historic impact from snowmobiles as technology has improved. However, the documented use of snowmobiles on Bonanza Flat was not confined to any specific pattern, except along paved roadways. Studies of recreational use on properties that UOL stewards where recreational use is confined to designated trails has demonstrated that “predictable” human use is less impactful, and easier to manage. Given the unpredictable patterns of use, and the overall volume of individual users, snowmobiling does have an impact on Bonanza Flat’s conservation values that should be taken into some consideration.

Attachment II- Bonanza Flat Conservation Easement Intention and Use Report

Bonanza Flat Conservation Easement Intention and Use Report

Summary

The current condition of Bonanza Flat is a mix of heavily used and man-made impoundments; backcountry; and relatively untouched remote land which holds several conservation values and purposes. On balance Utah Open Lands has determined that the best protection of these conservation values would be to facilitate management that does not result in a net increase in human activity. In achieving the goals of the Park City Municipal bond and the campaign that raised funds for the purchase of Bonanza Flat, the conservation easement will outline prohibited and permitted uses. The Conservation Easement will also outline uses or future management actions to be done in accordance with an adaptive stewardship management plan.

Conservation Easement Intentions and Purpose

Natural Systems

The property possesses unique, natural habitat in accordance with Tres. Reg. 1.170-14(d)3) protecting habitat for several priority wildlife species.

Watershed

The property is a source of water quality protection and a partial headwaters for the Provo River Drainage emanate from the elevation and therefore snowpack storage that the flat provides as well as the wet meadows, perennial, intermittent and ephemeral streams that appear as snow begins to melt. The Bonanza Flat property contains two lakes and a portion of an additional lake.

Habitat

It contains habitat appropriate for several priority wildlife species for conservation in Utah. The protection of high priority habitat as identified by the Utah Division of Wildlife Resources, exists on the property as abundant riparian and wetland habitat as the Property encompasses streams wetlands and ponds. As well as a significant Aspen forest which is considered a high priority habitat for Utah. Of significance this Property as a known nesting site for great horned owls and the flammulated Owl which is considered a species of greatest concern for the west. The property serves as year round habitat for Moose. Songbirds, raptors, and many mammals exist on the property as well.

Scenic

The property possesses scenic, aesthetic and open space in accordance with IRC 1,170-14(d)(4)) through the protection of views of the Property which can be seen from several vantage points including Guardsman Pass on S.R., Empire Pass on S.R.

Recreation and Education

The property possesses general public educational and recreational values in accordance with IRC 1.170-14(d)(2))

Outdoor Classroom

The property contains numerous areas for scientific and cultural investigation. Currently the area is part of a Utah State University study on Moose. Along wetlands and stream corridors there are unique opportunities to study aquatic species, understand hydric soil complexes and the plants supported by this unique value. Mining shafts provide a window into Park City's past and areas close to the Jones shaft could provide historic value.

Recreational Experience

The property provides unique topography and attributes that lend itself to destination hikes such as to Blood's Lake, trail connections with adjacent established trails and better managed recreational use of the property through improved trail design.

The Property is adjacent and in close proximity to several permanently protected open spaces.

Bond Language

Park City Voters authorized "a \$25,000,000. Bond to acquire, improve and forever preserve open space, park and recreational land located in Bonanza Flat." With the further intention that "in order to protect the conservation values thereof, to remove existing unneeded man-made improvements and to make limited improvements for public access parking and use."

The stated Conservation Values to be protected would be as follows: The watershed and water quality, natural, scenic, aesthetic, heritage, public recreation, education use and access and wildlife habitat values of open land.

