

# Bonanza Flat Conservation Area Open House

# 273

Total Responses

Date Created: Friday, March 30, 2018

Complete Responses: 273

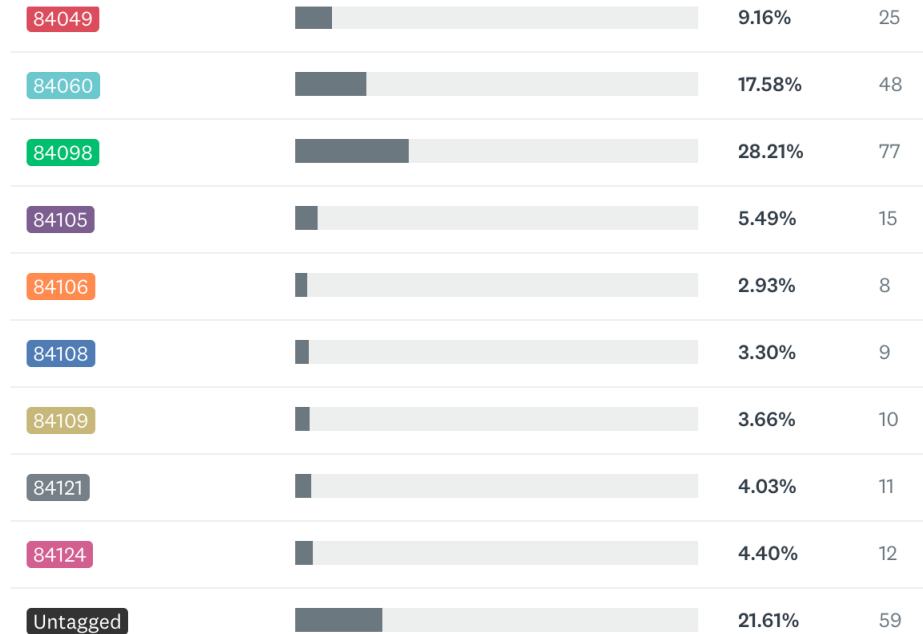
# Q1., Q2., : Name & Neighborhood

Answered: 273 Skipped: 0

Information can be found in data sheets collected from survey responses.

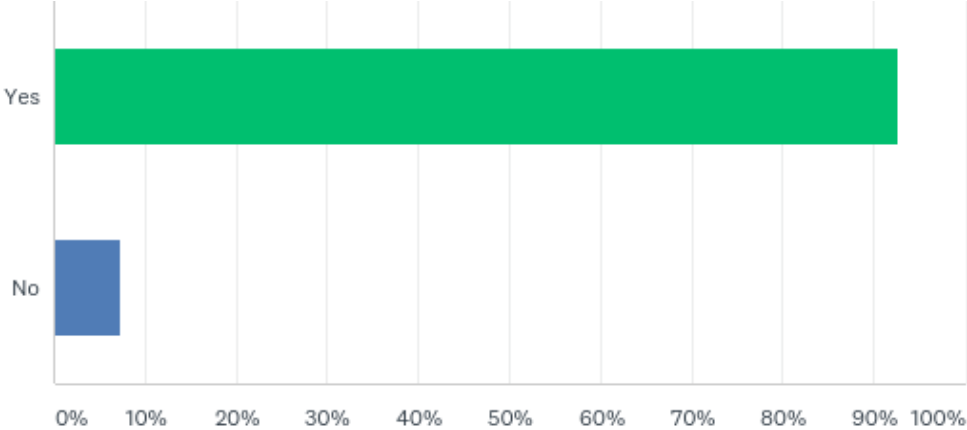
### Q3: Please enter your ZIP code:

Answered: 273 Skipped: 0



**Q4: The suggested management zones are: Primitive, Backcountry & Frontcountry. Do you agree with having management zones on the property?**

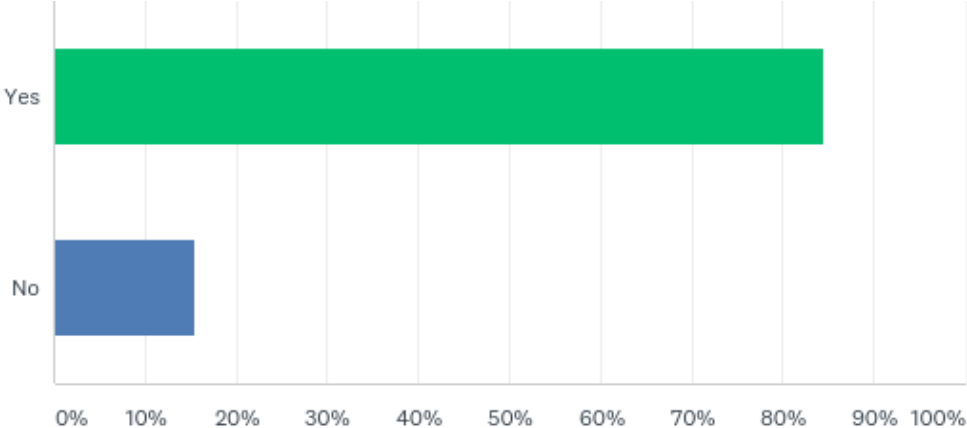
Answered: 273 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		92.67%	253
No		7.33%	20
TOTAL			273

