



City Council Staff Report

Subject: Bonanza Flat Open Space Planning- Review and Discussion of DRAFT Conservation Easement, Baseline Documentation and Resource Inventory
Author: Heinrich Deters Trails and Open Space Manager
Department: Sustainability
Date: June 21, 2018
Type of Item: Administrative

Summary Recommendation

Staff recommends City Council review and provide input to the Bonanza Flat Conservation Easement, Baseline Documentation and Resource Inventory as provided. (Attachments I-III)

Executive Summary

City Council should review and provide input to the Bonanza Flat Conservation Easement, Baseline Documentation and Resource Inventory as provided. Staff is not recommending a vote on the easement at this time. Depending on Council review, comments and public input, staff anticipates returning to Council in the near future recommending final adoption of the Easement.

Acronyms

PCMC Park City Municipal Corporation
UOL Utah Open Lands

Background

On 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. Numerous City Council and public advisory meetings have taken place over the past year as part of the Baseline documentation and Resource Inventory.

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 |
| March 15, 2018 | City Council Meeting Packet- Bonanza Flat Planning- Page 101 |
| | City Council Meeting Minutes- Page 12 |
| May 17, 2018 | City Council Meeting Packet- Bonanza Planning Update- Page 58 |

Analysis

The Bonanza Flat Conservation Easement is the culmination of the previous year planning and public input exercise, which included numerous Jurisdictional Stakeholder and Technical Resource sessions, as well as surveys and open houses. The Easement is drafted to provide sustainable public recreation opportunities, protect the conservation values and further the public mandate established by the bond utilized to purchase the property. This document functions as the perpetual encumbrance to the property and is enforced by the third party Land Trust, which in this case is Utah Open Lands. Staff requests Council review and discuss the document, take public input and have staff return in the near future for adoption.

The Management Plan

A Management Plan, will be drafted and adopted over the next six months, to deal with potential unknown future opportunities as well as define protocols to ensure the conservation easement adequately protects the public trust. Further, the Management Plan will 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. Finally, the 'Management Plan', is a living document, to be updated every five years in conjunction with applicable stakeholders, which allows flexibility to make decisions in accordance with best management practices, so long as they are consistent with the Conservation Easement. The 'Management Plan' is referenced numerous times within the Conservation Easement. This flexibility provides for unforeseen changes or situations on the property which absolute measures are incapable of addressing.

Funding Required

Funding for the conservation easement, approved capital projects and enforcement is currently identified within the budget process.

Department Review

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

Attachment I- DRAFT Bonanza Flat Conservation Easement
Attachment II- DRAFT Bonanza Flat Baseline Documentation
Attachment III- DRAFT Bonanza Flat Resource Inventory