



**PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, UTAH 84060**

June 27, 2024

The Council of Park City, Summit County, Utah, met in open meeting on June 27, 2024, at 3:00 p.m. in the City Council Chambers.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. WORK SESSION

Discuss Bonanza Park Small Area Plan:

Sarah Hall, Planning Commission Chair, Luis Calvo and Andy Knight, MKSK, and Maria Vyas, Fehr and Peers, were present for this item. Knight reviewed that they published a draft report of the findings for the small area plan. Calvo indicated there was a robust engagement period. He stated the community supported four story buildings in this area as well as improving the Frontage Protection Zone (FPZ).

Vyas explained the transportation analysis results for this area, and indicated most streets would fail by 2032. Some things that could be done to mitigate the effects of development were to add a signal at Homestake and SR248, and at Bonanza and Iron Horse. She displayed some other demand management possibilities. Vyas acknowledged a mixed-use area could reduce the need to travel off-site and that could impact the traffic. There was discussion on different opportunities for parking and traffic.

Bill Johnson, Planning Commissioner, stated the Planning Commission looked at development projects with the worst-case scenario in mind because the City was not getting smaller. That was the reason they directed Vyas to look at the streets with that in mind. John Robertson, City Engineer, added there were many more days than the peak days where the level of service for these roads would fail. Since the Council and community did not want to widen roads, they were looking at other means of mitigation and they might have to accept a failing road at certain times.

Calvo reviewed goals for this area: Goal One was having mixed-use, which would include increased density, an updated FPZ, and establishing development guidelines for new multi-family dwellings and mixed-use buildings. The Planning Commission gave feedback to update the Community Benefits section of the report to clarify the type of benefits desired and the process for obtaining a density bonus. They also asked Calvo to update the FPZ and add graphics to show the impact of improvements to the FPZ. Calvo recommended rezoning Bonanza Park to be a mixed-use zoning district. This new zone would allow for residential uses and could change vertical height restrictions. It would also provide opportunities for a density bonus in exchange for community benefits.

Goal Two was to keep the area for locals. They recommended limiting nightly rentals, hotels, and time shares, as well as conventional chain businesses, and capping commercial square footage.

Goal Three was to make the area user-friendly. This would be accomplished by establishing a network of pedestrian and bicycle linkages, encouraging multiple connections through the area, leveraging future development to fund and implement mobility improvements, and creating a vibrant pedestrian-oriented neighborhood. They recommended creating signature trails through the area. Calvo noted there were two trails in the area, but they didn't connect. They also recommended breaking down the blocks with redevelopment.

Knight reviewed Goal Four was to have an inclusive area, including affordable housing. They recommended working with the development community, establishing bold affordability metrics, working with residents and property owners to preserve moderate income housing, and ensuring there were universal design principles in the new projects.

Goal Five was for the area to be green. They recommended improving access to parks and trails, having publicly accessible green spaces, and incentivizing sustainable development.

Goal Six was to have a cultural aspect to the area. This would include using public art and placemaking elements and ensuring that public art was meaningfully incorporated into development. They recommended allowing art installations in the FPZ and

incorporating public art in streetscapes. They suggested the City work with Summit County and the Park City Arts Council to accomplish this goal.

Calvo stated the key things to focus on first were to draft the new Bonanza Park Mixed-Use Zoning District, update the FPZ and ensure that all streets in Bonanza Park included a baseline of sidewalks, street trees, lighting and safe crossings. He noted the plan listed implementation timelines. The Planning Commission recommended making the pedestrian and bicycle implementation a short-term timeline.

Johnson stated it was important to the Planning Commission to have a FPZ and a mixed-use zone in that area. The FPZ was currently restrictive and provided a cohesive link to the plan. They would use it as a tool for architecture to transition to the interior portions of the area. He was open to making amendments to the FPZ. Hall indicated this was a positive recommendation to the Council and the Planning Commission was excited to begin the next steps.

Council Member Parigian clarified there were some survey respondents who didn't want this area to have more than three stories. He asked how community benefits would be ranked to justify a density bonus. Mayor Worel stated the Planning Commission asked for a joint meeting to discuss community benefits and to figure out a ranking system.

Council Member Ciraco was concerned that when the process was codified, people would try to figure out how to qualify for that consideration. He didn't want to have a very defined point system. Calvo stated the ranking could be tiers instead of points. Council Member Ciraco asked if there was a better way to define FPZ. He thought the goal was to attract people to the interior of the project instead of having them all on the outside. Calvo stated exceptions to the FPZ could be put in place. Council Member Dickey thought FPZ was the right concept, but he wanted to make sure those were the right numbers. Johnson stated many of the parcels in the area were grandfathered in when the zone was created. He favored keeping to the interior but wanted to protect the view shed. Hall indicated the Planning Commission wanted to keep the FPZ, especially on the major highways. Council Member Ciraco clarified he wanted to discuss where to prioritize the FPZ, not if there should be an FPZ.

Council Member Dickey wanted to make sure the area was commercially viable. He stated the more consistent the code, the more attractive the area would be to a developer. Council Member Toly requested a picture to see the actual FPZ. Council Member Rubell stated density would make traffic worse. They wanted to connect the area to other parts of town and wanted the area to be vibrant. He asserted they spent two years talking about it and he wanted action. Mayor Worel reviewed the next step was for the Planning Commission to create the new mixed-use zone to make development possible. Knight indicated the strategic plan was being put in place and then action could be taken. Mayor Worel asked if they could come back to the meeting on July 11 with action steps. Knight affirmed and Calvo indicated they would come back

with more specificity to the plan. He added rezoning would impact the next 10 years of development, so it was very important.

Council Member Toly asked if the connections throughout the district could count as a community benefit. She felt a developer could make these improvements and the City would not have to pay for it.

Mayor Worel opened the public hearing.

Clay Steward, former Planning Commission member, stated he had been part of many versions of ideas for this area. He thought this proposal was trying to please many people, but this was too much and the area would be too intense. Before moving forward with the zone change, he asked that the Council consider not trying to do too much. He thought subsidizing the land so it would be developed less intensively was wise. He wanted to keep Park City Park City. He proposed having discreet buildings onsite and no housing.

Mark Sletten, former Planning Commissioner, indicated the height restrictions were the main reason why the area wasn't developed yet. He wanted this area to be made into something that accomplished many things, including a place for affordable housing.

Peter Tomai stated that Council Members Dickey and Ciraco raised a good point on the FPZ. Kearns and Park Avenue were state highways. Nobody wanted those streets to be an intimate gathering space. He wanted to look at the internal spaces of the site and focus on people. He also asserted you could not build step back buildings for housing because that did not create efficiency. If efficiency was not considered, then Bonanza Park would look the same 20 years from now as it did today.

Mark Fisher indicated a lot of buildings in the small area plan had long-term leases and they would not be changing. He hoped there would be a section of the code that addressed existing businesses. He couldn't make improvements to his businesses because he would need additional parking to meet code. He wanted the City to make it possible for developers to succeed.

Mayor Worel closed the public hearing.

Johnson asked for clear direction from the Council as the Planning Commission worked to change the code, especially regarding things such as building height. Council Member Dickey asked to discuss the plan section by section on July 11 and thought it would be beneficial to discuss height, community benefits, hotels, existing businesses, etc. He also stated the community benefit matrix was complex and technical and he didn't think 12 people would agree. Calvo suggested leaving that as an implementation item that could be discussed later. Council Member Rubell asked for the Planning Commission to provide a list of discussion items they wanted clear Council direction on.

Hall thought the small area plan was the guiding principle so any items the Council felt strongly about that weren't consistent with the plan should be clarified.

Council Member Toly suggested putting bullet points under the three implementation plans for Council consideration. Calvo stated they asked the Council to tell them what edits should be made to the plan. Council Member Rubell asked Calvo to summarize the parts that mattered.

Rebecca Ward, Planning Director, asked if there was consensus to support FPZ as recommended by the Planning Commission, or would she need to come back with some scenarios and with the background information on how the Planning Commission got to this point. Calvo stated the FPZ questions needed yes or no answers. Council Member Dickey asked to bring back the discussion and have the Council consider it further. Ward stated the FPZ, building height, and community benefits were still very high level, and they would discuss them more in depth. Council Member Dickey also wanted to discuss chains and local businesses.

The Council continued this item to the July 11, 2024 Council meeting.

Bonanza Park 5-Acre Site Project Discussion:

Matt Wetli and Justin Carney, Development Strategies, lead the discussion on this item. Wetli stated the purpose of the discussion was to specify what would go into the RFP. He reviewed what was agreed on previously, including City Hall would not be built on this site, parking would be underground, there would be a mix of market rate and affordable housing, the retail mix would focus more on local businesses, and the Kimball Art Center would be a stand-alone building on a one-acre site. He discussed potential funding pools and development value versus costs. He displayed a site feasibility chart and explained different tradeoffs between housing, retail, open space, and parking.

Council Member Rubell preferred the 50,000 square feet of retail or non-housing use space scenario. He wanted to see a mix of market and local businesses. He liked having most of the parking underground but understood if something needed ground level parking. He favored having 20% market rate housing and then distributing the affordable housing AMI ratios for the remainder of the housing. He requested increasing the open space percentage as well. Council Member Parigian agreed with Council Member Rubell. Council Member Dickey indicated the last conversation had deeper affordability and these scenarios showed higher AMIs. Council Member Toly stated federal funding gave priority to three-to-four-bedroom affordable housing units and she asked if it would make sense to make the units bigger. Wetli stated they could get those bigger units since this site was four acres. He noted there was currently .75 acre set aside for open space.

Carney noted the 10,000 square feet of retail met the current AMPD, but the higher square footage of market rate retail could be built under the MPD. Mayor Worel didn't

think the community wanted a housing development with a little retail. Wetli stated they recommended having key services as an anchor for this site to attract people. He asked how much housing was too much. Carney stated they could figure in the desire for fewer but bigger units.

Council Member Dickey hoped to determine the financing gap so he could understand what the City would be responsible for. It was noted that maker spaces would be under the local retail category. Some of the Council supported phasing the project. Wetli explained two types of federal low-income housing tax credit (LIHTC) funding. The Council asked for a spectrum of affordable housing onsite, 20% retail, and underground parking. Council Member Ciraco stated the developers responding to the RFP would tell the City how much the funding gap was. There would be no ground floor residential units. The emphasis would be on serving the community. The code was flexible for the sake of the RFP and the developer could plan on four-story building heights. Council Member Dickey thought there should be more market rate housing, such as 20% with a target affordable housing AMI of 60%, with a variety of AMIs in the mix. Mayor Worel clarified the housing units would all be rentals.

Carney summarized there would be an equal amount of market rate and local retail space. Wetli stated from the last meeting he heard a preference for smaller housing units and asked if the Council still agreed to that. Matt Dias asked about the cost for underground parking. Wetli explained there would be parking revenue to offset some of the cost. The Council asked for one acre of open space, broken down into scattered small areas in different spots on the site. Wetli stated he would bring back a couple scenarios to the next meeting.

III. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Bonanza Park

Small Area Plan

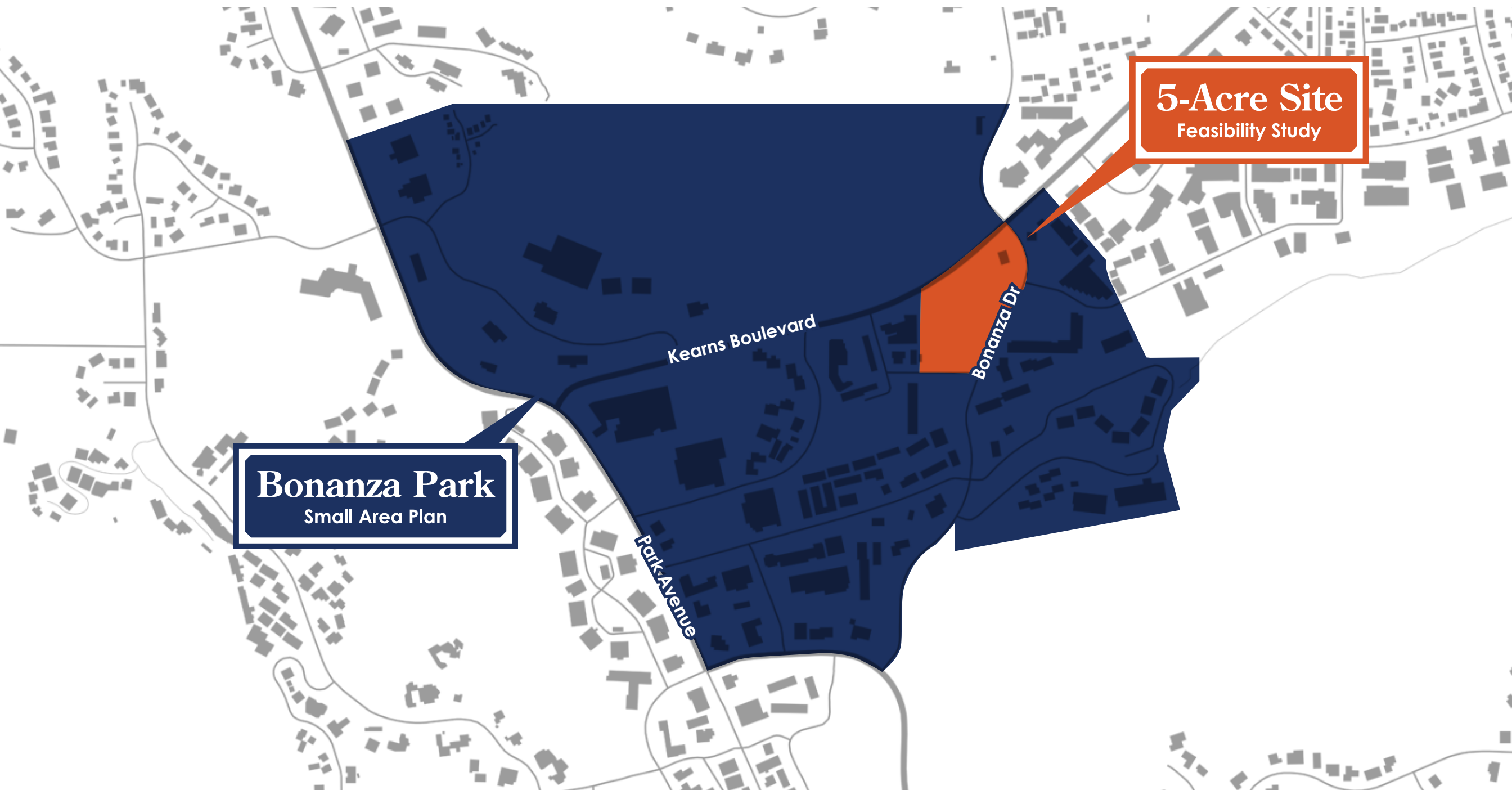
City Council Meeting

June 27, 2024

PARK CITY

1884

Two Planning Efforts | One Approach



Bonanza Park
Small Area Plan

5-Acre Site
Feasibility Study

Kearns Boulevard

Bonanza Dr

Park Avenue

Consultant Team



Today's Meeting

Two Planning Efforts | One Approach

Bonanza Park
Small Area Plan

5-Acre Site
Feasibility Study

Site open to vision
for a 5-acre site

Share Phase 3
Engagement Results and
Take-Aways

+

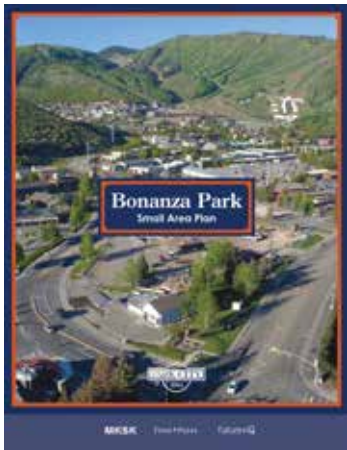
Discuss the plan's
recommendations

+

Collect feedback and
input for refinement

The Bonanza Park Small Area Plan Document

The plan's process, engagement results, and recommendations are summarized in a final document featuring 4 chapters and an appendix.



Executive Summary

01 Introduction

The Purpose of this Plan
Process & Schedule
Plan Alignment
History of Bonanza Park

02 Bonanza Park Today

Existing Conditions
Community Engagement
Vision Statement and Project Goals

03 Bonanza Park Tomorrow

Mixed Use
Local
User-Friendly
Inclusive
Green
Cultural

04 Bonanza Park in Action

Implementation
Implementation Matrix

Stand-Alone Mobility Component

Bonanza Park

Today

Process & Engagement

Bonanza Park

Small Area Plan



Small Area Plan Purpose

Bonanza Park

Small Area Plan

Craft a Small Area Plan for Bonanza Park to address the planning needs and policy goals of residents, business owners, and stakeholders.

Identify community priorities

Describe the vision for Bonanza Park

Craft a Land Use Element

Develop a stand-alone Connectivity and Mobility Element

Identify implementation recommendations

Engagement Outcomes: Small Area Plan

Phases 1-3 Combined

Bonanza Park
Small Area Plan

3 Community Meetings
(500+ Attendees)

12 Stakeholder Roundtables
(62 Stakeholders)

1,500+
Park City Voices
Engaged

Online/Paper Surveys
(Survey 1: 721 Responses)
(Survey 2: 250 Responses)

Ongoing Project Website

Three Phases of Engagement



Phase 1: May - July 2023

Advisory Group Meetings 1 & 2

Community Meeting 1

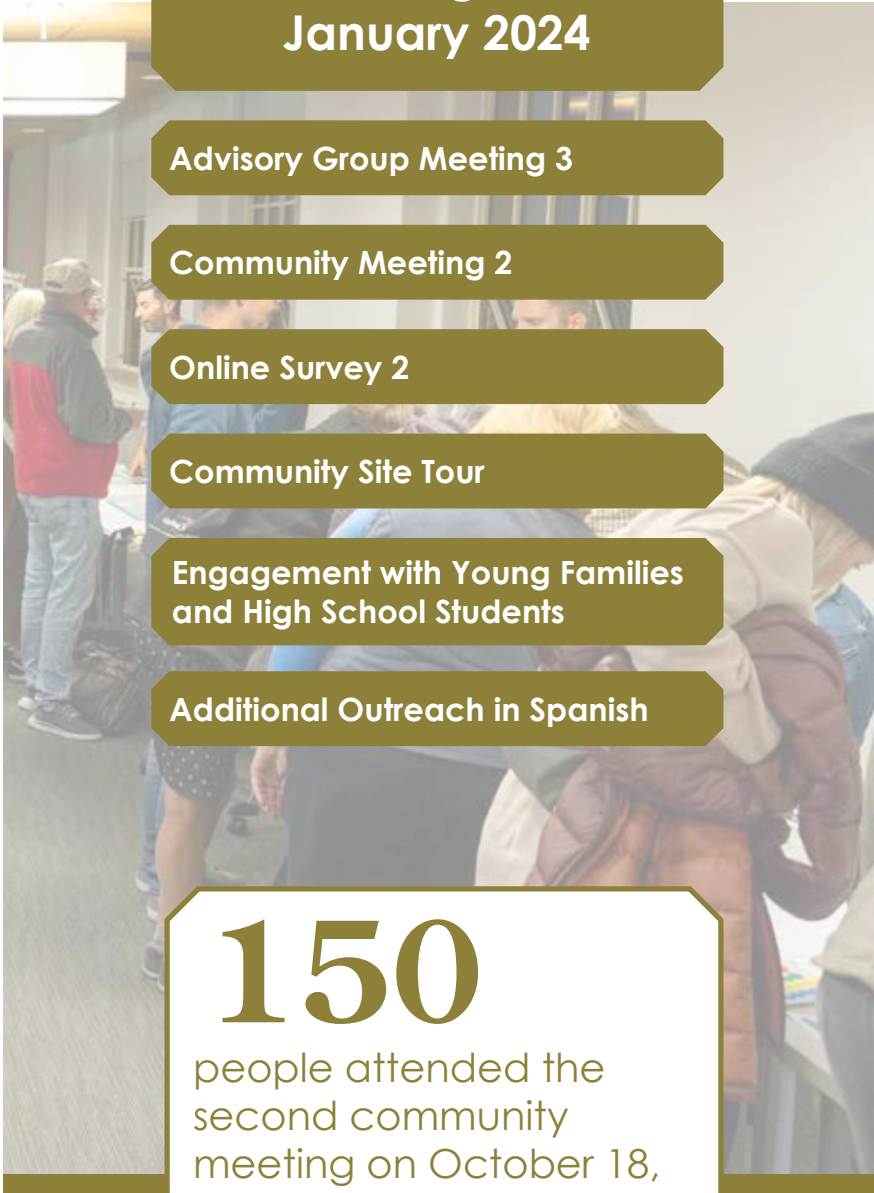
Online Survey 1

Stakeholder Roundtables

Website Launch

250

people attended the first community meeting on July 19 at the Doubletree by Hilton Park City.