Proposed Uses

An overarching value identified by the stakeholders, the public and the resource inventory data is the watershed value of the property. To ensure the protection of this value, water features on the property should be considered in all trail, trailhead and use decisions. All recreational uses have an impact on the property and have the potential to threaten watershed values. Utah Open Lands has determined that uses on the property will fundamentally be guided by choice. Not all types of recreation can be accommodated, nor can degrees of use reach levels that cause damage to water features or water quality. The most obvious watershed threat is waste. This takes the form of dog and human waste as well as trash and debris dumped or left on the property. Any recreational use has the potential to increase threats which is why Utah Open Lands has suggested that restroom facilities and trailheads are necessary to provide management for this potential threat. At this time Utah Open Lands suggestions include monitoring dog waste removal by users, no camping unless by a backcountry permit system that requires waste containment by user and trail decommissioning. Additionally, Utah Open Lands does not recommend motorized recreational use for winter or summer on Bonanza Flat. The use this winter was substantial as detailed in the Resource Inventory and the property simply cannot accommodate the intensity and undefined snowmobile use that occurred this winter. This is a choice, this is not to say that snowmobiles have a greater impact on the watershed, rather not all recreational uses can be accommodated on balance with each other and in concert with

other conservation values such as watershed, wildlife and scenic values, a fundamental choice is needed regarding which recreational uses, which conservation values are to be prioritized to ensure that there is not a net increase of use. Utah Open Lands does recommend snowmobile access on identified travel corridors as this area is used to access permitted recreational snowmobiling areas in Pine Canyon and Snake Creek Canyon. Similarly winter Nordic use should not include dogs

All stakeholders have identified that the Guardsman Pass parking area as beyond capacity, creating safety and welfare concerns that are unsustainable. A significant action suggested by the data and stakeholder involvement to date is the elimination of parking at Guardsman Pass. To accomplish this needed management parking will have to be moved to a safer location and enforcement will be needed. PCMC will need to work with Wasatch County and UDOT on the management of roadways with particular emphasis on seasonal access and appropriate public safety considerations. The popular destination of Bloods Lake will require a major trail route to effectively deal with soil erosion, dog and human waste entering the watershed.

Outdoor Classroom—The property contains numerous areas for scientific and cultural investigation. There is the potential to include Bonanza Flat in environmental curricula for various schools.

Recreational Trail System—The property provides unique topography and attributes that lend itself to destination hikes such as to Blood's Lake. Area trail connections also provide potential for recreational corridors through the property as well as loops that provide vistas and accessibility due to relatively even topography.

Recreational Experiences—Hiking only trails, unique interpretive and natural history points of interest are found throughout the property. The eventual trail system can include directional trail design to minimize impacts. Mountain biking connections to Wasatch Crest Trail as well as the WOW trail make sense to accommodate mountain bike use that is already occurring but will need a different defined location for trailhead parking A directional loop that takes advantage of unique destination moments in the front and backcountry zones for mountain biking would facilitate additional recreational experience while separating uses.

Non motorized recreation—With abundant adjacent motorized use in Snake creek Canyon and Pine Canyon motorized access on designated travel corridors is the only motorized use of the property suggested at this time. There is little to no motorized use in the spring to summer use and current study of this season's winter use demonstrates that any use—wildlife viewing, snowshoeing, backcountry skiing, Nordic skiing cannot be accommodated under the current use patterns for motorized recreational use. Transportation corridors for motorized recreation enabling access to adjacent permitted and concession recreational use and groomed trails is feasible. (see additional report)

To aid in management, Utah Open Lands has identified Conservation zones. The proposed conservation zones will guide both types and degrees of recreational engagement with the

land to optimize recreational experience, monitor and support a reasonable carrying capacity for the land, lessen wildlife and watershed impacts and to create a sustainable trail use system.

Within each zone a greater refinement regarding sensitive habitat, slope, view shed and watershed considerations will need detailed analysis as improvements, restoration, trail decommissioning and trail rerouting, or changes to existing conditions are executed on the property.

These zones are approximate. They are developed with a fundamental goal of watershed protection, as water flows downhill, and based on current conditions.

