Planning Commission
Staff Report

PARK CITY
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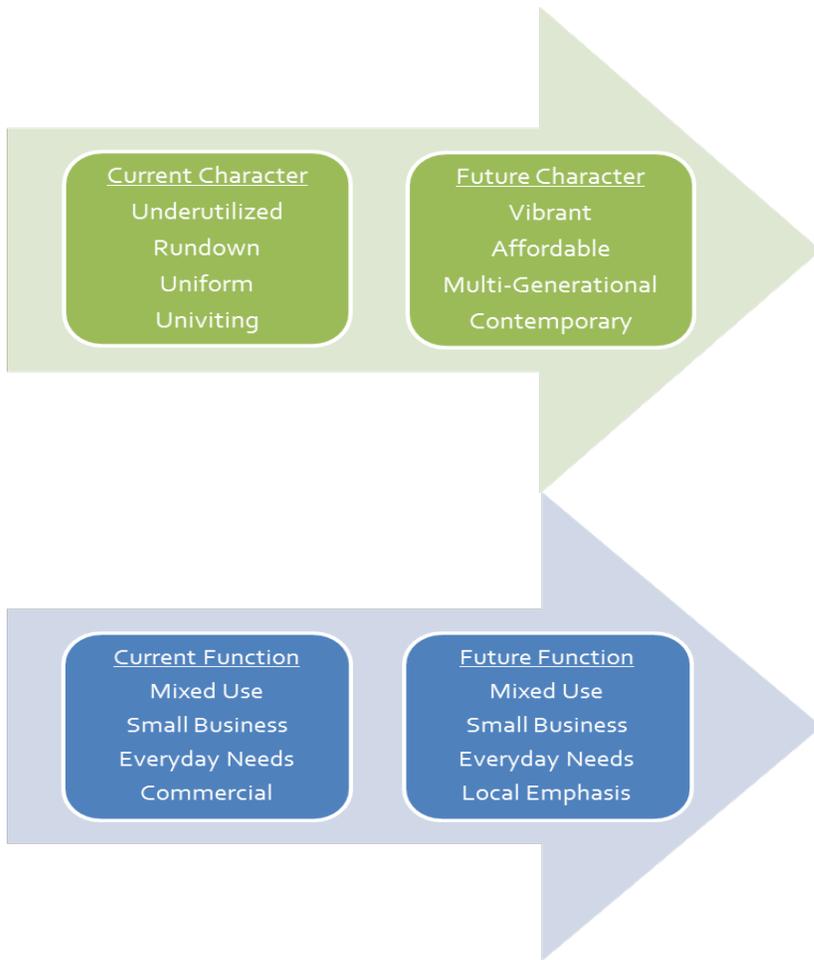|	
Author:	**Thomas Eddington, Planning Director**
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Subject:	**Bonanza Park Area Plan**
Date:	**February 8, 2012**
Type of Item:	**Work Session**

SUMMARY RECOMMENDATIONS

Staff is requesting Planning Commission discussion regarding the Bonanza Park Area Plan. Revisions to the plan will be introduced and the implementation strategy will be presented for discussion.

BACKGROUND

The Planning Commission and City Council met during a Joint Work Session meeting on September 29, 2011 (Exhibit A – Minutes from the meeting). A summary of outcomes includes:

1. Council and Planning Commission agreed that Park City needs a Bonanza Park Area Plan that:
   - Incorporates The Rocky Mountain Power sub-station needs;
   - Focuses efforts to create a vibrant, affordable, mixed-used, locally serving area within Bonanza Park;
   - Balances height, density, and financial incentives as tools to effect development.
2. Both Council and Commission agreed to give additional height in BoPa to obtain:
   - Open space, a smaller building footprint, view corridor protection, affordable housing, and a resulting area built within a set of Design Guidelines.
3. Both Council and Commission agreed to give additional density in BoPa to obtain;
   - Protection of historic structures, increased connectivity, and realization of housing affordability.
4. A draft BoPa plan incorporating the agreed "gives and gets" will be delivered to the Joint Council-Commission by 12-31-11.