Phase 2: August 2023 - January 2024

Advisory Group Meeting 3

Community Meeting 2

Online Survey 2

Community Site Tour

Engagement with Young Families
and High School Students

Additional Outreach in Spanish

150

people attended the second community meeting on October 18, at the Park City Library.



Phase 3: January - June 2024

Advisory Group Meeting 4

Community Meeting 3

Adoption Process

100

people attended the third community meeting on April 9, at the Park City Library.

Key Findings from Phase 3 Engagement

1

Support for Additional Density

Support was expressed for additional building heights in parts of Bonanza Park in return for community benefits, with connectivity and affordable housing ranking as the most important. Meeting participants expressed widespread support for buildings at four stories, with some supporting more than five stories with exceptional community benefit.

Support for additional building heights
(51 Comment Cards, 40 Post-Its - 91 Total)

No Changes, keep at 3 stories: 29%
(26 Responses)

4 Stories and trade-off for community benefit: 29%
(26 Responses)

More than 4 Stories with exceptional community benefits: 42%
(39 Responses)

What Community benefits are most important to you? (209 Total Stickers, 3 stickers per participant)

1. Connectivity (38)
2. Affordable Housing (37)
3. Outdoor Community Areas (34)
4. Community Facilities (27)
5. Underground Parking (22)
6. Transit Oriented Development (21)
7. Net-Zero Development (20)
8. Transit Stop Improvements (8)
9. Bike Share Station (2)

Summarizing Phase 2 & 3 Engagement Results on Additional Density/Building Heights

Phase 2 Results

Our Phase 1 Engagement Results highlighted a community desire for greater building heights and density in Bonanza Park - what types of regulatory revisions, if any, do you support to set this goal? (Select all that apply)

Additional mixed use buildings (69%)

Additional density in multifamily residential (49%)

Additional building heights than those currently allowed (47%)

No change from current standards (10%)

Other (10%)

Phase 3 Results

Support for additional building heights (51 Comment Cards, 40 Post-Its - 91 Total)

No Changes, keep at 3 stories: 29% (26 Responses)

4 Stories and trade-off for community benefit: 29% (26 Responses)

More than 4 Stories with exceptional community benefits: 42% (39 Responses)

“This is a big and rather underrated area - I think through denser developments we could accommodate more housing while also boosting the creative arts community. Walkability here will be key!”

Key Findings from Phase 3 Engagement

2

There is support for Improving the Frontage Protection Zone (FPZ)

Updating the FPZ is a necessary step to protect mountain views that make Park City unique.

3

Prioritize Pedestrian Safety in Future Improvements

When establishing a future connectivity network, safety features must be included in the design of the road network for pedestrians and bicyclists.

4

Keep Bonanza Local

Parkites supported limiting the amount of new nightly rentals, hotels, and timeshares in Bonanza Park.



Does this diagram match your vision for connectivity in Bonanza Park?

Yes: 16 | No: 0 | Somewhat: 2

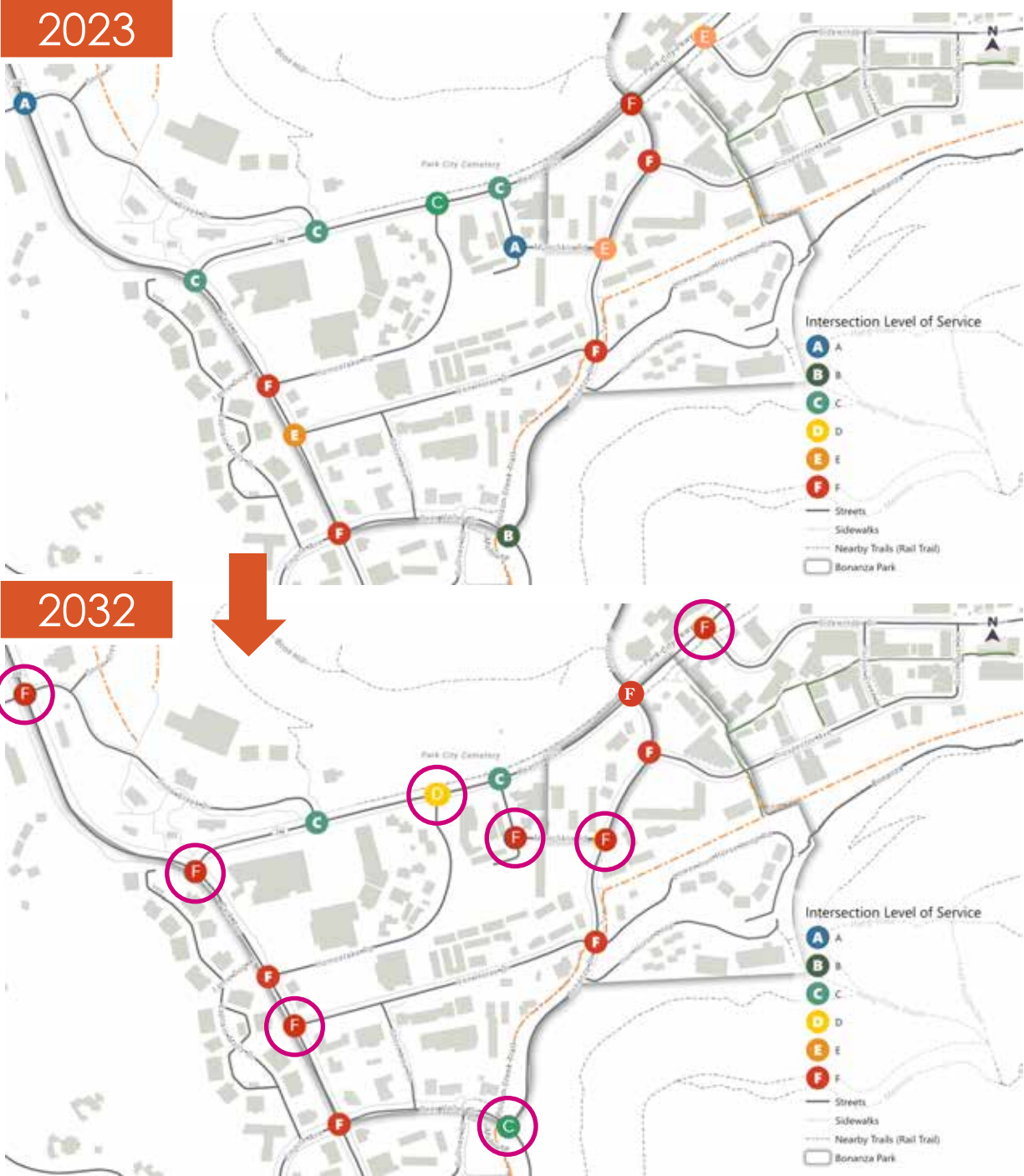
Stand-Alone Mobility Component

Overview

Bonanza Park
Small Area Plan

ECLECTIC BREW
PRODUCTIONS

Traffic Model Results: Impact on Level of Service (LOS)

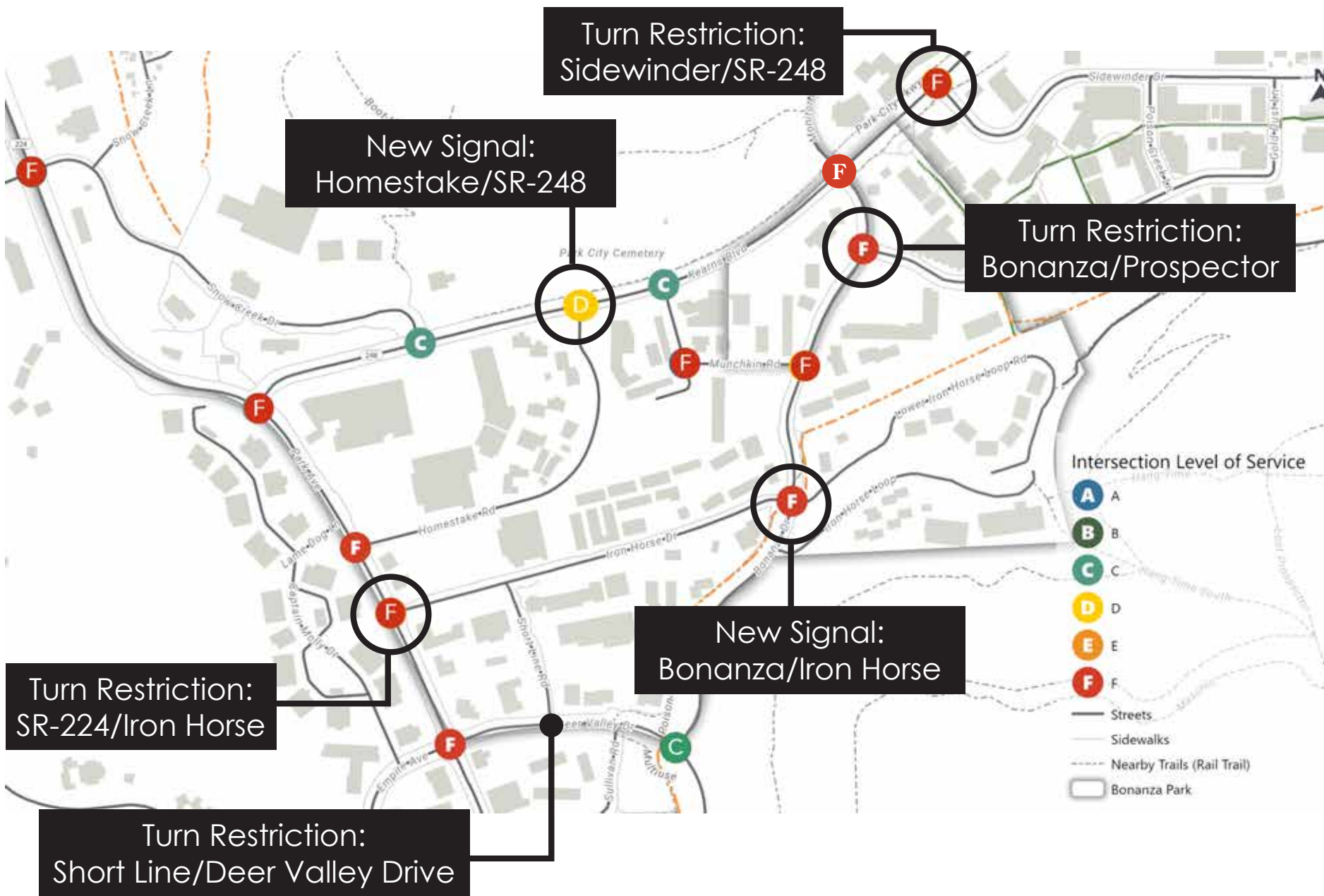


INTERSECTION	CONTROL	LOS (2023)	LOS (2032)
SR 224 & Snow Creek Dr	Signal	A	F
SR 224 & SR 248	Signal	C	F
SR 224 & Homestake Rd	WB Stop	F	F
SR 224 & Iron Horse Dr	WB Stop	E	F
SR 224 & Deer Valley Dr	Signal	F	F
SR 248 & Snow Creek Dr	SB/NB Stop	C	C
Homestake Rd & SR 248	NB Stop	C	D
Woodbine Way & SR 248	NB Stop (right in right out)	C	C
Bonanza Dr & SR 248	Signal	F	F
Sidewinder Dr & SR 248	NB Stop	E	F
Bonanza Dr & Prospector Avenue	EB/WB Stop	F	F
Bonanza Dr & Munchkin Rd	EB/WB Stop	E	F
Bonanza Dr & Iron Horse Dr	EB/WB Stop	F	F
Deer Valley Dr & Bonanza Dr***	Signal	B	C
Woodbine Way & Munchkin Rd	WB/EB Stop	A	F

***During some days in the winter, queues from SR 248 & Bonanza and SR 224 & Park Avenue frequently spill back through this intersection, sometimes reaching as far back as Aerie Drive. This capacity analysis reflects conditions for Friday, February 17, 2023 , though operations on other days may appear to be worse than the conditions shown.

Traffic & Demand Mitigation Possibilities

Demand Management Possibilities



- Car share/ride share facilities
- Prioritize transit movements and access
- Upgrade transit amenities at existing stops
- Protected bicycle facilities
- End-of-trip cycling amenities within development
- Walking/biking user information and education
- E-bike facilities and education
- Bicycle infrastructure at intersections
- Traffic calming and pedestrian safety measures
- ADA accessibility improvements
- TDM program coordinator
- Unbundle parking
- Regional satellite parking
- Strategic goods delivery management
- On-site amenities and services
- Plan for drone delivery and vertical mobility

Bonanza Park

Tomorrow

Vision, Goals & Recommendations

Bonanza Park

Small Area Plan

Bonanza Park Vision Statement

Descriptive: Bonanza Park Today



Bonanza Park is a neighborhood where Parkites gather to shop, dine, and express local art and culture. **The Bonanza Park of tomorrow will build on this vibrancy to become a more walkable, connected, livable, and inclusive community for current and future Parkites of all ages.**



Aspirational: Bonanza Tomorrow

Project Goals: Bonanza Park is...

Mixed Use



Create a mixed use neighborhood with livability in mind.

Local



Support locally-owned business & entrepreneurship.

User-Friendly



Create a safe & intuitive network for pedestrians, cyclists, and transit users.

Inclusive



Expand the availability of affordable and workforce housing units.

Green



Create a more welcoming and sustainable community.

Cultural



Weave arts and culture into the community fabric.

Mixed Use

Create a mixed use neighborhood
with livability in mind.



Recommendations for a Mixed Use Bonanza Park

Create a safe & intuitive network for pedestrians, cyclists, and transit users.

MU1

Create a Bonanza Park **Mixed Use District** that allows for increased densities when new development provides significant community benefits.

Revised per Planning
Commission Feedback

MU2

Update the **Frontage Protection Zone** to ensure that Park City's entry corridors remain scenic and awe-inspiring.

Revised per Planning
Commission Feedback

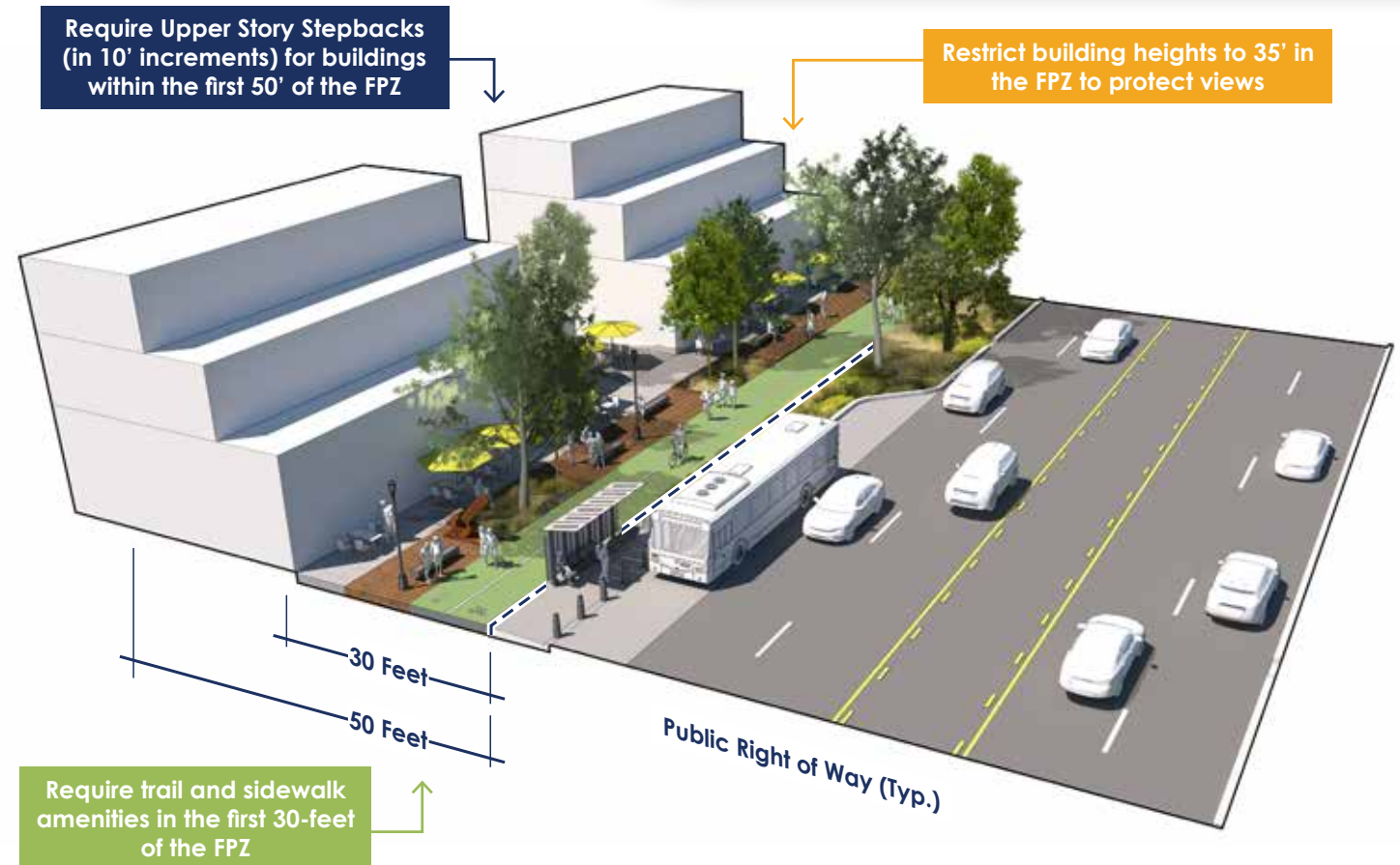
MU3

Establish development **guidelines for new multifamily and mixed use buildings** to create walkable, human-scale, development that is contextual and sensitive to its environments.

Mixed Use: Planning Commission Feedback and Edits

Per Planning Commission feedback, the planning team:

- **Updated the Community Benefits section** to clarify the types of benefits desired and how the process toward a density bonus could be administered.
- **Updated the Frontage Protection Zone** to address potential site-specific design criteria and concerns with additional building heights in Bonanza Park.
- **Added new graphics** to illustrate the impact of improvements to the Frontage Protection Zone.