**Q5: Recommended prohibited uses include summer and winter recreational motorized vehicle. Do you agree with these recommendations?**

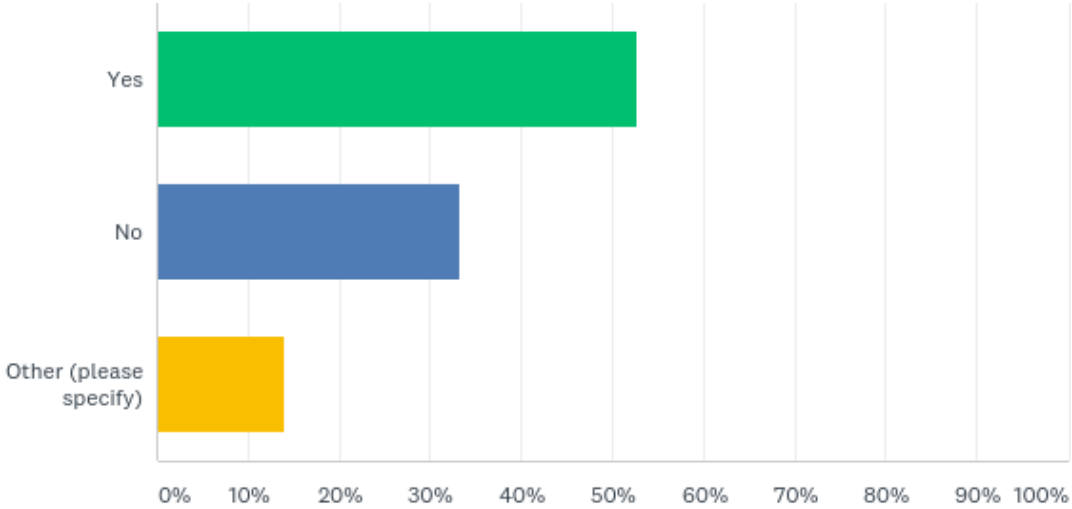
Answered: 273 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	84.62%	231
No	15.38%	42
<b>TOTAL</b>		<b>273</b>

# Q6: Should camping be allowed by permit only in the summer on Bonanza Flat Conservation Area?

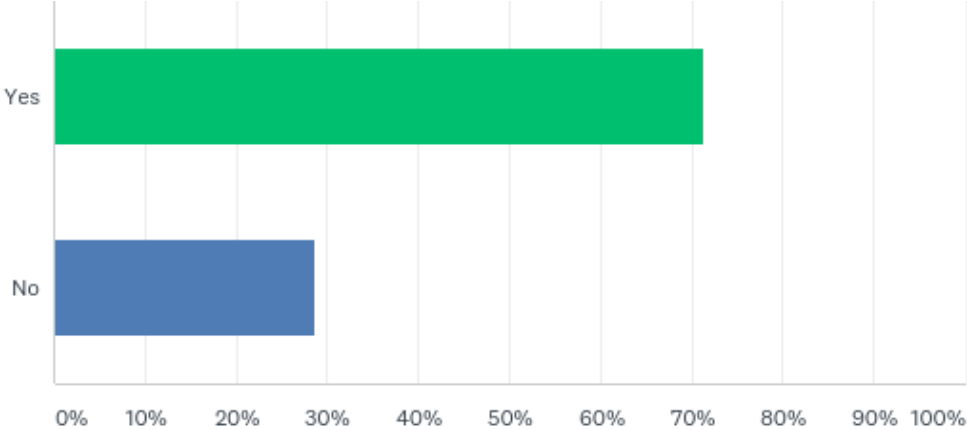
Answered: 273 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	52.75%	144
No	33.33%	91
Other (please specify)	13.92%	38
<b>TOTAL</b>		<b>273</b>

**Q7: The current recommendation is to restrict dog walking during winter months and limit dog walking to areas that do not impact the sensitive watershed areas on the property in summer months. Do you agree with the current recommendation?**