The City Council and Planning Commission met in a series of joint meetings in late 2011 to address a number of planning and development issues. Bonanza Park was specifically discussed in detail and the following illustrates the results of a survey regarding the Bonanza Park area that the City Council and Planning Commission completed during one of the joint meetings:

Current Character
Underutilized
Rundown
Uniform
Univiting

Future Character
Vibrant
Affordable
Multi-Generational
Contemporary

Current Function
Mixed Use
Small Business
Everyday Needs
Commercial

Future Function
Mixed Use
Small Business
Everyday Needs
Local Emphasis

Encourage

1. Locally-owned Commercial
2. Affordable Housing
3. Small Business Incubator
4. Apartments
5. Medium Sized Commercial
6. Multi-use facility/Expo
7. Parks
8. Campus

Discourage

1. Museum
2. Single-Family Homes
3. Big Box Commercial
4. Nightly Rental

No where

1. Big Box Commercial

2. National Franchise
3. Multi-Use Facility/Expo Center

The draft Plan was completed and distributed on December 30th to the Planning Commission and City Council. The Bonanza Park Plan is available on line at www.parkcity.org ⇨Government ⇨Document Central ⇨Planning.

On January 12, 2012, the Planning Commission and City Council met during a joint work session. The Bonanza Park Plan was introduced and discussed. During this meeting staff was directed to begin taking steps to implement the Bonanza Park plan, including adoption by the City Council. The City Council directed staff to issue a request for proposal for creation of a form based code and a transportation study of the feasibility and performance of the new grid for the Bonanza Park District. (See exhibit D – minutes from 1/12/12 joint meeting) This is the second work session of the Planning Commission regarding the Bonanza Park plan. Staff plans to return for a third work session once the transportation study for the Bonanza Park Plan has been completed. The likely date for completion of the transportation study is May of 2012. Formal recommendation will be requested after the transportation study has been completed.

BONANZA PARK AREA PLAN
The Bonanza Park Area Plan is a blue-print for future development within Bonanza Park. It creates ten (10) Planning Principles which implement a balanced approach to achieve the environmental, social, and economic goals of the City. The ten (10) Principles lay the foundation for the design of a new grid system, building pads, setbacks, height and a design framework found within the "Base Plan." It also gives developers the option to attain greater density, beyond the Base Plan via the "Incentivized Plan" in return for providing community benefits. The Incentivized Plan creates options for additional height and decreased setbacks in exchange for community benefits, such as attainable housing, business incubator space, a community center, etc.

Staff has been working on revisions to the Plan since the January 12, 2012 meeting. These revisions include:
- Layout Changes. General editing changes to make the plan read more cohesively.
- Definitions. Created a definitions page for terms that are used regularly in the plan such as "the spur" and "Area median income". The definitions page is included as Exhibit A.
- Form Based Code. Staff added a two page summary explanation of form based code, attached as Exhibit B.
- Additional Options. Staff has created a total of 20 options based on feedback from the Planning Commission and City Council that the options should not be limited to eight options. The additional options are included as Exhibit C. Discussion on the additional options is requested at this work session.

At the direction of the City Council at the January 12, 2012 joint meeting, staff issued a Request for Proposals (RFP) for a new form based code for the area. Staff is currently in the process of publishing the RFP. It takes 7 to 8 weeks from the time of publishing an RFP to the time of issuance of contract. Contract issuance shall be complete by March 30th. The likely date for completion of the transportation study is May of 2012.

Significant Impacts
Adopting the Bonanza Park Area Plan as a supplement to the Park City General Plan will put into place the guiding document for implementation. With Planning Commission and City Council support of the Bonanza Park Plan, Staff has begun revisions with the intent of adoption of this supplement in the near future. Implementation of the plan include revisions to the existing code, such as revising the Master Planned Development regulations (Chapter 6)and adoption of a new form based code specifically for the Bonanza Park District.

Recommendation
Staff is requesting Planning Commission discussion on the Bonanza Park Plan. Specifically, staff would like discussion on the new addition to the plan, as shown in Exhibits A, B, and C.

Exhibit A: Definitions Page
Exhibit B: Form based code
Exhibit C: Additional Options
Exhibit D: work session minutes from January 12, 2012 Joint meeting