Mixed Use

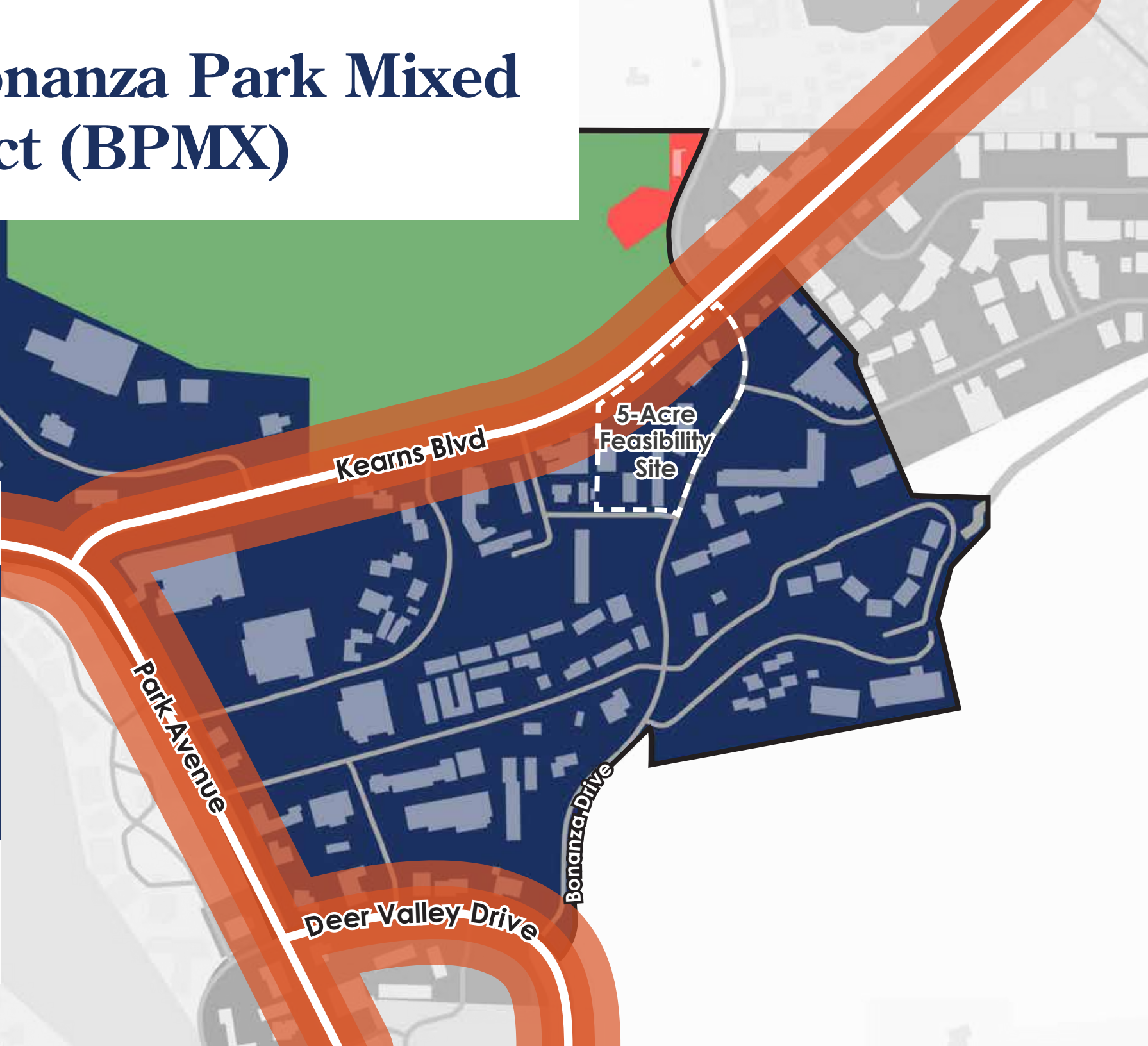
Create a mixed use neighborhood with livability in mind.

MU1: Create a Bonanza Park Mixed Use Zoning District (BPMX)

› Most of the Study Area is zoned General Commercial.

The Bonanza Park Mixed Use District (BPMX) will establish a mixed-use vision for the neighborhood's future, allowing for increased densities when new development provides significant community benefits and respects adjacencies and context.

- Bonanza Park Mixed Use
- ROS - Recreation Open Space
- Frontage Protection Zone



Bonanza Park Mixed Use Zoning: Proposed Concepts

More residential uses by right



- Residential uses noted as conditional uses in the General Commercial (GC) district are proposed to be by right in a new BPMX.
- Encourages Missing Middle housing.

Vertical Zoning Standards



- Active ground level uses required.
- Policies to encourage a walkable neighborhood.

Building Heights



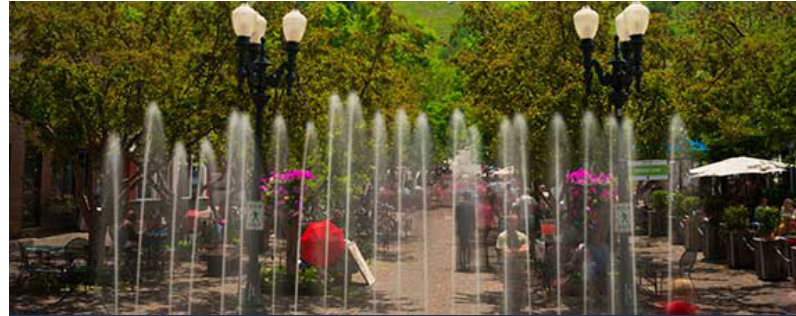
- Base height of 35' (unchanged from General Commercial).
- Opportunities for a density bonus.

Examples of Community Benefits

Community Benefits will be weighed into tiers that reflect their relative value and investment.



Affordable/Workforce Housing



Outdoor Community Spaces



Connectivity



Art and Placemaking



Underground Parking



Transit/Mobility Hub



Transit Oriented Dev.



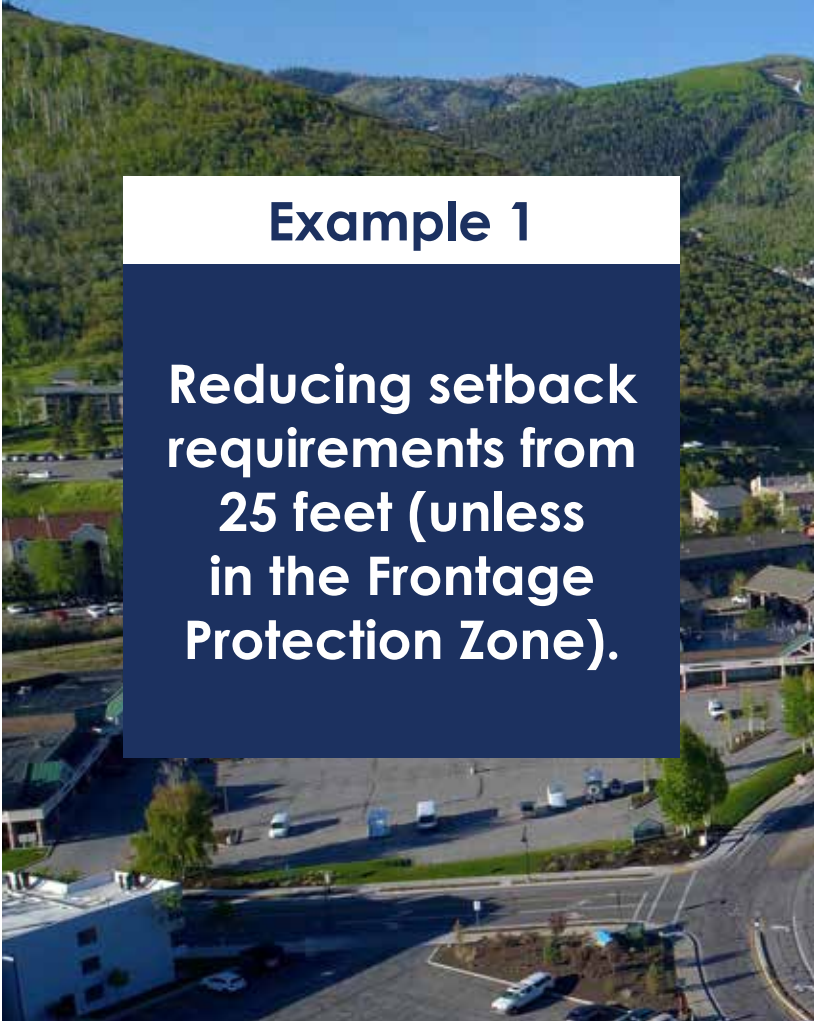
Community Facilities



Sustainable Development

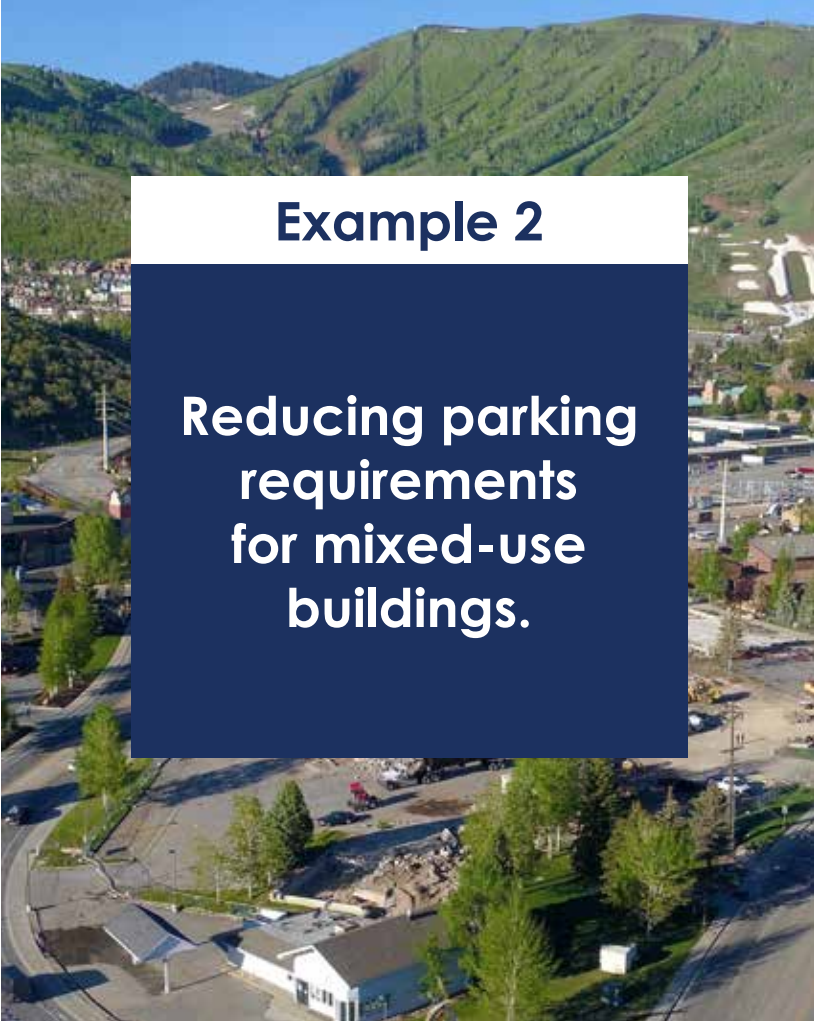
What is a Density Bonus?

Density bonuses are a zoning tool that permits developers to build more housing units, taller buildings, or more floor space than normally allowed in exchange for providing a defined public benefit. The means of providing a density bonus for Bonanza Park can be through:

An aerial photograph showing a large parking lot in the foreground, with a road and some buildings nearby. In the background, there are green hills under a clear blue sky. A dark blue text box is overlaid on the right side of the image.

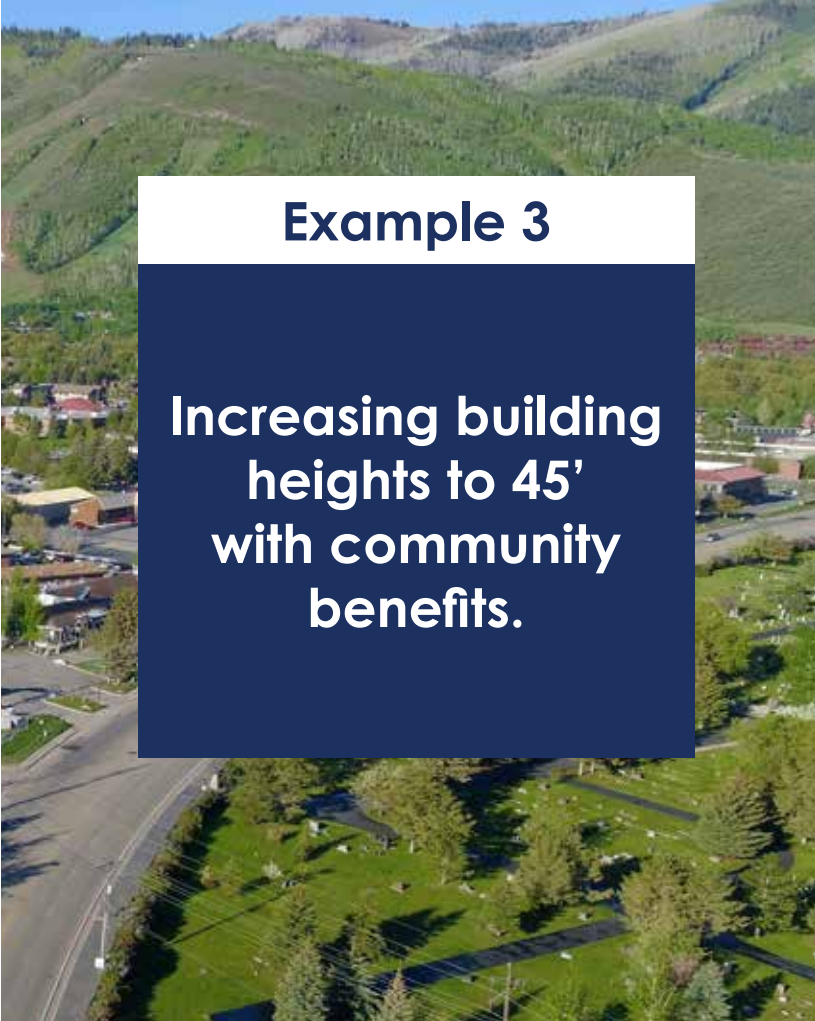
Example 1

Reducing setback requirements from 25 feet (unless in the Frontage Protection Zone).

An aerial photograph showing a residential area with houses and a road. In the background, there are green hills under a clear blue sky. A dark blue text box is overlaid on the right side of the image.

Example 2

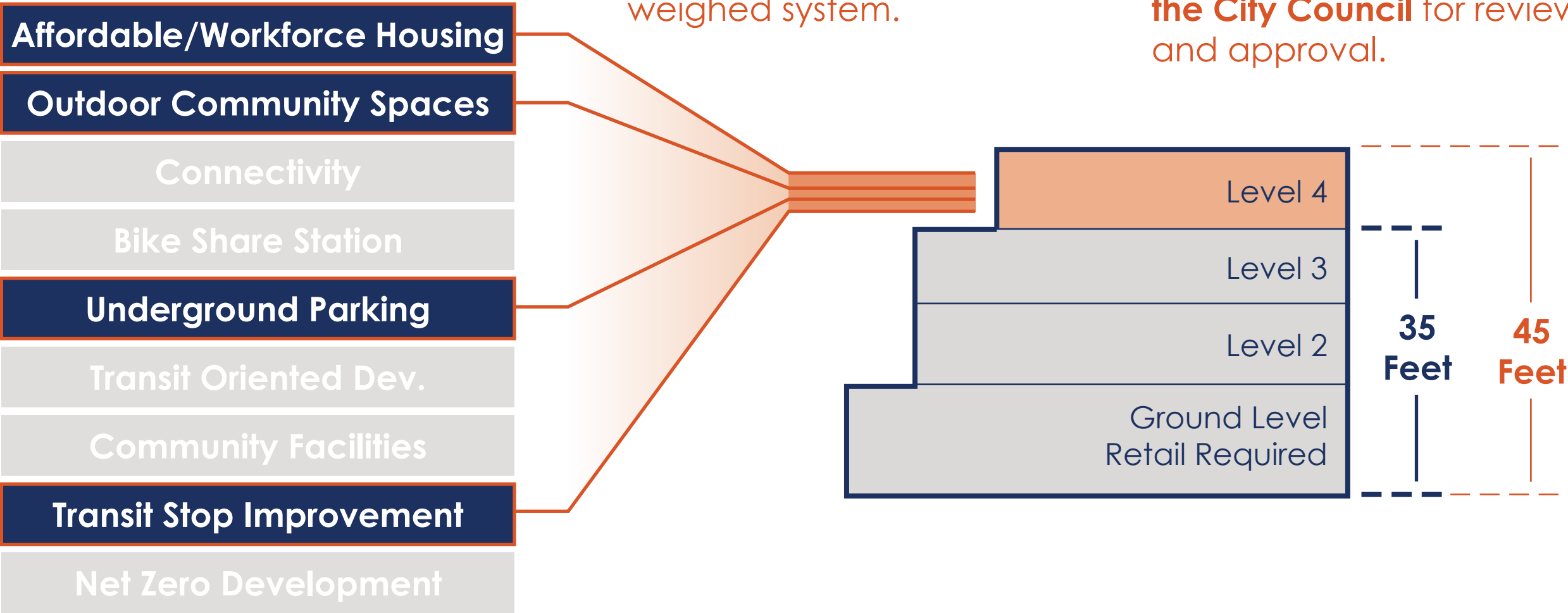
Reducing parking requirements for mixed-use buildings.

An aerial photograph showing a residential area with houses and a road. In the background, there are green hills under a clear blue sky. A dark blue text box is overlaid on the right side of the image.

Example 3

Increasing building heights to 45' with community benefits.

Establishing a Density Bonus for Community Benefits



Density Bonus Case Study: Colorado Springs, CO



Colorado Springs, CO

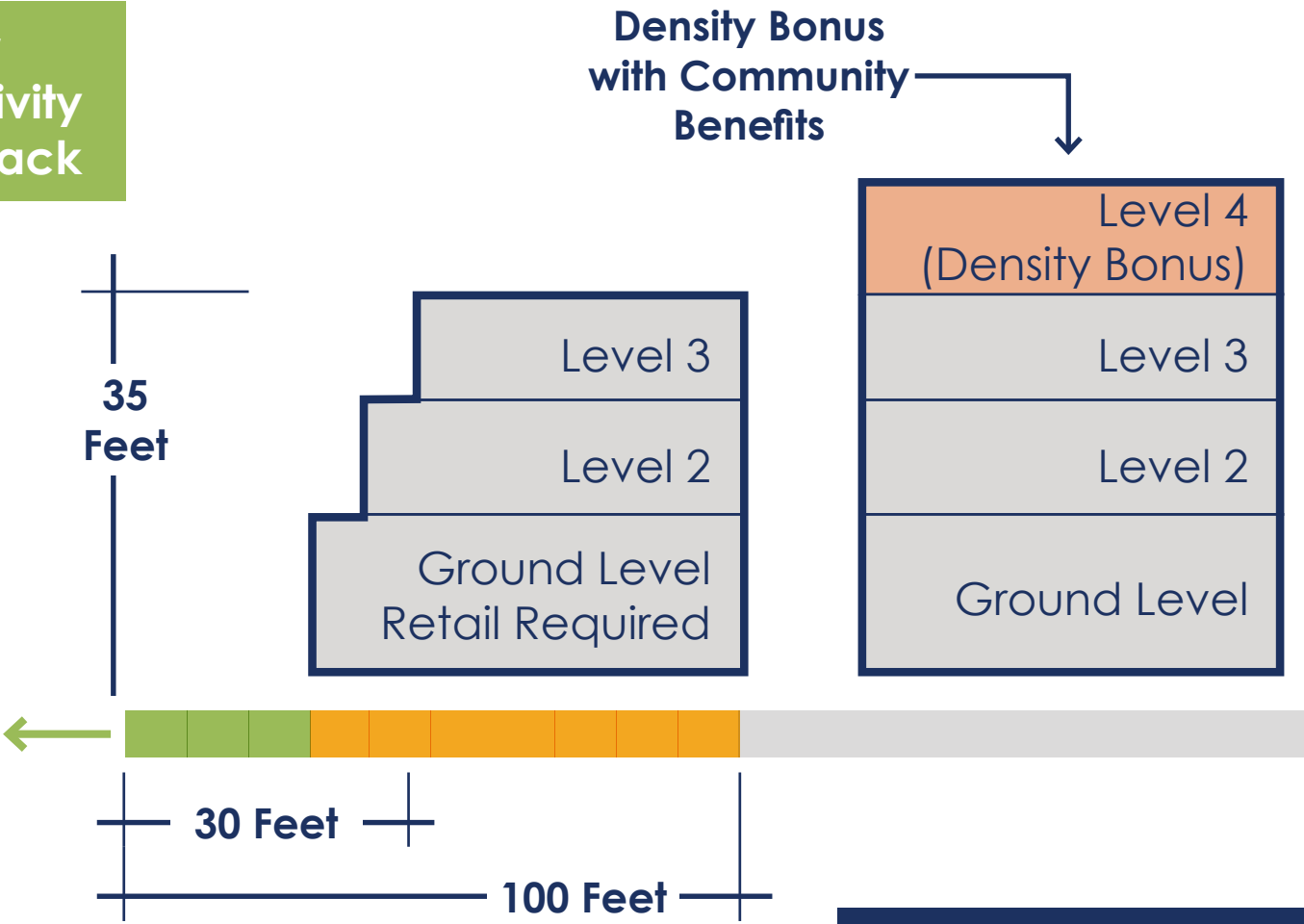
Colorado Springs, Colorado uses density bonuses that allow building elements that exceed zoning requirements in exchange for the inclusion of amenities that benefit the greater community. Density bonus opportunities are split into eight (8) categories:

1. Pedestrian alley improvements
2. Public art and cultural amenities
3. Market rate housing units
4. Affordable housing units
5. Green building design
6. Historic Preservation
7. Underground Parking
8. Bicycle Storage

Each density bonus category describes the amenity and the level of improvement that must be achieved in order for the improvements to count toward a density bonus. Points are awarded for each category meeting the minimums, and points are exchanged into additional height allowances. Exchange limits are listed within the Code and all point exchanges are approved through either the Downtown Review Board and/or the City Council.