- Primitive (red)—Areas with a greater concentration of conservation values and limited or no manmade disturbances.
 - Possible Recreation: Limited to primitive hiking or snowshoe only trails. Limit use on dogs.
- Backcountry (orange)—Areas with multiple conservation values with manmade disturbances and potential restoration as well as multiple use potential.
 - Possible Recreation: Passive (non-motorized) multi-recreational trails (hiking, biking, equestrian, xc skiing and snowshoeing) Limited trail improvements and amenities, such as picnic tables, backcountry yurts or camping areas, signage.
- Frontcountry (green)—Areas with more intense use due to focused points of access, manmade disturbances for management and recreational purposes.
 - Possible Recreation: Trailheads and trails, Passive recreational amenities, including restrooms, structures for emergency or maintenance/management.

Prohibited Uses on Bonanza Flat

Although not a complete list, below are several prohibitions discussed with the Jurisdictional Stakeholders and Technical Resource Committee.

1. Motorized Use: Property owned and controlled by PCMC will be posted prohibiting non-motorized uses (summer and winter)
7. Motorized vehicles including but not limited to jeeps and trucks, utility vehicles, motorcycles, all-terrain vehicles, snowmobiles and 'timber sleds'. E-bikes are also prohibited.
 - The exception to this would be associated with emergency response/services and/or authorized management and maintenance of the property.
2. Hunting: Property owned and controlled by PCMC will be posted 'No Hunting' without the authority of the landowner.
 - The exception to this prohibition would be to utilize hunting as a management tool for diseased or problematic animals as identified by Utah Open Lands.
3. Overhead Transportation Infrastructure
 - This would include ski lifts, gondola or trams and the related infrastructure.

Provisions of Note

Issues associated with drafting the Bonanza Flat conservation easement and management plan necessitate determining a course of action regarding how to deal with enforcing the eventual restrictions associated with the protection of Bonanza Flat for the benefit of the public. Achieving a sustainable trail system, protecting the conservation values associated with the property, and furthering the public mandate established by the bond that purchased the property will require defining within the conservation easement flexibility to deal with potential future opportunities as well as defined protocols to ensure the conservation easement adequately protects the public trust. Utah Open Lands recommends:

- A one-time subdivision provision in the Conservation Easement language that allows for discussions regarding agreements that encumber the property or agreements made with jurisdictional funding partners. The conservation easement will remain in full force and effect over the entire property regardless of future agreements with respect to transfers.
- A provision for minimal expansion of infrastructure associated with current leases or property lines. Parameters regarding the expansion of infrastructure (water lines, buildings, trail connections) associated with existing leases will require public benefits in excess of benefit accruing to lessee from expanded infrastructure and will be codified in the conservation easement to ensure the public is made whole.
- Allow for proven encumbrances currently existing on the property
- Provisions necessary to accommodate public safety and jurisdictional agencies regarding uses and established rules and regulations already in place, and ensure compliance.

Utah Open Lands

Technical Resource Advisor Meeting Report

17 November 2017 / Park City, UT

Subject: Bonanza Flat Open Space Planning

Author: Ben Marolf, Utah Open Lands

ATTENDEES

- Park City Staff: Heinrich Deters
- Utah Open Lands: Mike Auger
- Mountain Trails Foundation: Charlie Sturgis
- Park City Staff: Logan Jones
- Citizens Open Space Advisory Committee: Jim Doiley
- Utah Open Lands: Ben Marolf
- Utah Open Lands: Wendy Fisher
- Wasatch Backcountry Alliance: George Vargyas

- Wasatch Backcountry Alliance: Chris Adams
- Summit Land Conservancy: Kate Sattelmeier
- Trails Utah: Senta Byer
- Mountain Trails Foundation: Rick Fournier
- Park City Staff: Devin Boyle
- Park City Staff: Spencer Lace
- Remote attendance: Save our Canyons: Alex Schmidt
- Public in attendance: Paul

REPORT

SUMMARY

1. Utah Open Lands and Park City Municipal are following up on a November 9th City Council and public presentation of the Bonanza Flat Resource Inventory Report draft.
2. Discussion of degree of use, permitted use, and restricted use on the land.