Answered: 273 Skipped: 0

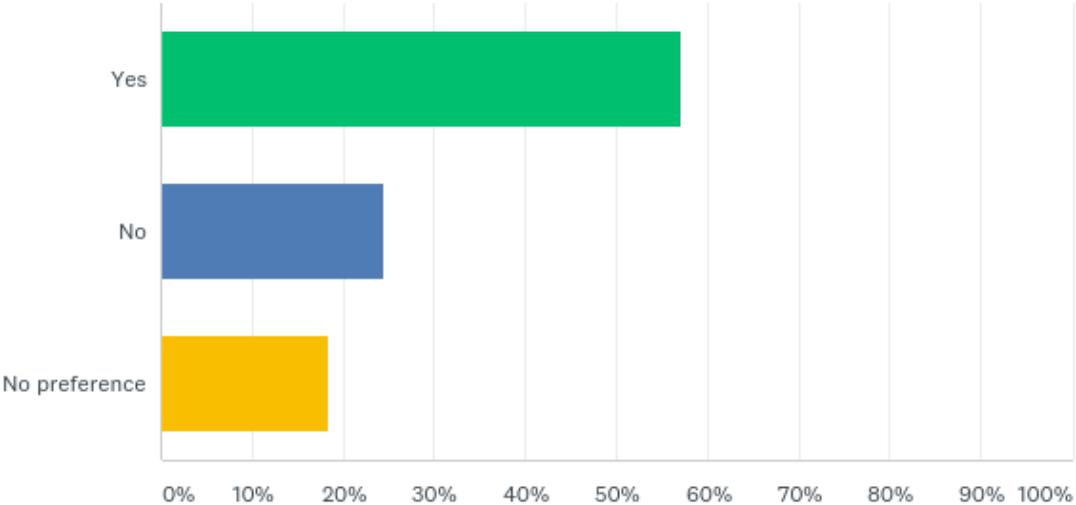


ANSWER CHOICES	RESPONSES	
Yes	71.43%	195
No	28.57%	78
TOTAL		273



# Q8: Should groomed Nordic skiing be allowed on Bonanza Flat Conservation Area?

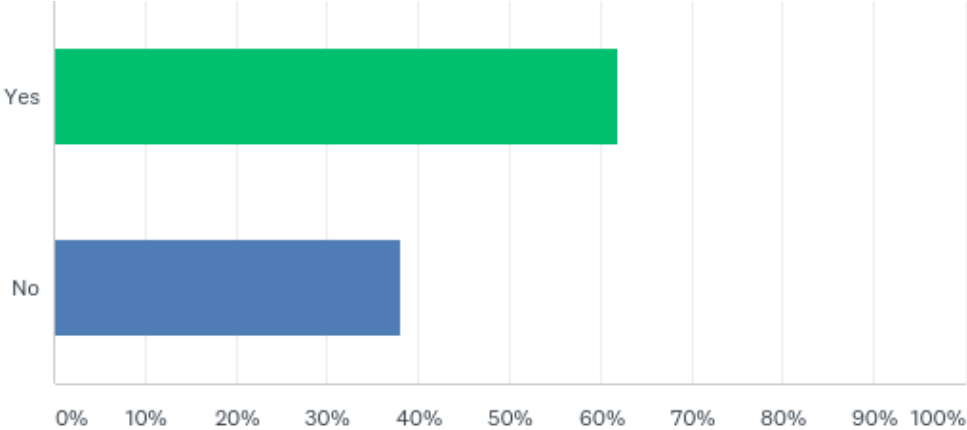
Answered: 273 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	57.14% 156
No	24.54% 67
No preference	18.32% 50
TOTAL	273

**Q9: The current recommendation is to eliminate parking at Guardsman Pass, replacing it with trailheads and appropriate waste management strategies. Do you agree with this current recommendation?**