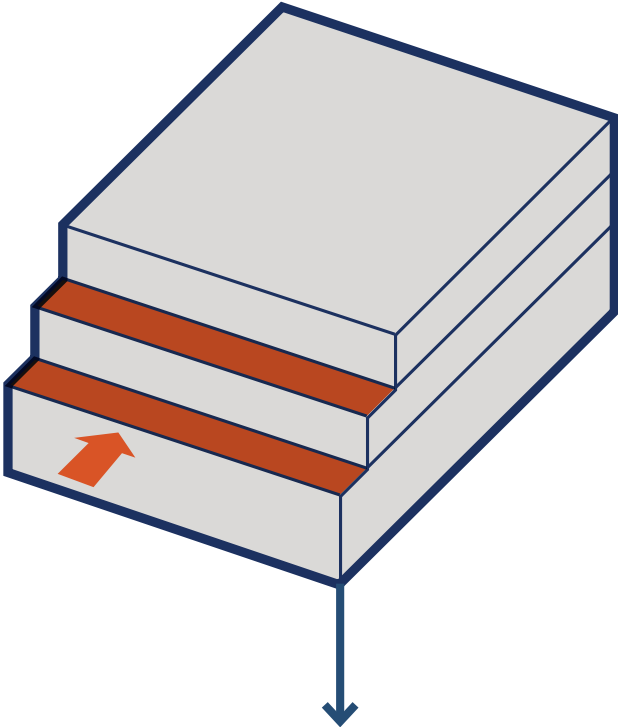
MU2: Improve the Frontage Protection Zone

Require trail or sidewalk connectivity within the 30' setback



Restrict building heights to 35' in the FPZ to protect views

Require Upper Story Stepbacks (in 10' increments) for buildings within the first 50' of the FPZ

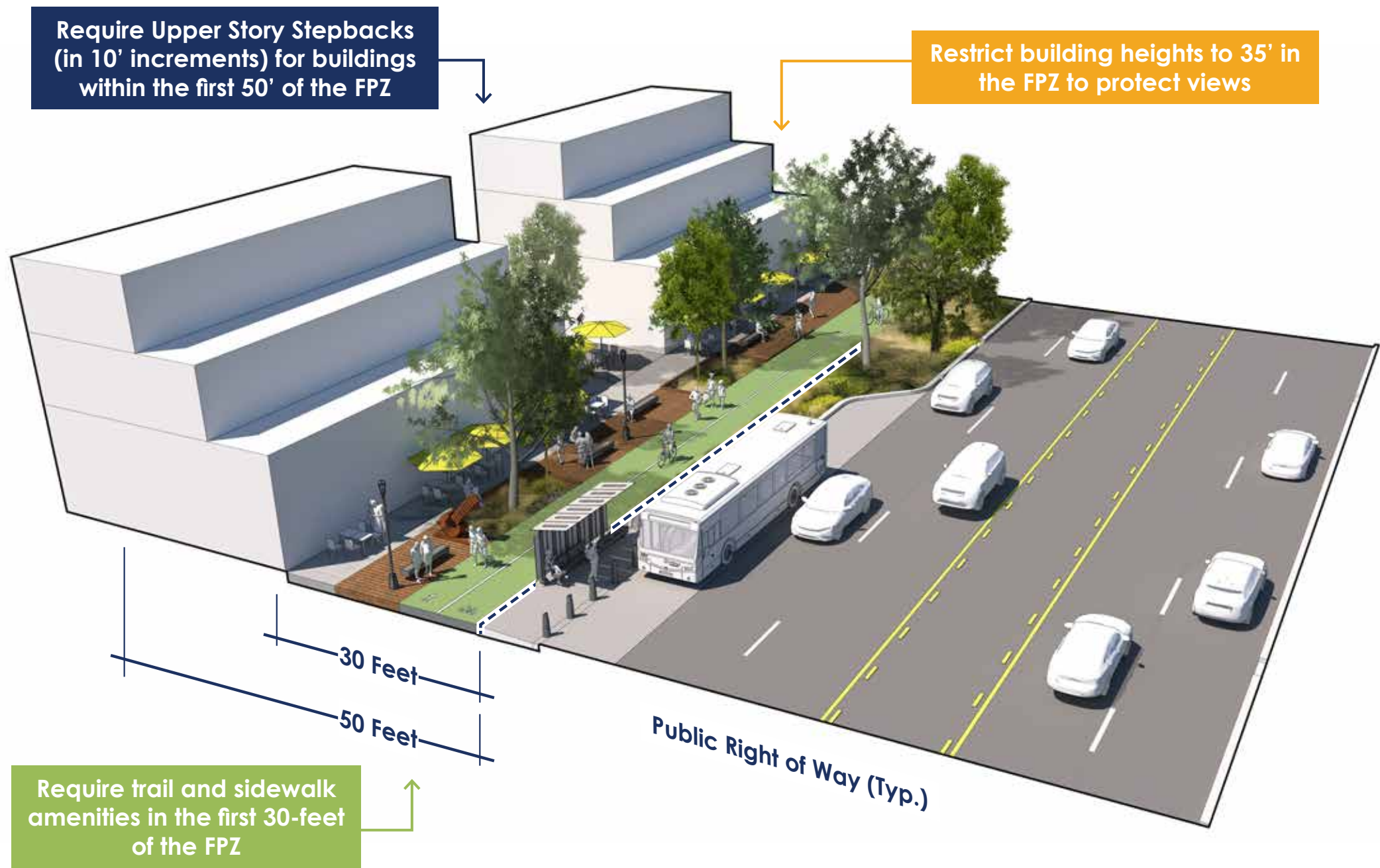


MU2: Improve the Frontage Protection Zone

KEY ELEMENTS OF THE FRONTAGE PROTECTION ZONE RECOMMENDATIONS:

- **Maintain Planning Commission discretion within the Frontage Protection Zone** to ensure that site-specific criteria can be considered when evaluating buildings.
- **Restrict building heights to 35-feet within the FPZ** along the entirety of the 100-foot FPZ regardless of the underlying zoning or any additional density bonus.
- **Allow for exceptions that prioritize good design in small or challenging sites** where the FPZ occupies a majority or a significant portion of the developable area.
- **Require trail and sidewalk amenities in the first 30-feet of the FPZ** to treat this section as a linear green that is woven into the site design as a means of breaking up superblocks.
- **Allow for arts and culture elements.**
- **Require Upper Story Stepbacks** (in ten-foot increments) for buildings proposed within the first 50 feet of the FPZ.

Impact of the FPZ Improvements



MU3: Establish Development Guidelines

Front Yards

Entrances & Porches

Landscaping & Trees

Windows

Doors

Roofs

Fences

Parking Placement

As part of a Bonanza Park Mixed Use District, ensure that new multifamily and mixed use buildings reflect **human scale design for a walkable community** by regulating design elements. Excludes single and two-family dwellings.



How these Regulations can Shape Development

Iron Horse Boulevard and Bonanza Drive



EXISTING CONDITIONS



CONCEPTUAL 3 STORY DEVELOPMENT

How these Regulations can Shape Development

PARK AVENUE & WOODBINE WAY



EXISTING CONDITIONS



CONCEPTUAL 3 STORY DEVELOPMENT

How these Regulations can Shape Development

KEARNS BOULEVARD & HOMESTAKE ROAD



EXISTING CONDITIONS



CONCEPTUAL 3 STORY DEVELOPMENT

Local

Support locally-owned business & entrepreneurship.



Bonanza Park: A Locals' Neighborhood

Support locally-owned business & entrepreneurship.

L1

Limit nightly rentals, hotels, and timeshares to grow the residential base for Bonanza Park, and ensure that new dwellings are supporting a neighborhood for locals.

L2

Limit conventional chain businesses to prioritize locally owned and unique retailers/restaurants in Bonanza Park.

L3

Cap commercial square footages per building, with exceptions for grocery stores, to incentivize mixed use development.

L1: Limit Nightly Rentals and Hospitality

As part of a Bonanza Park Mixed Use District, **limit nightly rentals, hotels, and timeshares**, through the following options:

- **Make major hotels a conditional use**, while still allowing for minor or boutique hotel uses.
- **Establish limits on nightly rentals**, such a total cap on the number of nightly rentals in Bonanza Park, limit the number of nights a property can be rented, or limit the number of tenants who can stay in a nightly rental.
- **Establish a policy limiting investor-owned nightly rentals**, while still allowing for homeowners in their primary residence.





L2: Limit Conventional Chain Businesses

Limit conventional chain businesses to prioritize locally owned and unique retailers/restaurants in Bonanza Park:

- **Limit chain businesses into the neighborhood** by reducing the size of single-store square footages.
- **Limit the amount of “chain” stores for any single building** by establishing a threshold. For instance, a target that chain stores may not occupy more than 30% of the ground-floor commercial space for a building.

L3: Cap Commercial Square Footages

Cap commercial square footages per building to incentivize mixed use development:

- **Limit the allowable commercial square feet** for a single building to no more than 15,000 to 29,000 square feet.
- **Limit the size of allowed square footage for all commercial uses** to no more than 5,000 square feet for a single tenant.
- **Require that at least 50% of the total square footage for mixed use buildings are dedicated to residential or office.**
- *Excludes grocery stores, institutional uses, and municipal uses.*



User-Friendly

Create a safe & intuitive network
for pedestrians, cyclists, and
transit users.



The Vision for a User-Friendly Bonanza Park

Create a safe & intuitive network for pedestrians, cyclists, and transit users.

UF1

Establish a future network of pedestrian and bicycle linkages through Bonanza Park to connect with regional trails and improve the area's connectivity.

Revised per Planning Commission Feedback

UF2

When considering development proposals, encourage multiple connections through Bonanza Park to create a more walkable and interconnected block system.

Revised per Planning Commission Feedback

UF3

Leverage future developments to fund and implement mobility improvements, such as traffic calming, crosswalk improvements, transit hubs, and tunnels to surrounding neighborhoods.

UF4

Create a vibrant pedestrian-oriented neighborhood by restricting auto-centric uses, lowering parking minimums, and incentivizing underground parking structures.

Revised per Planning Commission Feedback

User-Friendly: Planning Commission Feedback and Edits

Per Planning Commission feedback, the planning team:

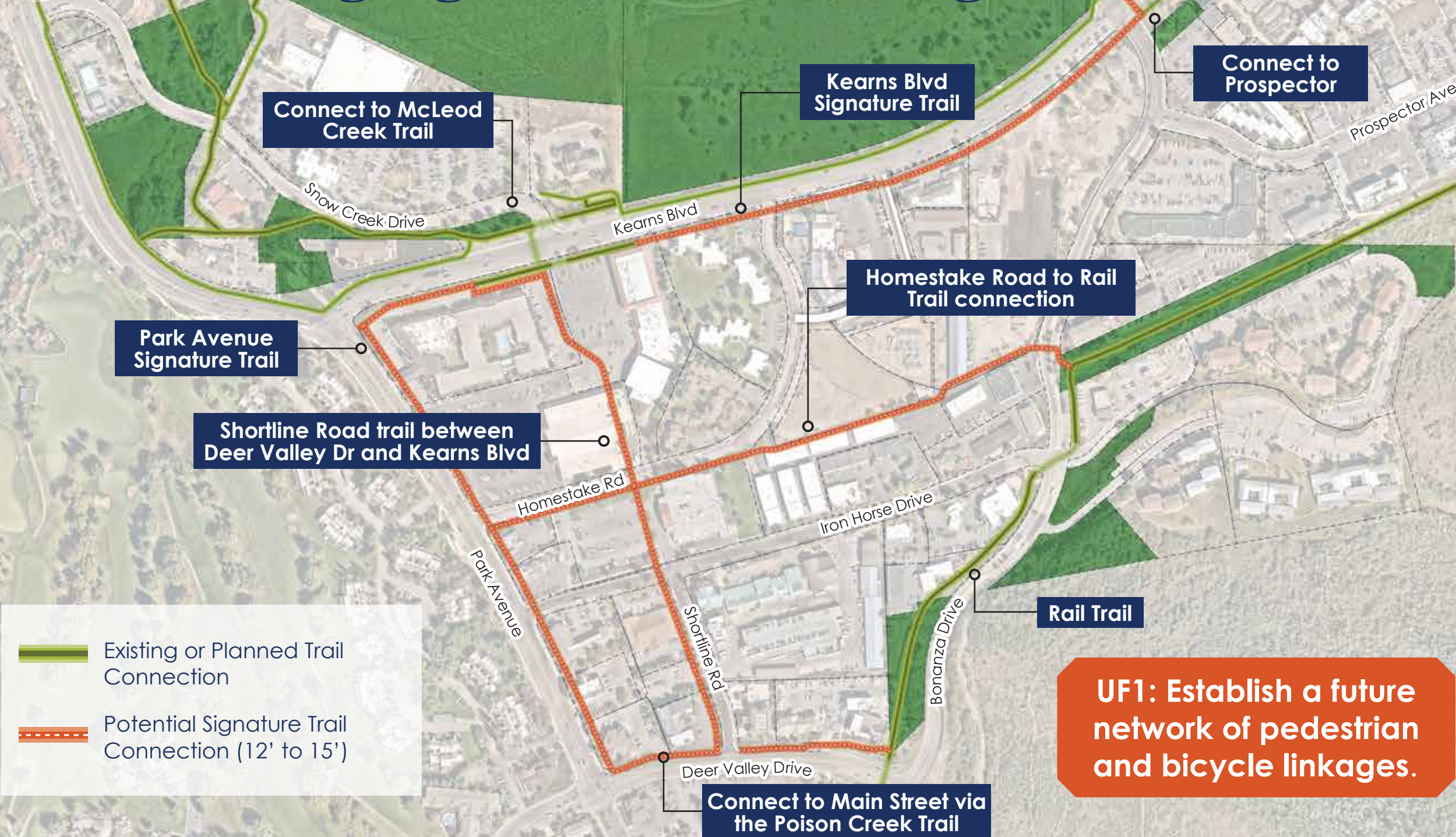
- **Added language to clarify how future improvements could happen**, such as considerations for corner lots and recommending covered amenities for the winter months.
- **Added new graphics** to illustrate how new connections and trails could look in Bonanza Park.
- **Recommended considering lower parking requirements** for all uses to encourage a walkable district.

User-Friendly

Create a safe & intuitive network for pedestrians, cyclists, and transit users.



UF1: Creating Signature Trails through Bonanza Park



- Existing or Planned Trail Connection
- Potential Signature Trail Connection (12' to 15')

UF1: Establish a future network of pedestrian and bicycle linkages.

UF1: Completing the Sidewalk Network

Create pedestrian connections through the 5-acre site

Prospector Ave

Snow Creek Drive

Kearns Blvd

Break up the superblock near Park + Kearns

Fill in sidewalk gaps on Iron Horse Drive

Homeslake Rd

Iron Horse Drive

Park Avenue

Shortline Rd

Bonanza Drive

Deer Valley Drive

Fill in sidewalk gaps on Shortline Road

UF1: Establish a future network of pedestrian and bicycle linkages.

- Existing or Planned Trail Connection
- Existing or Planned Sidewalk
- Potential Signature Trail Connection (12' to 15')
- Potential Sidewalk/Trail Connection (8' to 12')

Example of a Signature Trail

- **Trails should match or exceed existing regional trail standards**, such as 12- to 15-foot widths, landscaped edges, consistent wayfinding and signage, bicycle repair stations, seating areas, and trailheads at key intersections.
- **The design should prioritize comfort during the winter** through seasonal pedestrian/bicyclist amenities.
- **Revisions to the Frontage Protection Zone** will enable these improvements along major corridors.



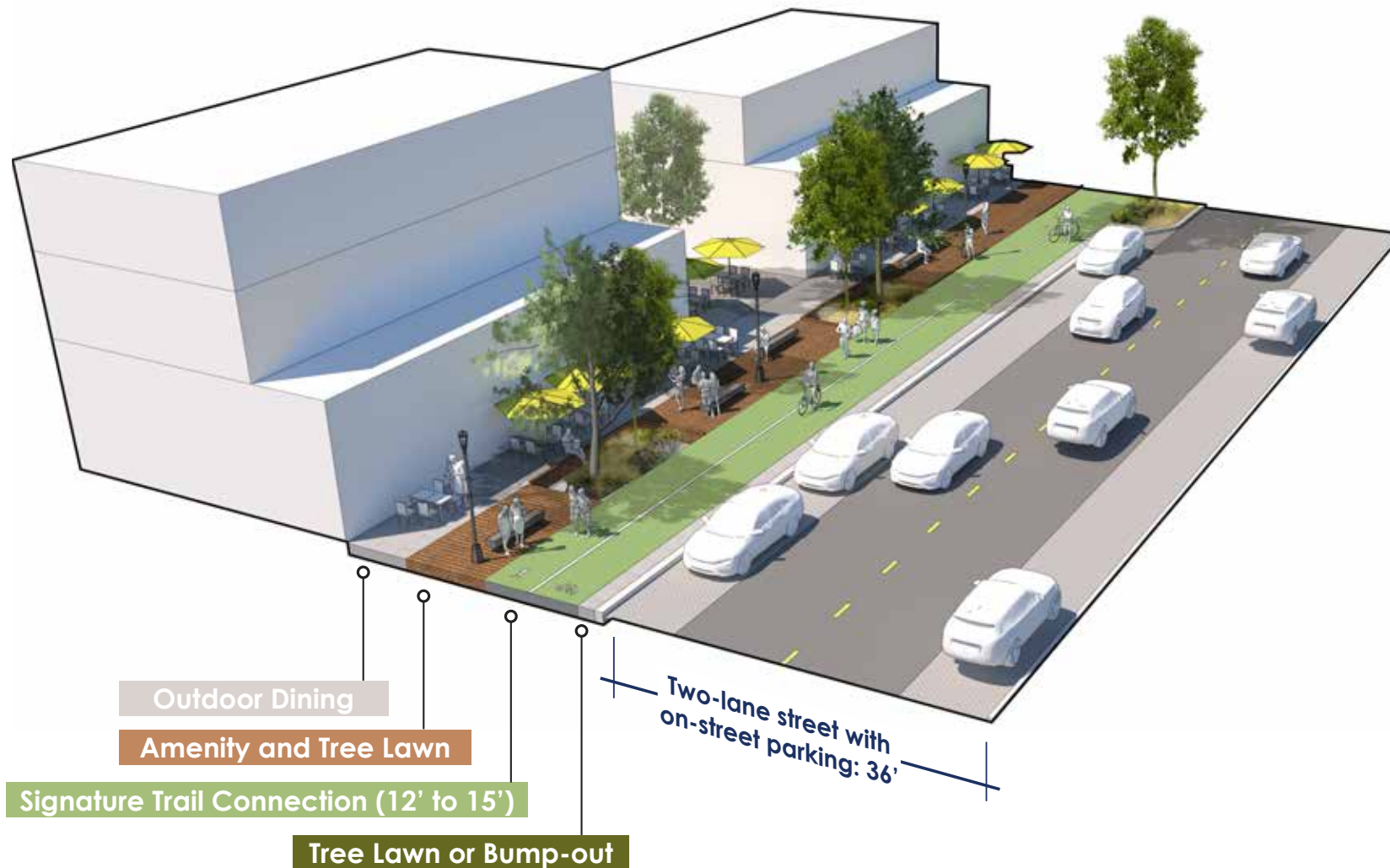
UF2: Breaking down Superblocks with Redevelopment