ACRONYMS

- PCMC: Park City Municipal Corporation
- UOL: Utah Open Lands
- BF: Bonanza Flat

CURRENT STATUS

Park City City Council has approved a planning framework associated with the Bonanza Flat Conservation Area. The process allows for the coordination and input of a jurisdictional stakeholder group, a technical resource group and the general public. It 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

- June 15, 2017: 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.
- July 13, 2017: Park City 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.
- August 11th, 2017: Staff hosted a Jurisdictional Stakeholder meeting. On August 25th, staff hosted a Technical Resource Advisor meeting. On September 20th, Utah Open Lands and Park City staff

participated in Park City's broader Fall Project Open House to collect public comment on the Bonanza Flat planning process.

- November 9th, 2017: Utah Open Lands presented their draft resource inventory report to City Council and the public. City council approves:
 - Extending the Resource Inventory through March 2018, so as to collect data specific to the winter season.
 - Identifying and staking Bonanza Flat property boundaries adjacent to Pine Canyon and Guardsman Pass seasonal roads.
 - Monitoring winter motorized usage.
 - Directing staff to meet with the Jurisdictional Stakeholder Group and Technical Resource Committee to confirm the Conservation Values, based on the Resource Inventory and initiate discussions associated with permitted and prohibited uses to be identified within the Conservation Easement.

ANALYSIS

Bonanza Flat Draft Resource Inventory Report Recap

The Resource Inventory Report was created by UOL for the purpose of gaining a holistic, well-rounded view of the property as a whole. It will be used in the drafting and adoption of a conservation easement, baseline documentation report and adaptive stewardship management plan, which UOL will hold. Stewardship Director Mike Auger of UOL presented some of the key species and vegetative areas that BF contains. Current health of the property and its species is, to current knowledge, very good. A goal of the adaptive management plan and conservation easement will be to maintain the excellent natural condition of the property, while keeping it responsibly accessible for public use. Jurisdictional Stakeholders were brought in for this meeting in order to aid and contribute to a discussion on how the property might best be managed through permitted and degree of use. While stakeholder opinions and information will be taken into account when creating the adaptive management plan, no plan will be implemented until after a full study of use can be done over the winter, and 'status quo' public use will be maintained on Bonanza Flat until that point.

General Commentary from Technical Resource Advisors

Chris Adams, from Wasatch Backcountry Alliance, opened discussion with the agreed upon concept that there should be an identification of areas on BF that are sensitive from a watershed standpoint. Post identification of these areas, use and area management should recognize and follow the watershed needs first and foremost. He also brought up the concept of separating recreationalists by trails, i.e. including a trail for biking, a trail for hiking, an equestrian trail, etc. All advisors agreed on the parking at Guardsman pass as a

recognized hazard that should be changed. Suggestions of a drop off area and a shuttle service were generally agreed upon by all advisors. The concept that perhaps BF is at user-capacity was brought up, countered by the concept that BF isn't at user-capacity, rather that the areas of access and use are restricted such that users have nowhere else to go.

Commentary on Permitted, Restricted, and Prohibited Uses from Technical Resource Advisors

Early discussion on best practices in the realm of use restrictions focused heavily on minimizing impact and minimizing risk. Advisors agreed that:

- a) Uses should be restricted in order to prioritize land values.
- b) Zones are plausible solutions to balancing uses and values.
- c) Access corridors should be potentially be made available.

Included in early discussion of potentially prohibited uses were: motorized vehicle use, mountain biking, equestrian use, dogs, hunting, backpacking, camping, target shooting, and swimming. Jim Doiley of COSAC presented the agreed upon concept that any use posing a fire hazard should be a prohibited use. If camping is going to happen, it should be car accessible, and there should ideally be restroom facilities available. If allowed, high-impact uses (mountain biking and snowmobiling as examples) should be restricted to specific areas to minimize interaction with low-impact uses such as skiing and hiking. Crafting a compatible area where multiple uses can share space will be a challenge, and advisors were keen on the concept of "zones." Chris Adams of WBA brought up a potential "zone" of use meant for access. If snowmobiling and biking are going to happen on BF, then they might only be able use BF to access abutting properties where they wish to participate in their respective activities. With the added publicity of BF's fundraising and purchase, there will continue to be more and more users of the space, and more and more impact.