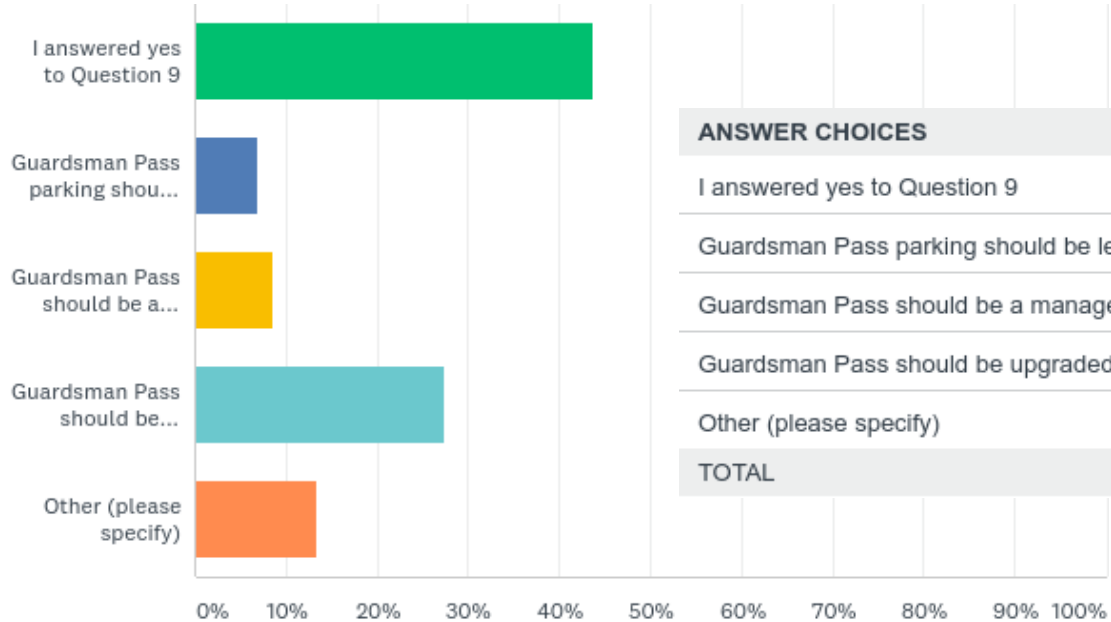
Answered: 273 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		61.90%	169
No		38.10%	104
TOTAL			273

**Q10: If you answered no to Question 9., please select one of the below options you feel would be most appropriate for the Guardsman Pass parking area.**

Answered: 233 Skipped: 40



ANSWER CHOICES	RESPONSES
I answered yes to Question 9	43.78% 102
Guardsman Pass parking should be left as is with no restrooms	6.87% 16
Guardsman Pass should be a managed drop off area only	8.58% 20
Guardsman Pass should be upgraded to include restrooms	27.47% 64
Other (please specify)	13.30% 31
<b>TOTAL</b>	<b>233</b>

# Additional Comments

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Answered: 132 Skipped: 141

## Positive

All management decisions should prioritize protecting wildlife, the natural flora, and pollution prevention.

I have spent my whole life going to the bonanza flats area with my dogs. I want to see this area protected. I like the idea of having different management zones and permits for camping. I would love to see some more trails through there and possible access to the other lakes, if they are on the public land acquired.

The primary goal should be to protect the watershed.

I love that you are considering restricting dog walking. The other trails that allow it are a mess with pet waste and forgotten poop bags. There is no poop fairy!

I donated money and voted to pay more taxes for the conservation of Bonanza Flat - which in my mind means that allowable uses include human-powered only. I greatly appreciate the recommendations for crowd control, waste disposal and the efforts made to keep our watersheds clean. We need to work really hard so that we don't love our environment to death!

It's a hard balance pleasing all recreational enthusiasts. I think providing guidelines that preserve the environment, wildlife and beauty of this land while allowing for recreation should be the goal. It sounds like this is exactly what you are doing. Thank you.

Thank you so much for having this open house. Helping to contribute to saving Bonanza Flats was of vital importance to my family continuing to visit Park City and spend time/money here.

thanks for all the hard work. we appreciate it

# Additional Comments

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Answered: 132 Skipped: 141

## Questions

I said 'yes' to Nordic skiing in Bonanza Flats, but how would us skiers get up there? What access compromises would need to be made. Also, homeowners should have snowmobile access to their property, but only thru a dedicated channel.

Protect wildlife! Why no questions about mountain biking? I think this area should not allow it.

Why no dogs in winter?

If you eliminate parking at Guardsman Pass, how would anyone get there? Makes no sense. Need more parking at Guardsman Pass since there isn't enough.

I am not familiar with the details behind the recommendations. As a result, I am not certain how accurate this survey is. I may have provided different answers if I knew specific details. For example, I would recommend NO dogs ever. Unfortunately dog owners have demonstrated they cannot pick up their dog waste bags. Likely a small percentage that ruin it for all, but true just the same. Am also unclear on the parking proposal. If trailheads are created, that still requires parking correct?

Constant communication is the key to success. Enforcement of the new "rules" will be a challenge. What will the consequences be for those who choose to ignore the new mandates?

No motorized activities should be allowed. Possible to have some additional winter access?

# Additional Comments

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Answered: 132 Skipped: 141

## Questions

I think Brighton Estates owners should be allowed to walk their dogs in the area, given their understanding of the impact of potential dog owner ignorance. Nordic skiing would be a great usage up there. Have friends with property in BE, would they still park in same location for getting to their property in winter?