UF2: When considering development proposals, encourage multiple connections through Bonanza Park

UF2: Example of a Vehicular and Trail Connection

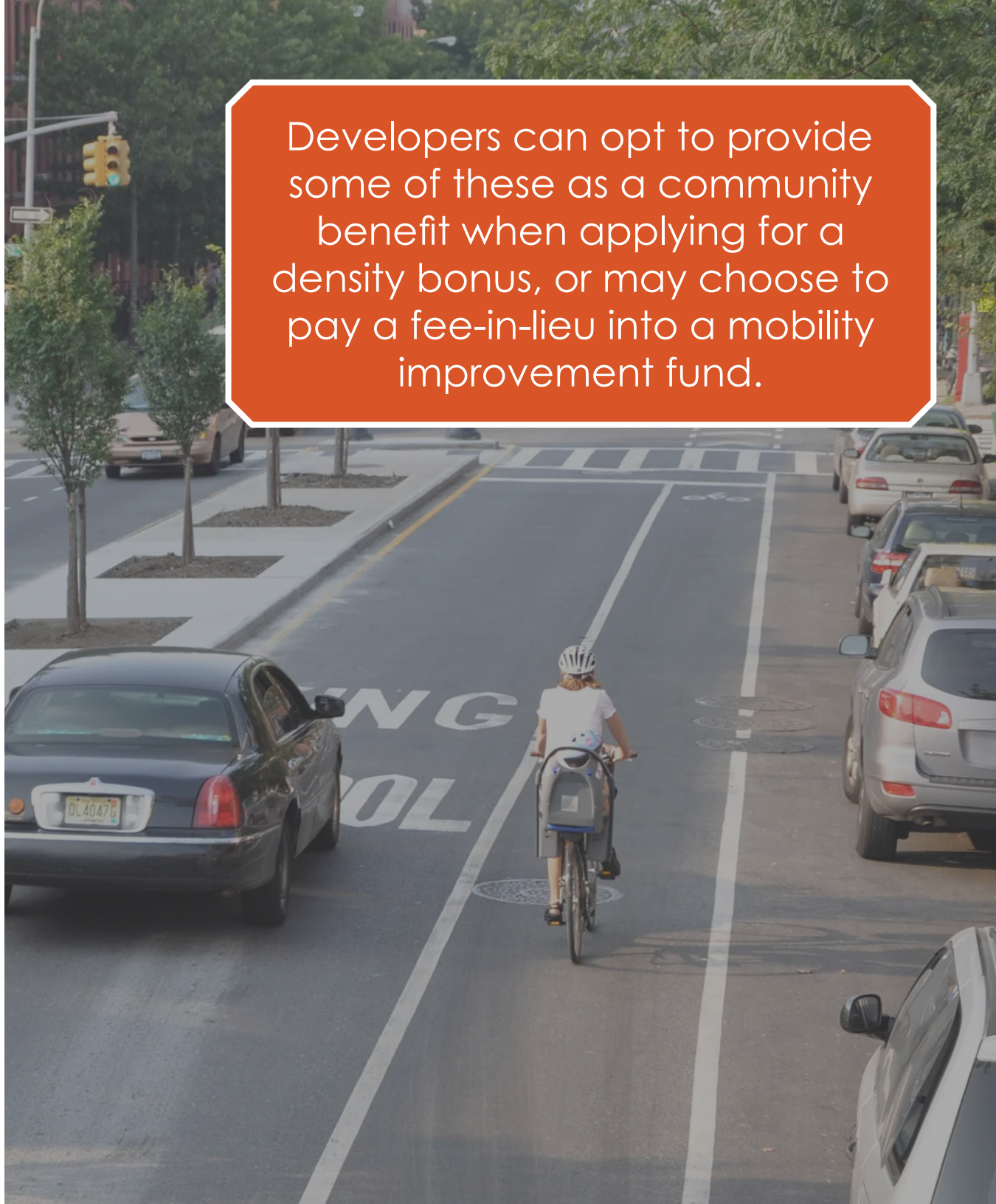
- The cross-section below shows an example of how a limited north-south vehicular and trail connection from Snow Creek to Deer Valley Drive could look.



UF3: Leverage Future Developments

Leverage future developments to fund and implement mobility improvements, such as:

- **Traffic calming measures:** Bump-outs at intersections, on-street parking, parklets, sidewalks and street trees.
- **Crosswalk improvements:** Clearly marked crosswalks and pedestrian signage.
- **Transit Hubs:** Bus shelters (with lighting, seating, cover, and signage) or bus pullouts.
- **Tunnels to surrounding neighborhoods:** Continuing to invest in connectivity to the surrounding area, with a focus on creating a tunnel connection with adjacent neighborhoods.



Developers can opt to provide some of these as a community benefit when applying for a density bonus, or may choose to pay a fee-in-lieu into a mobility improvement fund.

UF4: Create a Vibrant Pedestrian-Oriented Neighborhood

As part of a new Bonanza Park Mixed Use District, consider the following strategies:

- **Restrict car-centric uses:** These may include auto related retail, drive-up windows, and gas stations.
- **Significantly lower parking minimums for all shared uses:** Lower required parking minimums for mixed use developments, boutique hotels, complementary uses in a single development, or when in close proximity to transit.
- **Incentivize underground parking:** Included as a community benefit within the BPMX, underground parking should be encouraged and incentivized through a parking reduction (example: 5% reduction of parking minimum).



Example parking reduction strategy: A building with retail and multifamily uses may qualify for a **15% reduction in the parking spaces** required for the non-residential uses.

Inclusive

Expand the availability of
affordable and workforce housing
units.



union

Defining Affordability

The State of Utah defines moderate income as equal to **80 percent of Area Median Income (AMI)**.

Park City's Inclusionary Housing Ordinance requires that **Master Planned Developments provide affordable units for 20% of the residential units** and for a percentage of the workforce generated by the project.

A common rule of thumb is that households should spend no more than 30 percent on housing.

In 2023, the Five-Year Moderate Income Housing Plan inventoried 651 moderate-income homes citywide, with 439 rental units and 212 owner-occupied units.



A More Inclusive Bonanza Park

Expand the availability of affordable and workforce housing units.

I1

Work with the development community to build more affordable and workforce housing in Bonanza Park and help meet citywide goals.

I2

Establish bold affordability metrics to guide decision-making and track short and long term success.

I3

Work with residents and property owners to preserve naturally occurring moderate income housing already existing in the neighborhood.

I4

Ensure that new housing and public spaces in Bonanza Park follow **Universal Design Principles**.

I1: Work with the Development Community

Partner with developers to build more affordable and workforce housing in Bonanza Park and help meet citywide goals.

- **Explore additional development agreement options** that would ensure that developments seeking public investment align with the needs of the broader Bonanza Park and Park City community, such as providing important community benefits as a part of the overall development.
- **Encourage the construction of various unit sizes and types** including micro-units, apartments, townhouses, and condominiums

EngineHouse Affordable Housing in Bonanza Park: 99 new deed-restricted units targeting Area Median Incomes (AMI) from 40-80%. Expected to be completed in spring 2025.
(Source: Park City Municipal)





I2: Establish Bold Affordability Metrics

As a follow-up item, set measurable targets for the number of affordable and workforce units that should be built in Bonanza Park and their desired AMI levels.

- **Establishing affordability metrics that are specific and measurable** for Bonanza Park to measure what progress is being made in achieving affordability goals.
- **Establish a baseline that begins in a given year and set a goal for new housing in a five-year period** as a measurable goal for short-term affordable housing.

I3: Preserve Existing Housing in Bonanza Park

Work with residents and property owners to preserve naturally occurring moderate income housing already existing in the neighborhood.

- **Naturally Occurring Affordable Housing (NOAH)** is known as rental housing that is affordable without the use of public subsidies. This type of housing occupies the space between market-rate units and government-assisted subsidized units.
- **Opportunities to preserve NOAH in Bonanza Park** include innovative financing strategies, providing tools to mission driven owners like reliable acquisition financing and mixed-income approach, capital and incentives for responsible NOAH owners, and rental assistance for tenants.

\$1,045,455

2024 Median Housing Value in
Bonanza Park (ESRI, 2024)



Condos on Homestake
Road in Bonanza Park



I4: Universal Design Principles

Universal design refers to principles through which public and private spaces are designed to have equal access by people of all ages and abilities

- **New housing must incorporate elements commonly associated with universal design.** These include no-step entries, appropriate widths for doors and hallways, non-slip surfaces on floors and bathtubs, and housing options that include single-story units.

Case Study: The Martha, Boise, ID

The Martha is a 2 - 3 story multifamily building with **48 mixed-income units**. All units will be affordable to residents earning between 60-120% of Boise's Area Median Income (AMI).



Green

Create a more welcoming and sustainable community.



A Greener, More Resilient, Bonanza Park

Create a more welcoming and sustainable community.

G1

Ensure that all current and future Bonanza Park residents are within a **safe and comfortable 10-minute walk to a park, outdoor community space, or trail connection.**

G2

Provide examples of publicly accessible green spaces or outdoor community spaces as part of a Bonanza Park Mixed Use District to ensure that those added as part of a community benefit are of high quality.

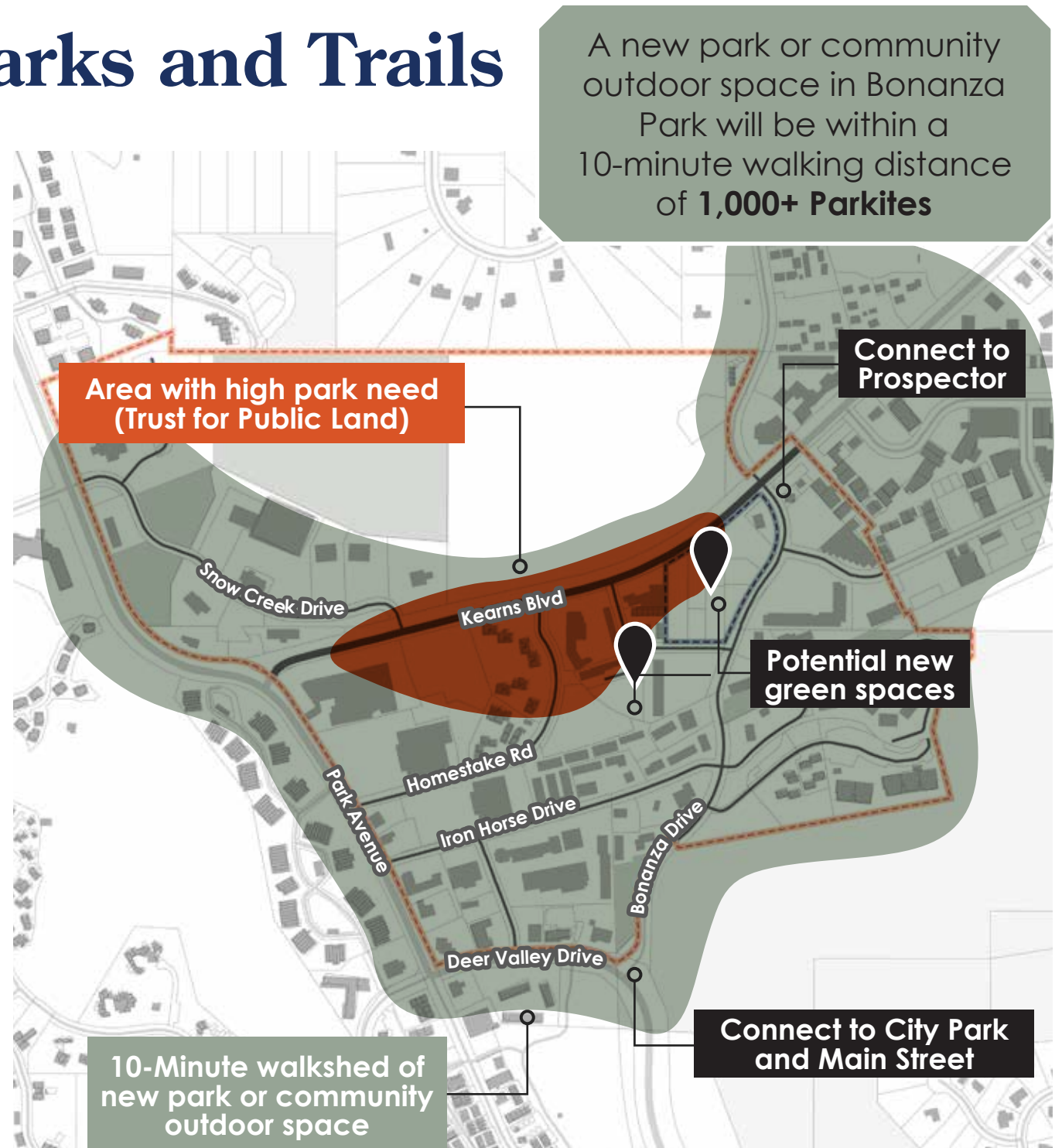
G3

Incentivize sustainable development within Bonanza Park to meet Park City's net-zero goals, reduce vehicle trips, and improve access to transit.

G1: Improve Access to Parks and Trails

Ensure that all current and future Bonanza Park residents are within a 10-minute walk to a park, outdoor community space, or trail connection:

- **Work with developers to provide new outdoor community spaces** as part of a public private partnership or development agreement.
- **Create a neighborhood outdoor community space at the heart of Bonanza Park** following a potential relocation of the substation, or as part of the redevelopment of the 5-acre site.
- **Focus on trail and pedestrian connections** to ensure that walking to a park or trail is safe and comfortable.



G2: Publicly Accessibly Green Spaces



At the third community meeting, Parkites were asked to share what types of green spaces elements they would like to see in Bonanza Park. Those who participated in this activity were given three stickers and were asked to distribute them among the green spaces shown.



G3: Incentivize Sustainable Development

Incentivize sustainable development within Bonanza Park to meet Park City's net-zero goals, reduce vehicle trips, and improve access to transit:

- **Incentivize for new buildings in Bonanza Park to be designed and built to the 2021 International Energy Conservation Code (IECC),** incorporating net-zero provisions.
- **Provide incentives for developments to include sustainable features,** such as green roofs, green infrastructure, and solar panels.
- **Support transit in Bonanza Park** by allowing increased building heights and densities for development proposals near transit routes.



Park City has a goal to be a net-zero community by 2030, running on 100% renewable energy. As of 2016, buildings accounted for 60 percent of our carbon emissions, well above the national average.

Cultural

Weave arts and culture into the
community fabric.



Reflecting and Celebrating Park City's Culture

Weave arts and culture into the community fabric.

C1

Use public art and placemaking elements to inspire, delight, and enliven public spaces and streets in Bonanza Park.

C2

Ensure that public art is meaningfully incorporated into development proposals and their community outdoor spaces.

C1: Public Art and Placemaking Elements

Use public art and placemaking elements to inspire, delight, and enliven public spaces and streets in Bonanza Park:

- **Allow art installations in the Frontage Protection Zone** when approved through the Public Arts Advisory Board process and dedicated to the City.
- **Incorporate public art in streetscapes** and traffic calming measures, such as creative crosswalks, wayfinding, and neighborhood signage.



C1: Public Art and Placemaking Elements



Use public art and placemaking elements to inspire, delight, and enliven public spaces and streets in Bonanza Park:

- **Develop art installations and gateway elements** at key neighborhood entrances and thresholds, such as sculptures and murals.
- **Work with Summit County and the Park City Arts Council to enliven the Rail Trail** through Bonanza Park with public art, interactive placemaking, and creative district signage.

C2: Public Art as a Core Development Principle

Ensure that public art is meaningfully incorporated into development proposals and their community outdoor spaces:

- **Require public local art to be incorporated into Master Planned Developments,** reviewed and approved through the Public Arts Advisory Board process.
- **Require that community outdoor spaces created as part of a new development include public art** and colorful, creative, and comfortable seating areas.
- **Incorporate murals, supergraphics, and color to break up building facades** and reflect the neighborhood's identity.



Public Art and Placemaking in Bonanza Park



At the third community meeting, Parkites were asked to share what types of placemaking elements they would like to see in Bonanza Park. Those who participated in this activity were given three stickers and were asked to distribute them among the placemaking elements shown.



Next Steps

Following this week's meeting with City Council, the project team will:

Make edits to the document to reflect Council's feedback.

Share back updated document.

Share the final materials with City Council to consider for plan adoption in July.





MKSK

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Please visit our website to learn more:

www.bonanzapark.com

Summarizing Phase 2 & 3 Engagement Results on Additional Density/Building Heights

Phase 2 Results

Our Phase 1 Engagement Results highlighted a community desire for greater building heights and density in Bonanza Park - what types of regulatory revisions, if any, do you support to set this goal? (Select all that apply)

Additional mixed use buildings (69%)

Additional density in multifamily residential (49%)

Additional building heights than those currently allowed (47%)

No change from current standards (10%)

Other (10%)

Phase 3 Results

Support for additional building heights (51 Comment Cards, 40 Post-Its - 91 Total)

No Changes, keep at 3 stories: 29% (26 Responses)

4 Stories and trade-off for community benefit: 29% (26 Responses)

More than 4 Stories with exceptional community benefits: 42% (39 Responses)

“This is a big and rather underrated area - I think through denser developments we could accommodate more housing while also boosting the creative arts community. Walkability here will be key!”