Discussion turned to Guardsman Pass parking for the latter minutes of the meeting, and all were in favor of:

- a) Closing current Guardsman Pass parking access.
- b) Allowing for 15-minute shuttle / drop-offs
- c) Creating an alternate parking space or providing alternate access

Closing thoughts on permitted and restricted use focused on centralizing management of BF, creating a system that allows for active and engaged monitoring and enforcement of the area, and maintaining the natural beauty of BF while providing public access.

Utah Open Lands

Jurisdictional Stakeholder Meeting Report

17 November 2017 / Park City, UT

Subject: Bonanza Flat Open Space Planning

Author: Ben Marolf, Utah Open Lands

ATTENDEES

- Summit County: Councilman Doug Clyde
- Park City: Mayor-elect Andy Beerman
- Metropolitan Water District of Salt Lake City and Sandy: General Counsel Scott Martin
- Salt Lake Public Utilities: Patrick Nelson
- Snyderville Basin Special Recreation District: Bob Radke
- Utah Open Lands: Ben Marolf
- Utah Open Lands: Wendy Fisher
- Park City Staff: Heinrich Deters
- Utah Open Lands: Mike Auger
- Park City Staff: Logan Jones
- Wasatch Mountain State Parks: Tracy See
- Excused: Wasatch County, US Forest Service, Midway City
- Public in attendance: Rick Johnson

REPORT

SUMMARY

1. Utah Open Lands and Park City Municipal are following up on a November 9th City Council and public presentation of the Bonanza Flat Resource Inventory Report draft.
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The Resource Inventory Report was created by UOL for the purpose of gaining a holistic, well-rounded view of the property as a whole. It will be used in the drafting and adoption of a conservation easement, baseline documentation report and adaptive stewardship management plan, which UOL will hold. It is important to note that regardless of what the Baseline Documentation Report or the Resource Inventory report, that "status quo" public use will be retained through the winter. Stewardship Director Mike Auger of UOL presented some of the key species and vegetative areas that BF contains. Current health of the property and its species is, to current knowledge, very good. A goal of the adaptive management plan and conservation easement will be to maintain the excellent natural condition of the property, while keeping it responsibly accessible for public use. Jurisdictional Stakeholders were brought in for this meeting in order to aid and contribute to a discussion on how the property might best be managed through permitted and degree of use.

General Commentary from Jurisdictional Stakeholders

An overarching concern amongst all stakeholders was the issue of parking at Guardsman Pass Road. There is a real and clear safety threat posed by noted and consistent congestion. BF has limited points of access, but high levels of use. Because of this, the access points are high-use, high-traffic zones. All were in favor of restricting the Guardsman access to shuttle / drop-off access only and creating alternative parking zones that would more efficiently hold and distribute visitors to BF. The idea of incorporating UDOT and UTA in this project was brought up by Patrick Nelson, who referenced recent work in Little Cottonwood Canyon as a positive model for the access issues at BF.

Commentary on Permitted, Restricted, and Prohibited Uses from Jurisdictional Stakeholders

Discussion on permitted, restricted, and prohibited use on BF led to a few conclusions:

- a) The watershed should be prioritized as a means of creating restrictions.
- b) Zones may aid in creating “areas” of permitted use for high-impact recreation.
- c) There is a need for balancing values and uses.