Thank you for providing a survey to the public! I agree with much of the plan and am hopeful that this property will evolve into a space everyone can enjoy without it being loved to death. I will now discuss the parts I am concerned with / disagree with. Dogs -- should NOT be banned on the property, except for maybe bloods lake and lackawaxen. Winter access -- What is the plan??? Are there accomodations being made for the 30-40 full time residents of Brighton Estates to drive up and park along Marsac Ave? Twisted Branch Rd an option? How is the public going to access bonanza flat in the winter? Have heard very little discussion on this very important issue. I do agree with the need of direct snowmobile corridors to Brighton Estates from Empire pass. Groomed nordic trails-- in my opinion, destroy the "backcountry" feel of the property. Cross country skiing can be enjoyed on single track trails. Nordic skiers have plenty of groomed tracks around Park City. I don't think this fits the model for this property at all.

# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

Please post an easily found and clear map of the area in question. This information seems difficult to access. Can you make an overlay for google maps or something? Thx!

Took this survey uniformed on several of the questions. Providing links to info to answer the question with more info would have been helpful.

please extend the WOW trail to connect to PC trails

I don't support groomed xc'ing because of the volume of people it will draw and the impact on the land. We need some land that isn't full of trails and is kept as low impact as possible. I was hoping that might be Bonanza Flats.

We are in great need of hiking only trails. Bikes have taken over most of our area trails. While most bikers are considerate of hikers, some are extremely rude and the speed of downhill riders are a danger to hikers.

There is definitely a balance between preserving the land and promoting the land. It seems unnecessary to create more access in the winter than what has been available in the past. Without recreational snowmobiling, the land may end up better preserved. Listening to discussions about accessing adjacent land via snowmobile, it's important to factor in the Midway side not being an option due to no snow on Pine Canyon. Coming up from Midway to our property is preferred to driving to PC, but in a winter like this year, it's not an option. It is important that the residents have areas to park and stage their sleds on the PC side as well as corridors to sled in that are safe.

# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

Please remember that the Brighton Estates neighborhood was created between 1964-72 in 5 phased Plats. In other words, we were there long before Deer Valley and all the fancy development in the area(condos/Montage/Red Cloud+). We have requested thoughtful "snow mobile corridors" be adopted to ensure everyone can get home safe each day. We have also requested further dialog regarding plowing and a permanent parking area

I strongly feel that bonanza flat should be left as undisturbed and undeveloped open space as much as possible.

Non motorized recreation only please.

Hoping for some high altitude Nordic skiing trails

Managing dogs in the summer can be very difficult, especially as dogs are so restricted in Big Cottonwood Canyon. The area will almost certainly be overrun as it will be the closest allowed dog area for many. You may have to rethink the dog concepts. The area is much more open than Millcreek where dogs generally stay on or near the trails. They are unlikely to do so at Bonanza. Disturbance to ground nesting birds and small animals is a concern as well as erosion and intrusion into wetland areas.

I think we need to manage the dog issue but I also think we need places dogs can go with some water. Unfortunately the downside of publicizing BF is that more dogs than ever go to Blood Lake. People are starving for a 1mi hike they can take their dog on.

We need mountain bike trails to create an important link between WoW, Wasatch Crest and future Mayflower trails.



# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

Let's return this to its most natural state and allow limited access by humans (and their dogs ON LEASHES) on very well managed trail access/.

We will be moving into our Lime Canyon property in midway at some point in the next two years once Construction is wrapped up. We bought this property with the intent to snowmobile to Brighton. I would settle for a paved maintained road from midway to Brighton over guardsmans. If guardsmans will not access Brighton from midway during the winter, then I think there should be a corridor to allow winter snowmobile travel from midway to Brighton. I do not agree with banking Snowmobiles since they have minimal impact on groundscapes. I do however agree with no motorized vehicles in the summer as they cause significant damage to the landscape.

I contributed because I thought the objective was to keep the area as it is, i.e. without housing and roads; not because I wanted to see more restrictions on its use.

I'm assuming that when you say "Guardman Pass" that you don't mean Empire Pass. Many people make that mistake. My understanding was that the parking at Guardsman Pass was controlled by the state, since it's on a state road. It would be great if you could eliminate that point of congestion by eliminating parking up there!

I would like to see parking options improved upon in the guardsman area. It would be great to have more definitive options that are paved and marked to prevent the chaos that typically occurs.

Keep ski resort lifts out. Charge cars to enter areas similar to mill creek canyon.

The future of Park City Nordic skiing will be in Bonanza Flat. Snow is no longer consistent enough in town! Park City is a ski town so I feel like it really makes sense to have Nordic trails at this location and elevation.

# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

Please leave Bonanza Flats as natural as possible. Please leave it as a nature preserve not for recreation. We have enough trails and recreation places we don't need more.

Survey is not set up very well. #4. what is a management zone? I think many people do not know. I looked on your website & searched, but I had to assume what it meant. It is hard to answer accurately when you don't understand the question. #5- what if you agree with winter only motorized use? It will be difficult to stop snowmobiles. If you make something illegal, but don't enforce it, what's the point? #7- what if you want no dogs? When dogs are allowed, many people take them into the watershed which directly impacts my water quality. It's less confusing if no dogs are allowed. #8 where would it be groomed? What impact would this have? #9. I live just below the pass. This is a heavily used area for biking and hiking. Parking is full many days in the summer. Parking is really needed to fully partake in these activities from the pass. Removing parking severely restricts access. Many people want to take pictures at this area too. Perhaps rather than installing a bathroom on the pass, you could install one lower on the Park City side and put up a sign indicating facilities are located on either side of the pass as there is a toilet 5 mins from the base in BCCyn.

Mountain biking should also be subject to some restrictions

Snowmobiles should be allowed for residents of Brighton Estates. Mountain Biking and Hiking should be allowed. No hunting, there are enough hunting spots already.

Winter snowmobiles only

Biking should be allowed on dedicated/designated trails.

# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

I think it is hard to restrict snowmobiles since that has been the mode of transportation for many years. Maybe regulate where so there isn't recreational snowmobiling.

Route 224 and Pine Canyon Road should be plowed from the Montage Resort gate up to the Summit and down to the southern end of Brighton Estates in the wintertime to provide access to Brighton Estates residents so that NO snowmobiling is needed across Bonanza Flats for access to Brighton Estates.

I have read the proposal and I think pedal assist ebikes should be allowed.

While we agree in part with many of these proposed actions we think they take things too far. I would suggest scaling back or modifying some of them. ie: I don't have a problem prohibiting snowmobiles over much of the area, but I have personally never had a problem with OHVs in the summer. I would try warning folks first and limiting their use-many have never been taught leave no trace-they may be willing to learn if warned their fun will end if this trial year isn't successful. We mountain bike frequently and notice the horse back riders are by far and away the worst at littering and destruction of trails. We have nothing against horses or their riders and aren't suggesting they be limited but please don't discount their impact on the area.

I recommend no dog walking. People don't adhere to watershed rules, and they bring dogs without leashes, and plastic bags litter the trails.

If there was no road over Guardsman Pass I would opt not to have a road with a parking area at the pass. However the pass is an unique established spot that is well used so I think it should be upgraded. Preserve the rest as much as possible from development. To clarify my answer to the camping question, I don't think camping should be allowed, even by permit.

# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

5. I agree with no recreational use, but I want to see dedicated 'lanes' for travel to homes/cabins in the winter and the continued use of certain unpaved dirt roads in the summer. 7. I would like to see a fee or permit style management for the use of dogs in certain less sensitive areas. Or an Odd/Even day system. 9/10. I interpreted this question as pertaining to the parking at the top of the pass where the Empire Canyon ridge of Deer Valley is to the West, and not parking at the 'overlook' where the top terminal of Jupiter Lift/Bowl area is to your north and not at the northeast end of the pass where the UDOT gate is closed and locked in the winter. This question could use more clarification as 'Guardman Pass' is commonly used to describe many locations along 224 and you could get different info on where each person believes it to be.

We fought hard to raise the money for this property. Lets remember why we did that and manage it in a way thats sustainable. No off-road motor vehicles, lets keep it foot traffic only. Maybe small off-leash dog park away from sensitive water shed areas would help. Also reiterating a strict Leave No Trace policy, communicated as a core value.

Need to shore up the eroding Guardsman Pass Road, but hoping there's a way to do it without installing unsightly guard rails. It would be amazing if there was some kind of shuttle from the Brighton side and the Park City side to reduce traffic

I support Nordic Skiing grooming if that is being reviewed as a method to help pay for Bonanza Flat's long term upkeep. It also shouldn't preclude others from using the property during the winter. Guardsman Pass is one of the few areas where locals of limited mobility can get into the Salt Lake, Wasatch and Dummit County high country. It would be a shame to remove the opportunity from them to enjoy the spectacular view and clean air. This would also remove these individuals as supporters of our backcountry.

Some type of trail should be put in, one that is long enough for a good hike and that is sensitive to wetlands and animal life. Dogs should be aloud.

# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

Management zones are fine, but I would hesitate to designate more land as frontcountry than is currently frontcountry, by which I mean: the popular spots that are already built up (e.g., Guardsman's pass) will continue to be popular. Eliminating parking would cause an outrage among recreational users (e.g., mountain biking Wasatch Crest), because it would make the trails in the area that are outside of Bonanza less accessible. At the same time, increase in use and popularity should be properly managed. I don't want people defecating all over Bonanza because there's no bathroom facilities and people are too ignorant about backcountry bathroom etiquette/too lazy to go to the bathroom in a considerate way. Primitive camping is fine and great! A permit system would be cool. I don't want to see built up campgrounds, though -- there's plenty of that already in the Wasatch.

I am disappointed that snow mobile users were not included in the committee making these recommendations. I am not a snowmobiler, but it is wrong to exclude the most frequent users from the discussion. This is a common practice in Wasatch Canyon management that needs to change. We have nothing to fear from engaging with all users, and landowners, yet we think it is ok to exclude them so that we can recommend policies that negatively impact them without feeling bad. These recommendations should be scrapped and the current users brought to the table before the city council looks at this.

Hunting should be allowed

Groomed Cross country ski in area would be great addition to PC. Snowmobile traffic should be restricted. Park City should have ranger presence in area. Parking at Snow gate should be expanded.

nordic ski venues will be in shorter and shorter supply with climate change and shorter winters. This would be an invaluable venue for nordic ski training for our local athletes.

# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

So, this survey didn't ask questions about camping and parking without providing any plans... but I'll try to comment generally. I feel some of the best uses are: higher elevation groomed nordic skiing and fat biking in the winter (which lasts longer than Round Valley on bad snow years), dog-friendly summer hiking trails to the lakes (since there are no dogs or swimming in BCC and LCC, Bloods lake is KEY), and a single-track mountain bike connector trail from the Crest Trail to the WOW Trail (and maybe another mountain bike loop trail in there as well?). Guardsman Pass is the start of the very popular Crest trail, so it will be hard to discourage people from at least dropping bikes off there. I think it should at the very least be managed as a drop-off zone. But if there was a better parking area with bathrooms just below the pass that connected to the Crest Trail in less than a half-mile of uphill bike riding, then I think you might be able to get away with removing the Guardsman pass parking area. I agree the area is so busy and small, and there are enough popular non-motorized sports, that motorized use is NOT a good idea. Thanks! As a contributor to the effort to Save Bonanza Flat I'm very excited about the planning for this area.

Public transport is needed to Empire Pass and to the BCC Trailhead in winter. Some parking is needed near Empire pass in the summer.

ATVs should not be allowed; no camping-this land should be protected as it is. That was what we voted for. Only use should be enjoying the beauty - that's it!

I do not believe domestic animals should be allowed in the area - we need to protect the watershed. I do not believe motorized recreational vehicles (motorcycles, snowmobiles, and ATVs) should be allowed in the area. I believe it should be open to camping without a permit. I do not believe that fires should be allowed in the area - to great a risk for a forest fire. I believe Guardsman pass should remain open to parking and that restrooms and trailheads should be constructed. I believe that Guardsman pass should remain closed in the winter. I do not believe that any of the area should be groomed for nordic skiing. It should remain as wilderness for those daring enough to go and ski there.

# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

Excited to see what happens. Please look into expanded trail connections for hiking and mountain biking.

Have the open space include mountain bike trails (summer) Nordic trails (winter).

To Clarify - I would NOT have parking at Guardsman but I would have a drop off/unload area and a rest room

Dogs on leash only! Hiking, trails, crosscountry skiing,

I think winter motorized use should continue as it always has in the past decades

This is my first season up there and it's amazing. The snow mobiling is necessary for commuting and the recreational aspect will be very hard to police, as it is a favorite area to many. I like the idea to conserve the land to the best of our ability, and agree with making a plan. It seems to me this decision should be left to the voters. It is an interesting crossroad of human impact vs conservation. You can never fully restore the land, as humans impact is inevitable, especially in this area. Why not focus on fighting climate change? Which is likely to destroy this entire ecosystem. (check out the current state of aspen trees) Instead of fighting the dragon of human impact by attacking its toenail, attack its jugular. The real issue of conservation today, should be focused on our biggest problem, Human impact globally. Food for thought. Thank you for our thoughtful approach to this complex issue. \*one a side note - ever notice how many dead aspens are beneath marsac? That road is salted more than any other road on the planet. Could salt be connected to the dying forest beneath it?