Bonanza Area Plan and Feasibility Study

Council Work Session II

June 2024

Why we're here

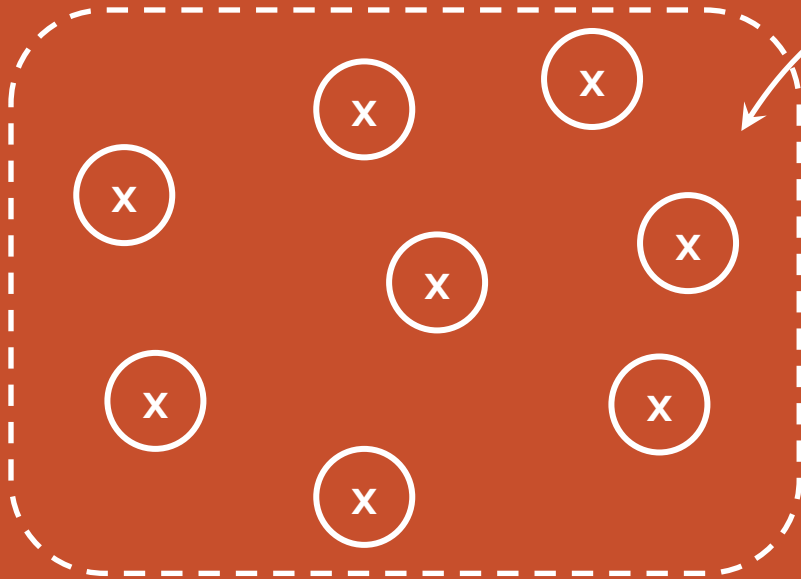
Quality
Development
Partner

Direction

Three Kinds of Developers

1

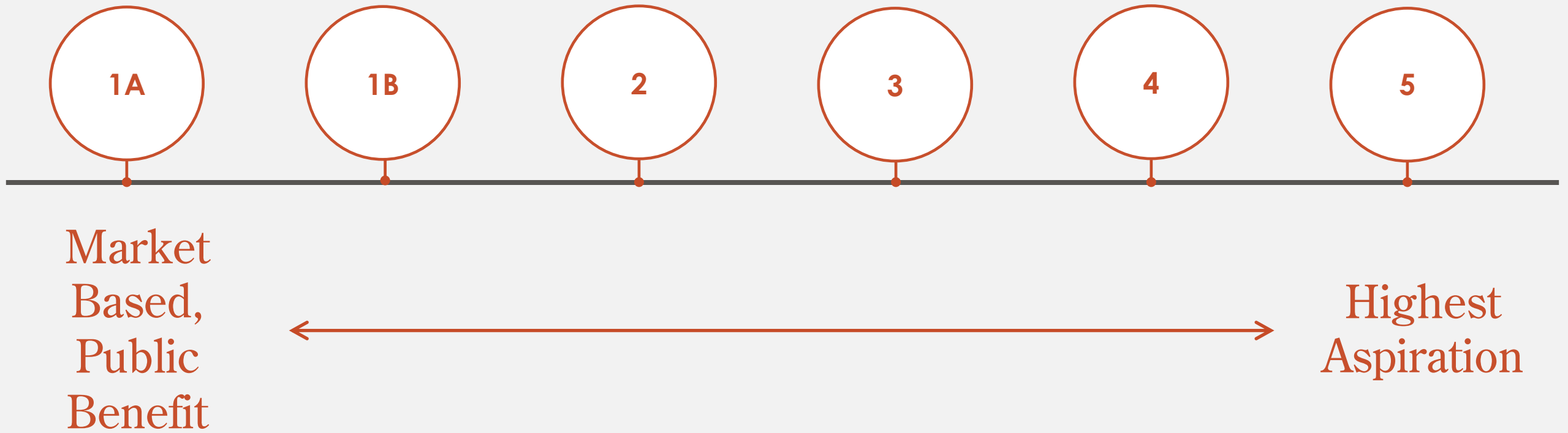
Quality Developer



We want you to be able to choose from a pool of good developers

What we're doing today

Providing a Spectrum



What we've already agreed on

City Hall

- Not on this site

Parking

- Parking below ground (preferred)
- No surface parking
- Willing to explore creative parking solutions – off-site, wrapped, flexibility in parking standards

Kimball Arts Center

- 1-acre site
- Stand alone but connected
- Access, connectivity, integration with overall development
- Parking shared within development
- Housing not required

Housing

- Affordability mix, with a goal of more deeply affordable units
- Some market rate allowable to generate revenue

Retail

- Retail mix focused on local
- Smaller spaces to allow for lower rent space (not financially subsidized)
- Model Main Street Chain Ordinance

We adjusted a handful of variables...

Affordability

Housing

Retail

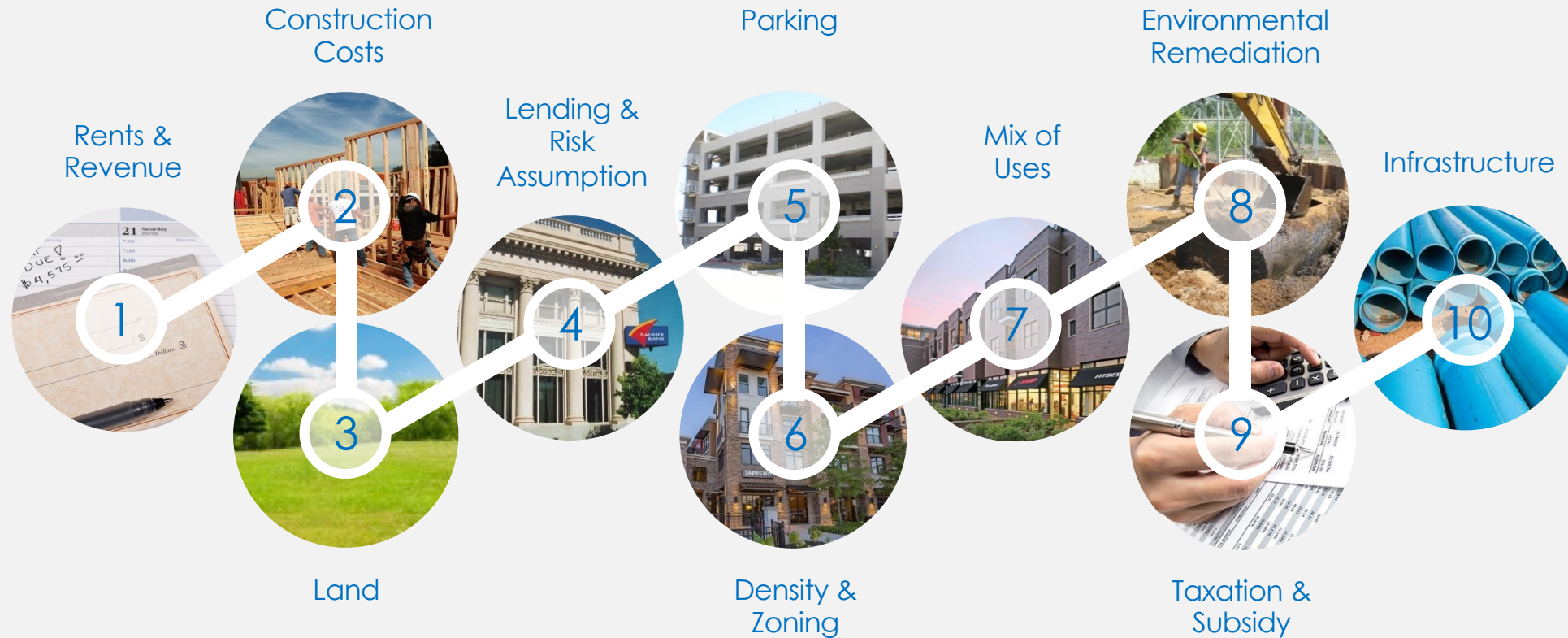
Amount of Retail

Parking

Above
Ground

Under-
ground

... and updated dozens of assumptions



Here are a few of the key assumptions

Largely policy dependent

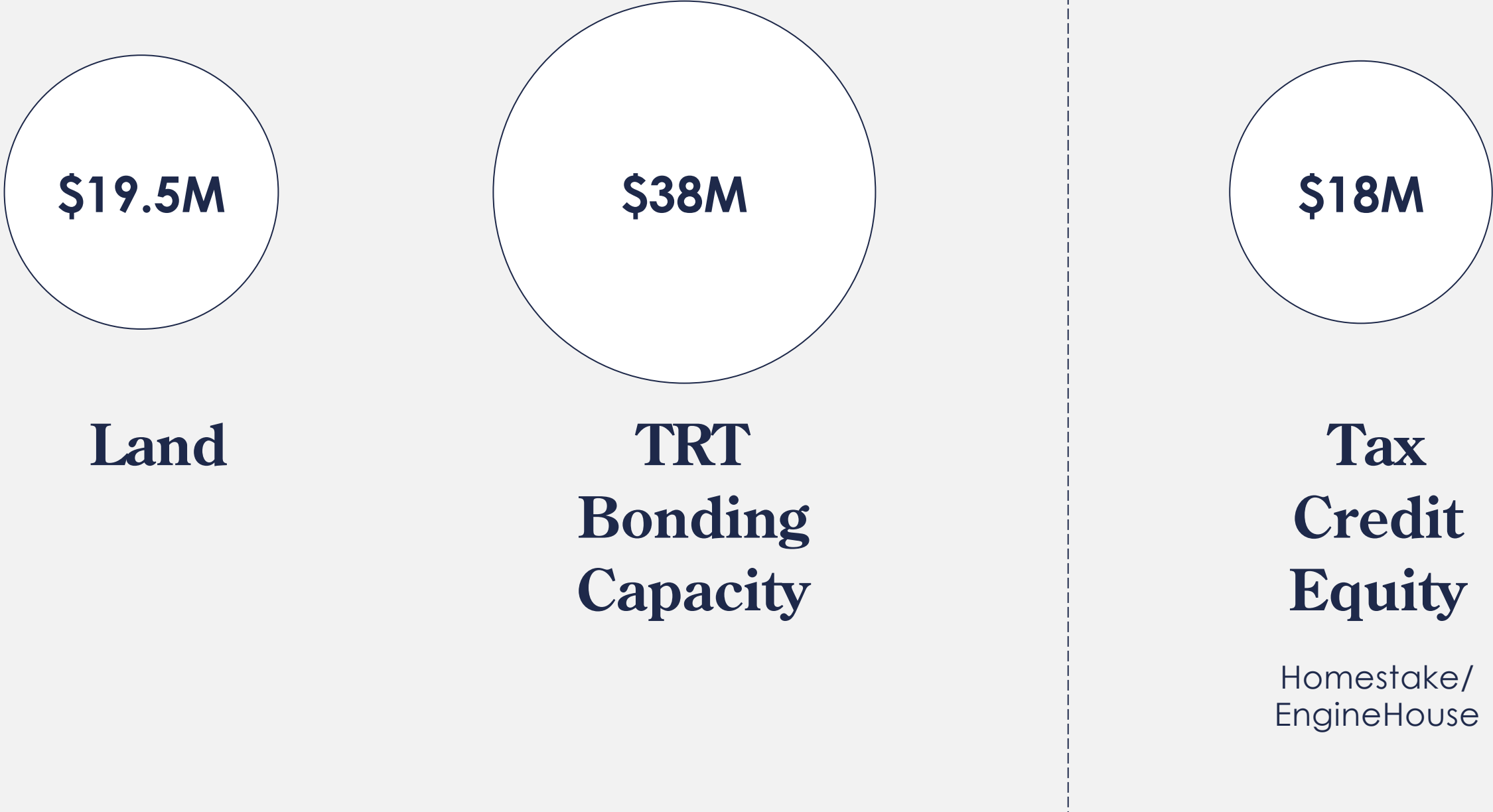
Retail Rents (psf)	Market Retail	\$40
	Local Retail	\$25
Residential Rents (monthly)	Market Rate	\$3,195
	100% of AMI*	\$2,850
	80%	\$2,264
	60%	\$1,679
	50%	\$1,387

*Based on HUD standard rates

Generally out of your control

Development Costs (psf)	\$400	
Parking Costs (per spot)	Above Ground	\$45,000
	Below Ground	\$65,000
Residential Cap Rate	5.25%	

Some public finance tools for consideration:



\$19.5M

Land

\$38M

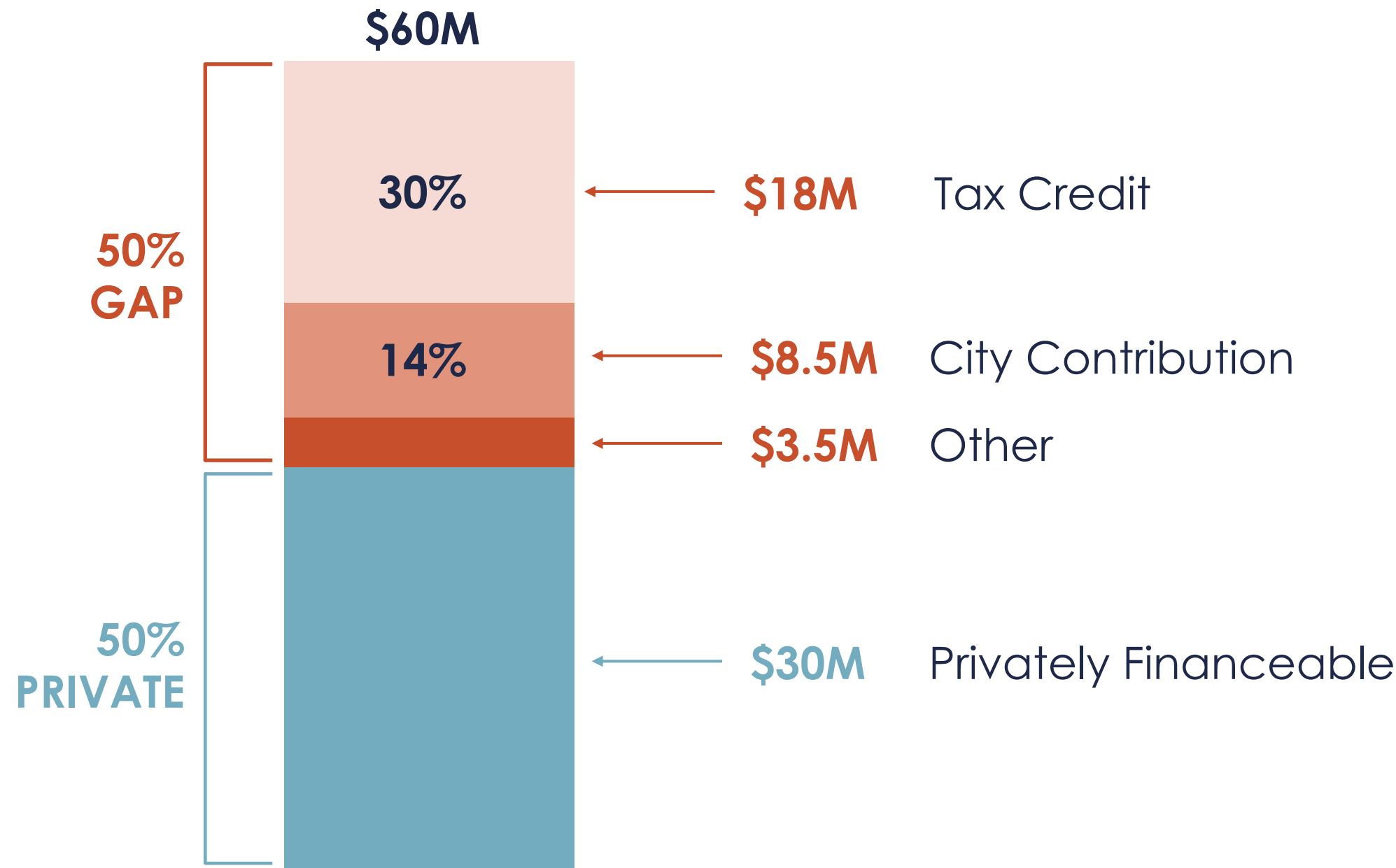
**TRT
Bonding
Capacity**

\$18M

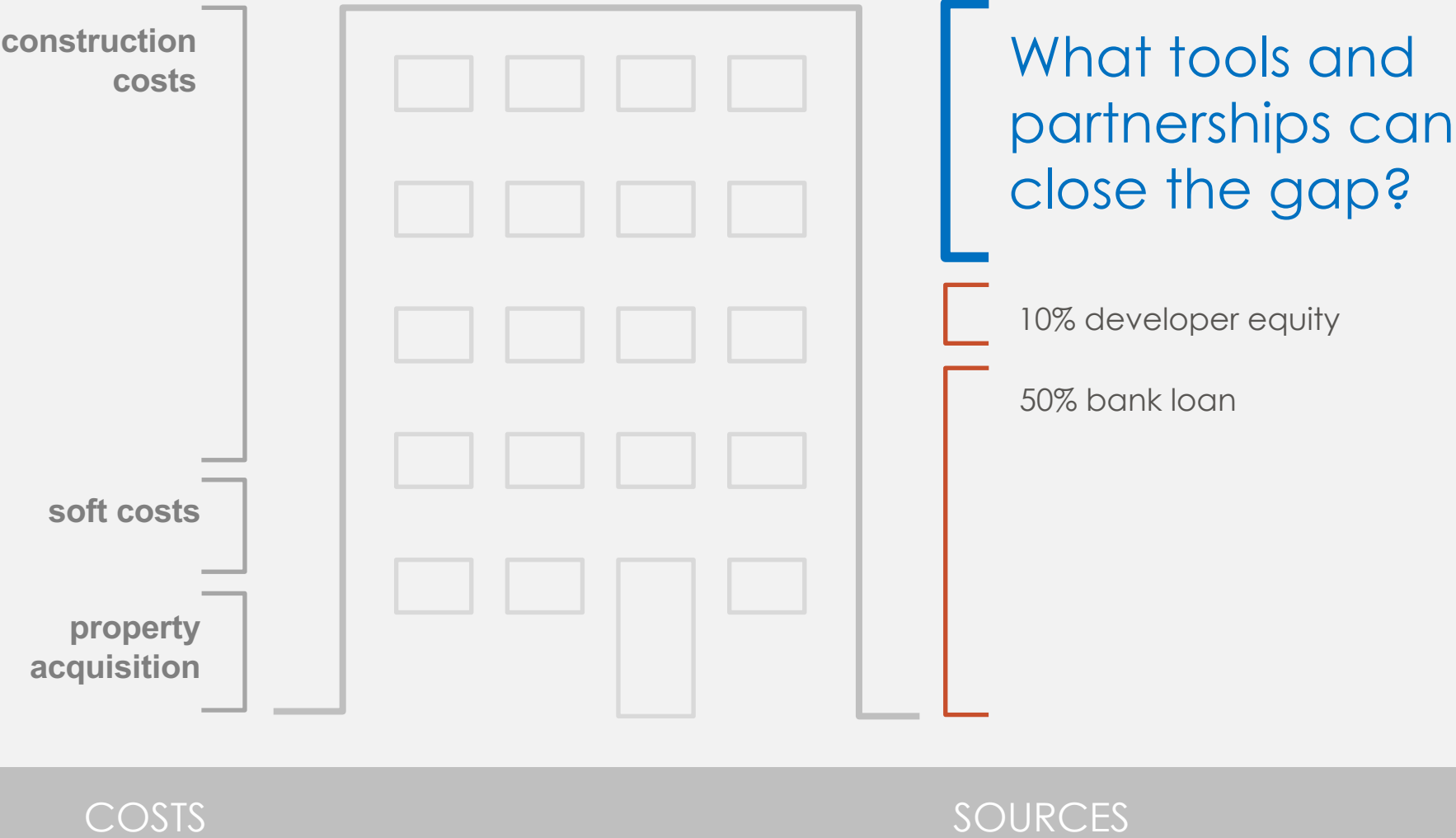
**Tax
Credit
Equity**

Homestake/
EngineHouse

EngineHouse



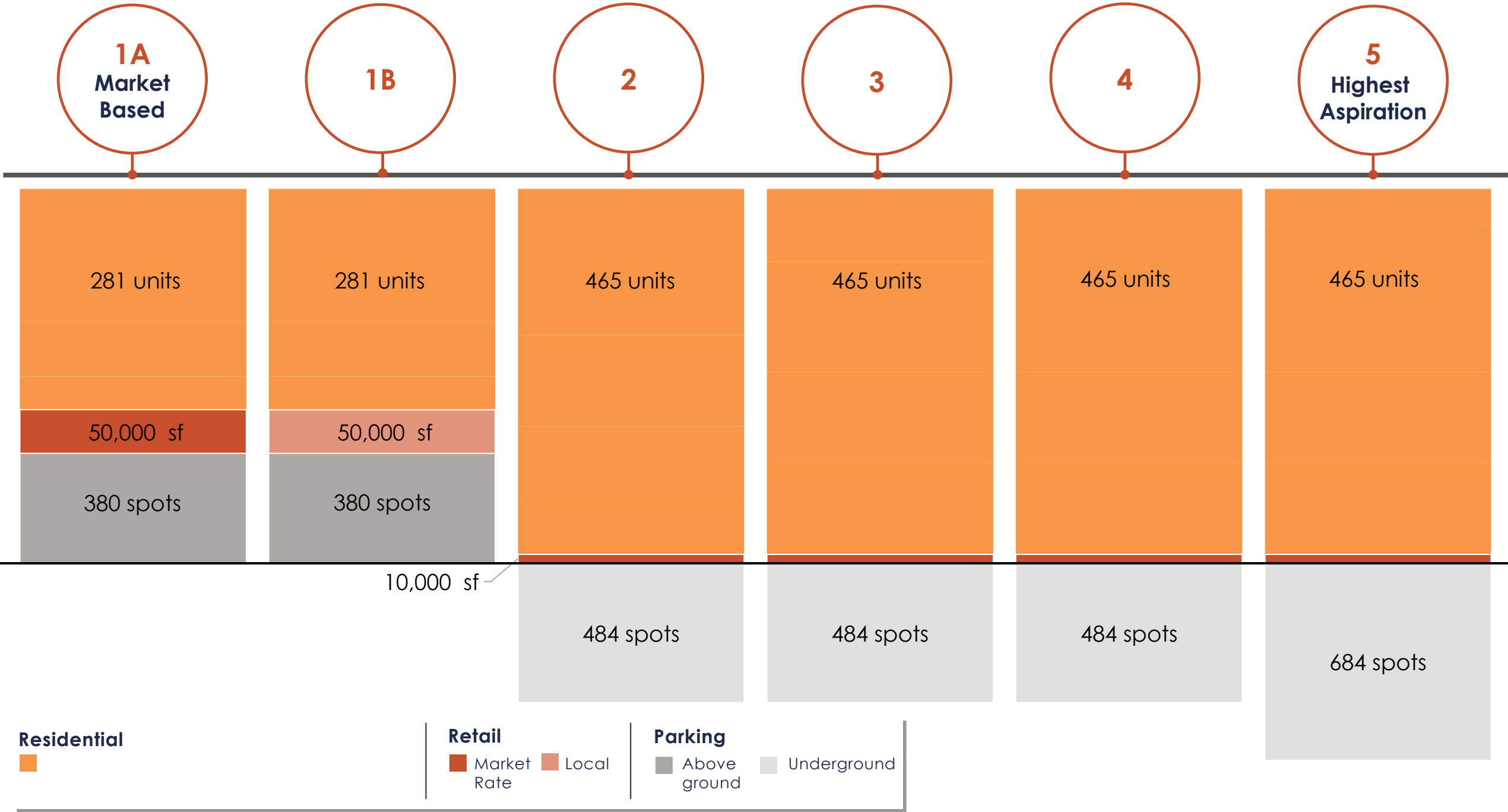
Development Value vs. Costs



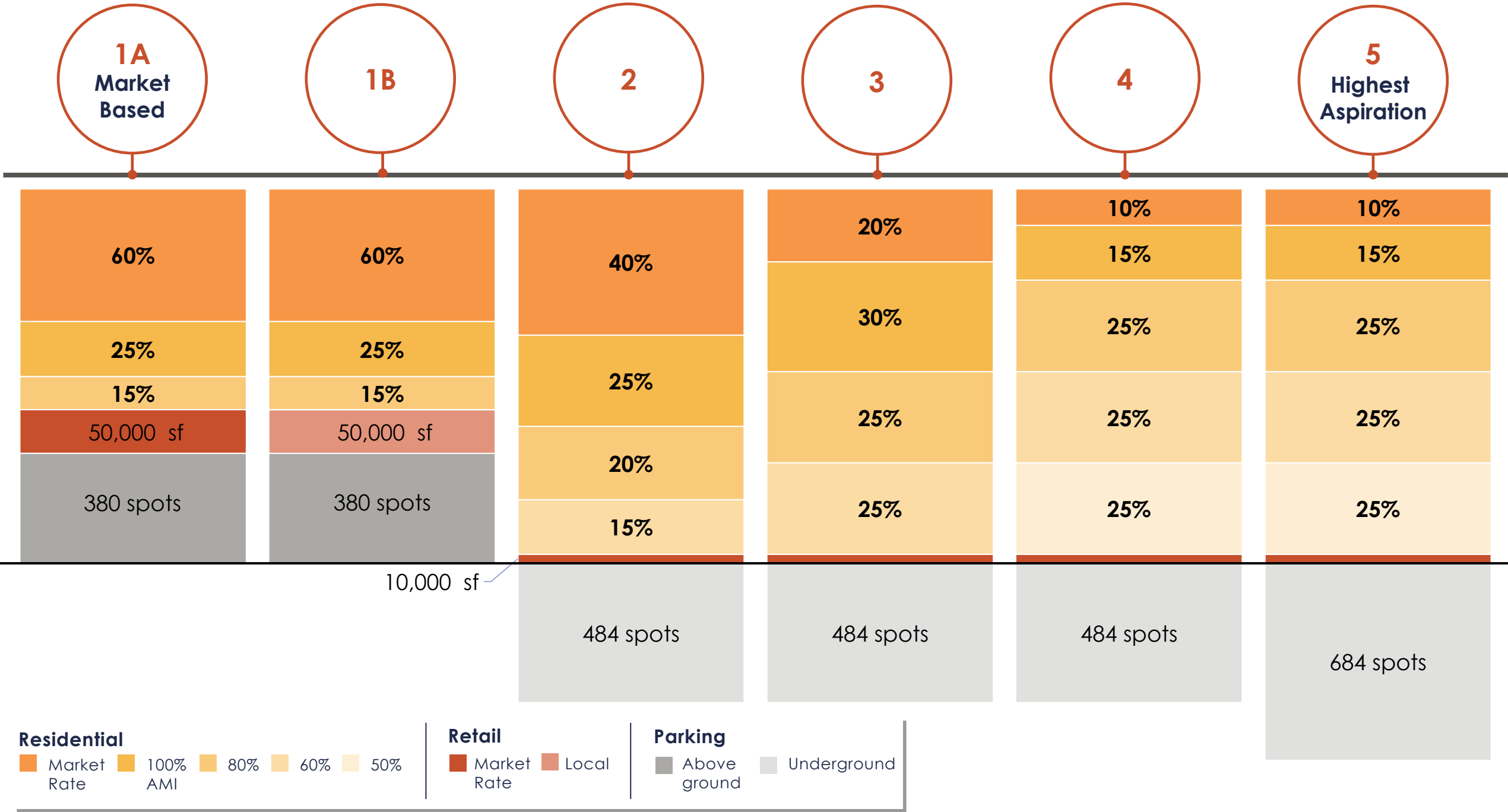
Development Value vs. Cost



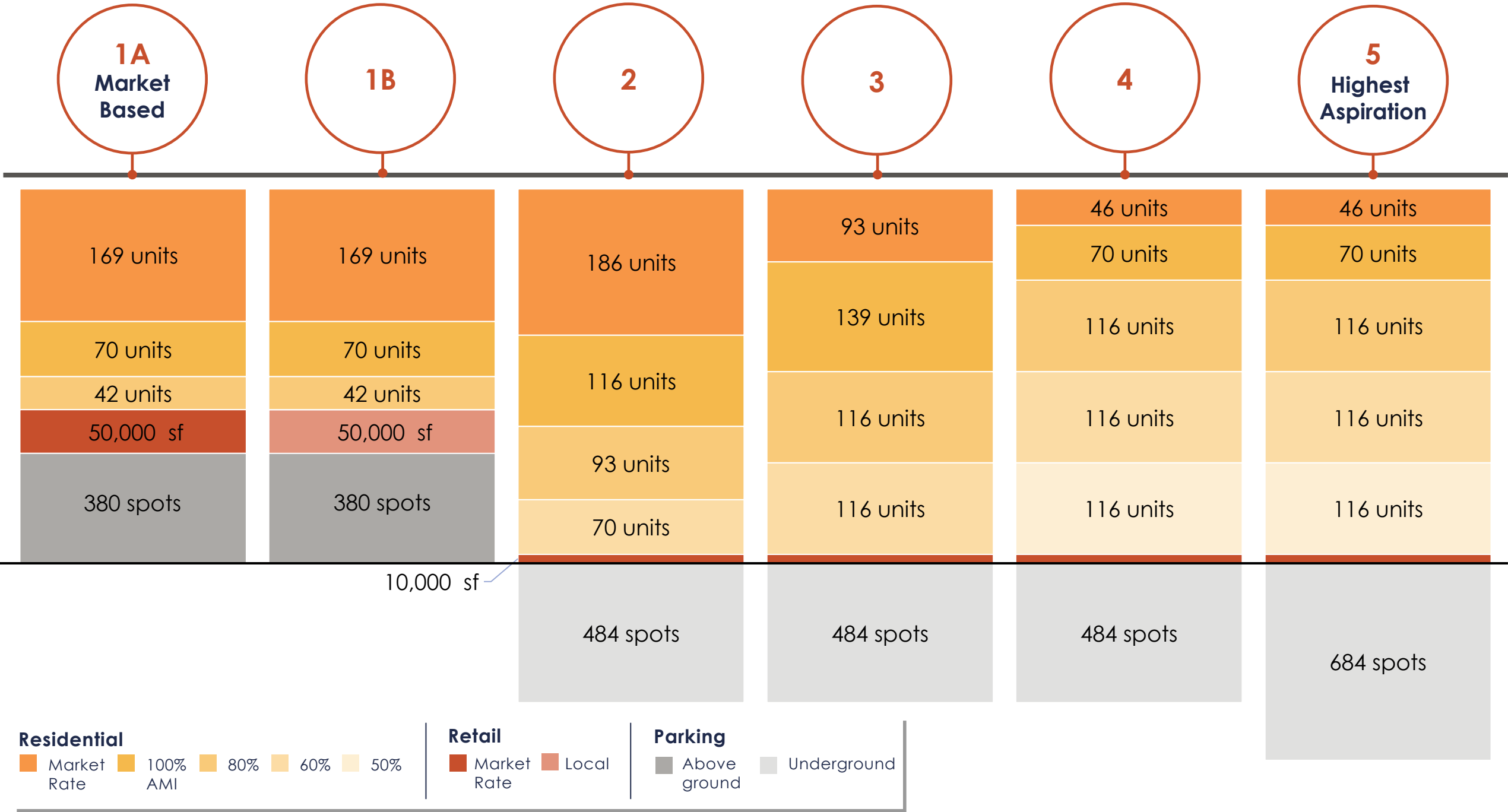
Site Feasibility – Program and Land Use



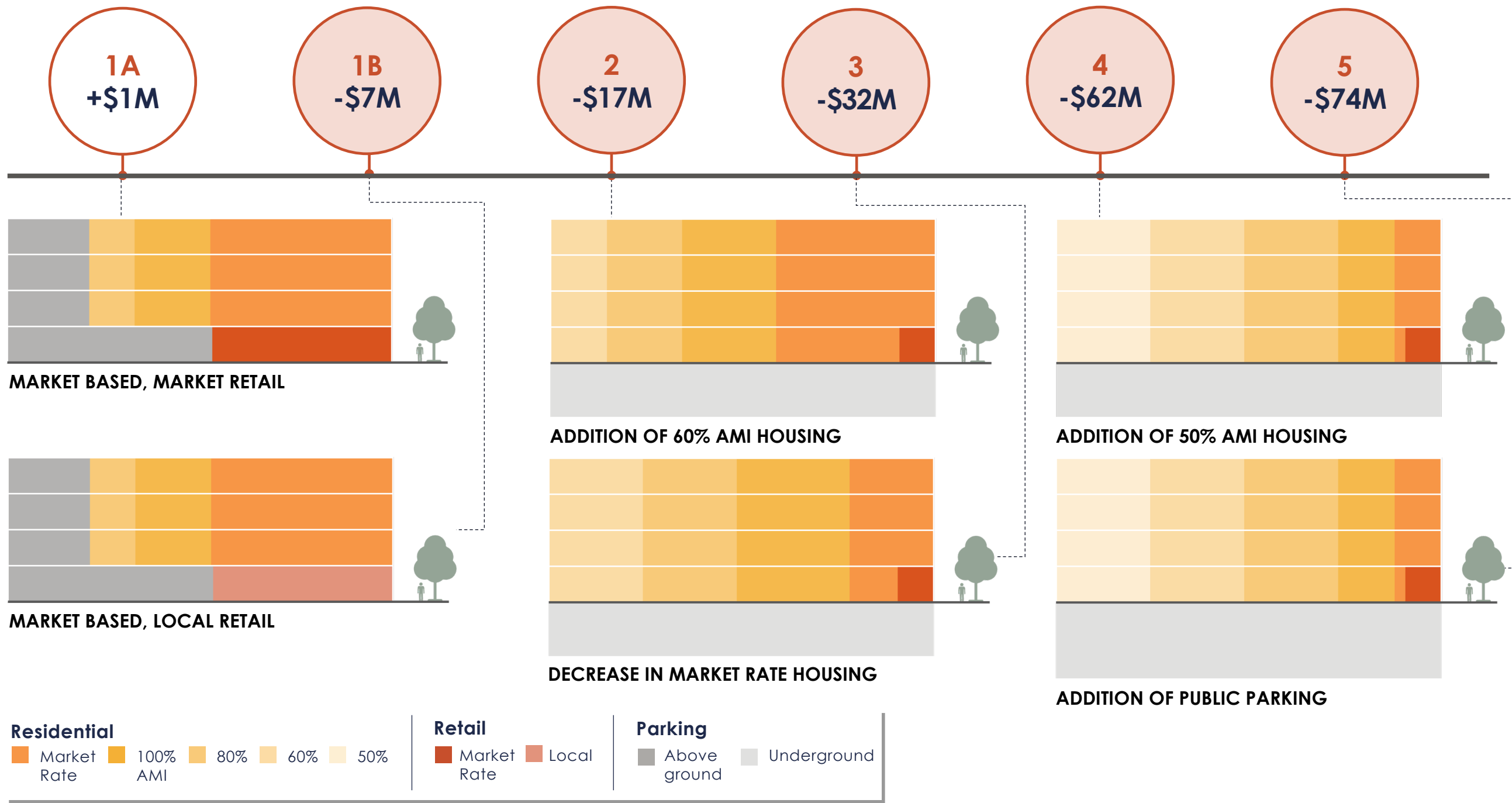
Site Feasibility – Program and Land Use



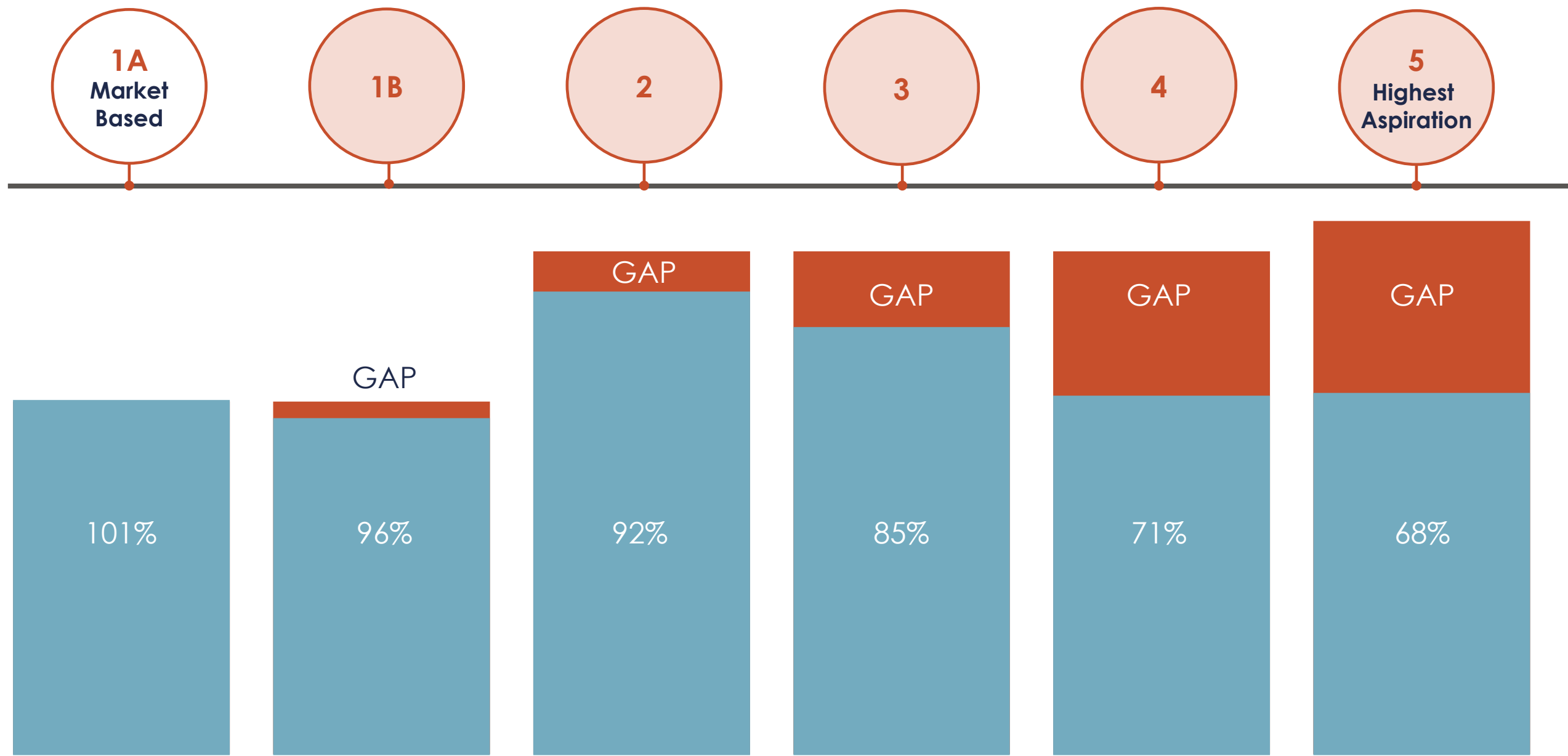
Site Feasibility – Program and Land Use