The discussion only came to concrete general permissions for the low-impact uses of hiking, snowshoeing, and skiing, while all other discussed uses were recognized to be, one way or another, in conflict either with other uses, or with land values. Mountain biking and dog-walking were suggested as uses that be restricted to certain corridors. i.e. Dog-walking may be restricted to areas where fecal waste left behind would be of a lesser impact to highly-sensitive watershed zones like ponds and wetlands. i.e Mountain biking may be restricted to single-track, downhill and uphill trails in an area where hiking doesn't occur. High impact, motorized uses, such as snowmobiling and OHV use were discussed in depth, and while summertime OHV use was unanimously agreed as a fully prohibited use, snowmobiling brought greater complications. Access to homes and adjacent property via UDOT roads will be there in perpetuity, but unfettered use and highpointing practices were a contentious issue. Abandoned machinery and sound-pollution are two, noted and known issues of snowmobiling that were discussed as problematic. In order to determine the effects of snowmobiling on the property, Stewardship Assistant Ben Marolf of UOL will be spending significant time on-site monitoring the property throughout the winter. In closing discussion, target shooting was unanimously agreed to be a prohibited use, and an agreement on methodological management and scientifically based approach to the values was supported.

Attachment II- March 15, 2018 City Council Staff Notes and Council Audio

March 15, 2018 City Council Audio

<http://parkcityut.igm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=2540&Format=Agenda>

(Presentation starts approximately 3:06)

Bonanza Flat Staff Notes 3/15/2018

Heinrich Deters (PCMC), Wendy Fisher & Mike Ogee (Utah open lands) Presented

Background Info:

Acquired property in June and in July council implemented a planning process.

- Resource inventory had been extended throughout the winter.

UOL closed the inventory and created a report with recommendations for the use of the property.

- Conservation Easement Intention and Use Report in packet presented. Desire to Adopt easement at May 3 City Council Meeting.
 - March 23rd Advisory Group Meetings
 - April 2 Open House

Presentation:

Wendy Fisher presented report noting staff was here for comments and dialogue. She knew that conservation values and uses may come into conflict. This report focused on the carrying capacity for humans and wildlife. She recommended no net increase of use on the land and the prioritization of the watershed. She emphasized that although the land had been used for certain things in the past, now the Council would determine uses from here forward.

The Jurisdictional and technical Stakeholders recommended that the area be divided into different zones. The areas at the top of the watershed should be kept more pristine. Other zones could have different uses. Utah Open Lands also recommended prohibited uses, including motorized use on the property year round, not including the county roads, hunting, overhead transportation infrastructure such as trams, ski lifts, gondolas, etc. Additionally, UOL recommended limitations on dog use (winter specifically) and monitoring dog waste removal.

Wendy Fisher discussed the snowmobile use and said they were not saying snowmobiles had more or less of an impact than other recreational uses. UOL Supported keeping the county road access open so snowmobiles can access approved snowmobile areas, in Pine Canyon and Snake Creek Canyon.

She also noted Guardsman's Pass parking area was not safe. The parking clogged access and emergency vehicles could not get through.

Councilman Henney had concerns with parking and storing of winter trailers and vehicles on the country roads. Who is using it? Fisher stated her understanding that that area was a parking area for Brighton Estates residents. Discussion about how to confirm, maybe it is people who are not Brighton Estates residents but have stored their trailer there for the winter for recreational access. How do we know?

Mayor Beerman noted that the discussion was for Park City owned and controlled property, not the county roadways. The roads are county roads and they should be included in the future discussions. It was noted that there are other roads, like the one used by girl scouts getting to their camp. Wendy Fisher stated that they had a legal recorded easement for that road and use. Wendy recommended no impervious surfaces on Bonanza Flat property.

Public hearing:

Alisha Niswander owned a commercial guiding service in town and would love to use the area. She hoped there was a commercial licensing program for guiding. The risk of not permitting would be that everyone would come up in the summer and use our land. She didn't want it to be overused.

Roger Hual? lives in Brighton Estates and stated the parking area in the Y zone was the vehicles of the Brighton Estates owners and it is vital for staging of equipment. Some people go across Bonanza Flat to access their cabins. He suggested a permitting system. He also noted not all Brighton Estates properties could be accessed from Pine Canyon Road. He wanted a meeting with PCMC and UOL so they could establish rules. There needed to be a place to park the vehicles and a stage to get on the snowmobiles.