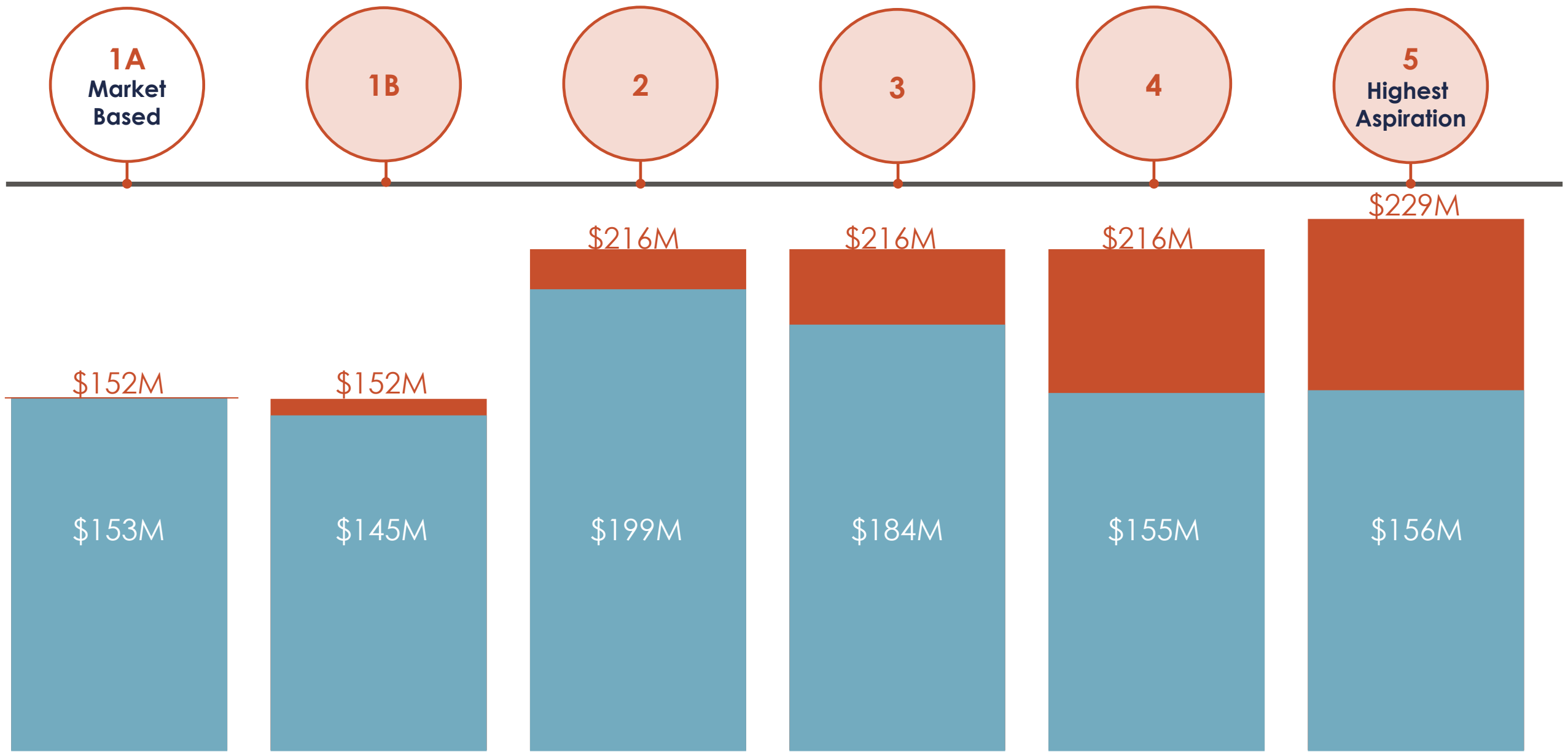
Site Feasibility – Program and Land Use



Financial Feasibility – Value to Cost

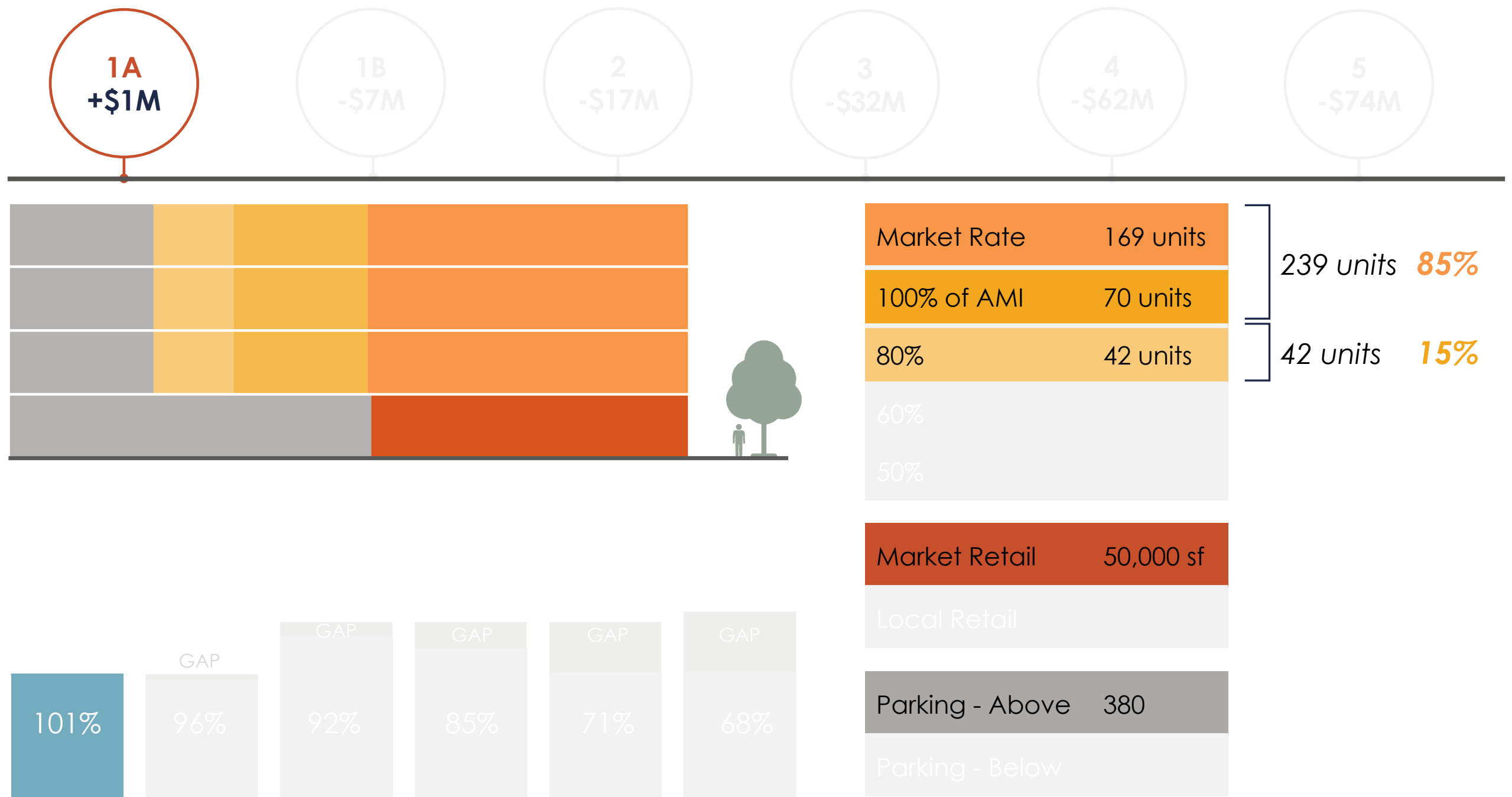


Financial Feasibility – Value to Cost

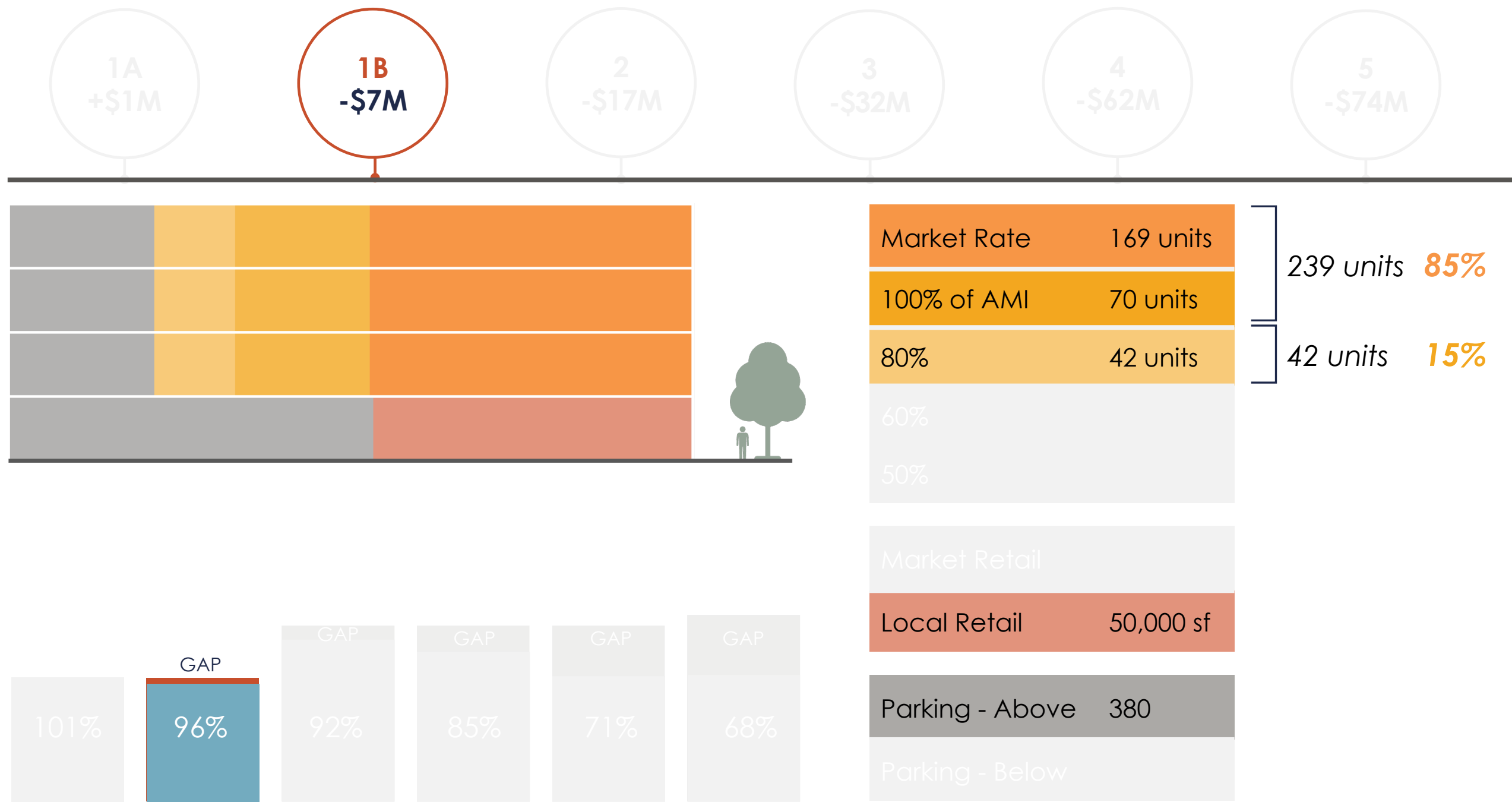


Discussion

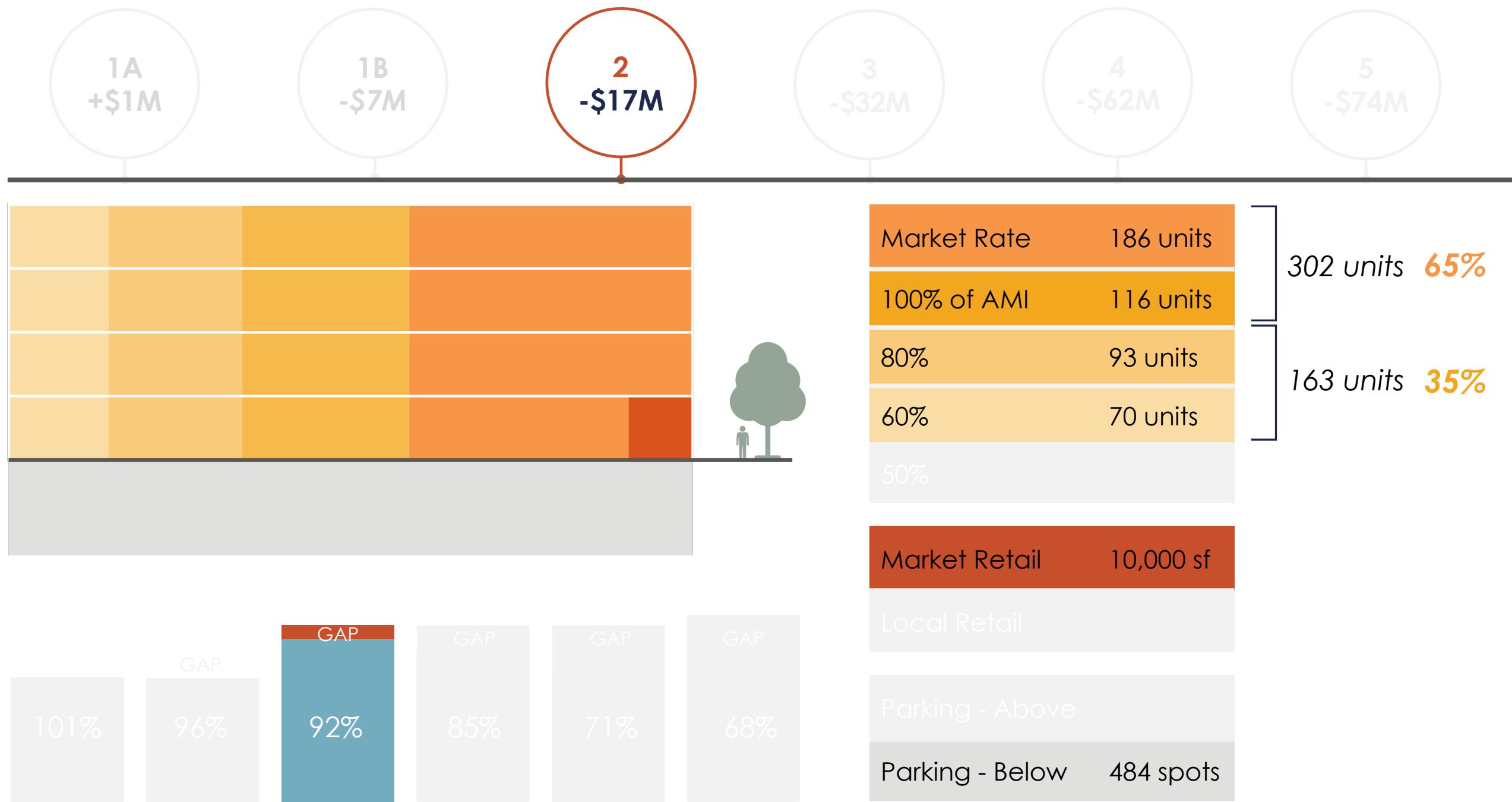
Site and Financial Feasibility



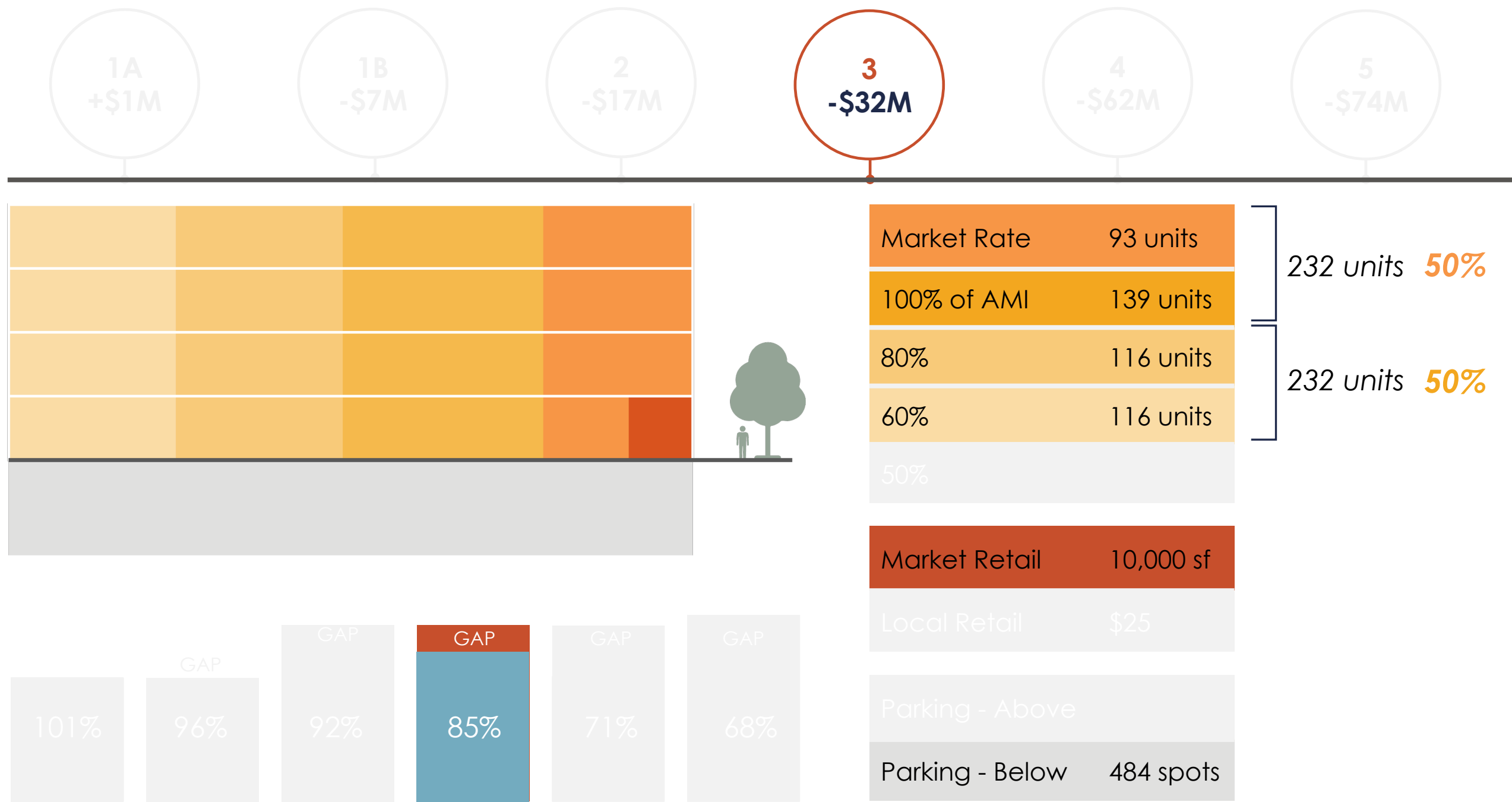
Site Feasibility – Program and Land Use



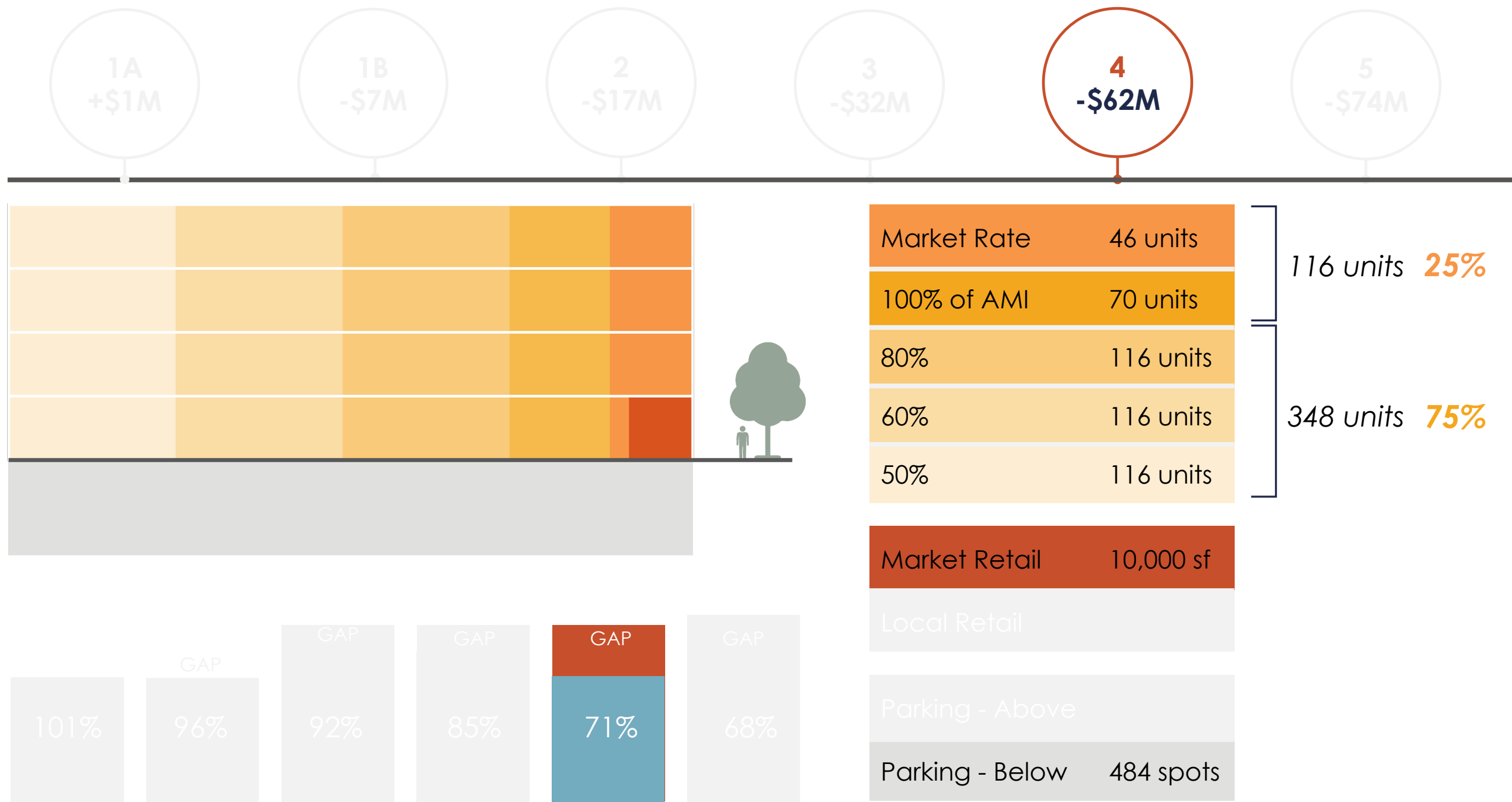
Site Feasibility – Program and Land Use



Site Feasibility – Program and Land Use



Site Feasibility – Program and Land Use



Site Feasibility – Program and Land Use