Carl Fisher, Executive Director of Save Our Canyons, and on Technical Committee. He heard a comment on the radio that Park City was considering putting ski lifts on Bonanza. He was concerned about the intensity of the use at Bonanza Flat and the potential displacement of wildlife in the area.

Robbie Powell, lives in Brighton Estates, supports elimination of motorized access but is concerned about parking and access.

John Olson, competitive nordic skier, would like to have XC skiing in Bonanza Flat because of the higher elevation and more snow.

Bridgette Meinhold, resident of Brighton Estates, requested special snowmobile corridors to access the residences in the winter and access in the summer, especially because of fire danger.

Tina Smith, Park City, requested that the property be a no dog zone, since they already have Round Valley.

Bob Merrill felt recreational snowmobiling in open space was not appropriate. The noise pollution alone was a nuisance. He asked how that would be enforced.

Russ Mangone, Utah Snowmobile Association, had a meeting with UOL. He referred to a packet he sent the Council stating snowmobiling brought in \$9 million per year to Summit County. He stated that he had never seen any wildlife in all his years of snowmobiling.

Rick Johnson, HOA president of Pine Canyon, thanks UOL for correspondence throughout the project but requested to be a stakeholder on the technical committee. He has been involved with the meetings and wants to have a voice. He finds non-motorized prohibition would be easier in the summer than the winter.

Ann Bransford represented the private landowners on Bonanza Flat. She wanted to be part of the process and part of the solution.

Andrew Napier owns property in Brighton Estates. He does not support the snowmobile restriction. Over the past 10 years he stated he has never seen snowshoers and skiers. He is concerned about avalanche areas on the county roads and flooding in the spring on Pine Canyon Road would be flooded out in the spring.

Brooke Hontz was the COSAC liaison to one of the committees. Everything needs to be consistent with the words of the bond. Observations on the property, during the resource inventory, revealed the lack of respect for the property. Because of these observations she supports the prohibitions and notes we need greater conservation.

Charlie Sturgis stated he was part of the technical committee. He believes it is important to preserve the watershed. He asked that people wait to see the plans and they will be impressed with what was trying to be done.

JD ?? stated that the land had previously been unmanaged. He would like the discussion of uses be inclusive. He hoped to involve the snowmobile and environmental protection communities.

Sara Jo Dickens, Ecology Bridge, stated the wetlands were important and they needed to be preserved. She indicated snowmobiling was harmful to wetlands and could compact soils, cause erosion, and changing the snowmelt process.

Katie Eldredge, Brighton Estates, had concerns per access. She invited Council to visit the property.

Council Discussion:

Henney thought the watershed was first and foremost to be preserved and wildlife is important. He asked what level of passive use was acceptable. He liked the report.

Gerber liked the report, supported the open house and thanked everyone for input. She supported making sure residents had access to their homes. She also suggested having enforcement for abusers of the restrictions.

Worel liked the report. She asked that the map include the recreation areas discussed tonight (Pine Canyon and Snake Creek). She noted taking a tour of the property and heard the snowmobiles and felt it was noise pollution.

Joyce recognized the map in the report shows that Pine Canyon and all the roads within Brighton Estates seems to show access to the homes so he would like to understand the issues noted about access, to and through Brighton estates. He also noted that Blood Lake was the Girl Scouts' water supply.

Ware Peek stated she loved recreating on Bonanza Flat but future uses need to be in compliance with the bond language. She also requested that neighbors be able to participate in the use discussions and planning.

Beerman thought the report was spot on. He supported the conceptual zones. He asked people to be patient and trust that the final plan would be great.

Staff Questions:

Wendy Fisher asked if council would like Utah Open Lands to ask the advisory groups about XC skiing and grooming. Henney supported asking the question. Beerman noted that the winter uses should be subject to very limited access to the area and that is

Ware Peek stated noise pollution is an issue in the summer because of motorcycles. She asked if noise could be measured.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the session should notify the Park City Sustainability Department at 435-615-5201 24 hours prior to the session published start time above.