Dogs should not be limited in winter or watershed. Camping should be allowed. Managed hunting should be allowed

# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

I own property in Brighton Estates and residents need access to the area via the Jeep Road and Pine Canyon

While I support a prohibition of motorized vehicles year round, I also support an exception for those who live in the area (Brighton Estates, etc.) for travel between paved roads and their properties (but not for recreational use)

Please do everything possible to reduce the attraction of BF for winter recreational motorized vehicles users, including those from Brighton Estates. As you know, even one snowmobile can destroy the peace and serenity of many square miles. The bitter pill for some of you will be to encourage plowed-road access in Brighton Estates in order to reduce/eliminate snowmobiling and encourage development of the area by Nordic-skier types as opposed to motor-heads. And please remember BF is adjacent to Brighton Estates, now almost 54 years old, and not going away nor staying the same. Good luck and thanks.

As a resident of Brighton Estates I hope that the suggested snowmobile travel corridors will be given strong consideration as this is the only means necessary to reach our property safely. Thank you for your careful consideration on this important matter.

Nordic skiing will be a huge asset to our community. With decreasing snow, upper elevations allow for more dependable skiing. Grooming of trails is something Park City already does. Grooming will enhance this area and people will be able to ski in places they should. Snowmobiling is loud and smelling. The groomers that Park City has used 4-stroke sleds which make much less sound and emit less pollution than 2-stroke motors. If we are trying restore this area to a more pristine area, I realize all motorized travel could be eliminated. However, this is one area that is close to town that could be a haven for skiing and snowshoeing.



# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

Whatever the council proposes there needs to be enforcement. With the increased proposed useage there needs to be management. I also feel it is very important that winter access is provided to private property owner and there are year round residents that live in the area. For years they/we have had access to our properties and we have been some of the best stewarts of this land. we have a vested interest to keep this area as it is. we like so many others have contributed money to purchase Bonanza Flats with hopes that it would still allow us to access our properties. I don't see how you can deny residents access to their homes. Put yourself in their shoes and see how you would feel. We need to have corridors and and staging areas to continue to allow access to our properties. Having permits may be one way to control who is accessing this area in the winter so again it can be managed. The east side of Bonanza Flats may be an option to allow access since it will have limited impact on Bonanza Flats itself. Also there is the option to continue to allow use of SR224 and Pine Canyon road since that technically is not part of the BF purchase. Thank you for your consideration.

I would love to have the area closed to motorized traffic and as large of an area as possible groomed for nordic skiing. The snow season at Round Valley, White Pine and the Olympic Park is very short and unpredictable. I think this could provide an extended nordic ski season for our area without a major impact on the wildlife. I would like to be able to take my dog. I think if dog owners are educated that it is a something that could be taken away they will cooperate in protecting the watershed.

eliminate snowmobile and ATV. Prep Nordic trails with no dog use. Ski teams including US ski team train here. And with future Olympics potentially looming this is better than soldier hollw that gets no snow these days.

(1) Maximize conservation, restrict recreation to the least noise, pollution, or disruption of wildlife, and prohibit camping (which unfortunately leads to trash and noise), motorized vehicles, and hunting. (2) Park City residents paid for this conservation easement, therefore it seems fair that residents and our elected representatives should have a strong voice in land use decisions.

# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

Access: Having been a cabin owner and resident in Brighton Estates for that last 5 years I have experienced how deep and intense the winters up in Bonanza Flat and Brighton Estates can be. The weather we have up at 8900' so extremely different then the weather there is down in town. Maintaining Brighton Estates winter access is absolutely necessary for the safety of the year round residence in Brighton Estates. In order to maintain safe winter access for Brighton Estates residents and cabin owners we need access options going beyond just the county roads. Due to severe conditions at this elevation keeping to county roads is not an option. Respecting your neighbors: Keeping the public out of Brighton Estates is something that needs to be addresses with Utah Open Lands and PCMC. This was an issue already this past summer due mainly to the fact that the public did not know where Bonanza Flat is. At a minimum I request that Utah Open Lands puts up maps of the Bonanza Flat area for the public. I would also like to see no trespassing signs posted on the board of Brighton Estates. Also Utah Open Lands posted some photos this past summer of Sliver Lake Islete lake, which is not in Bonanza Flat and is privately held by the girl scouts. Bottom line bounties need to be respected. Thank you for your time. Please feel free to contact me with any questions you may have regarding my comments above. Melissa Knoles melissa.garand@gmail.com 530-414-8319

It is essential to the Brighton Estates community to have winter (and summer) access on traditional routes through Bonanza Flat such as Bonanza Ridge Rd., Culvert Meadow (Mars Way), Grandview Way, and Jeep Hill (winter). Also, it is essential that Brighton Estates have winter parking at the "Y" intersection of Pine Cyn Rd. and the Guard Rd.

Keep it wild to protect the landscape and wildlife. Thank you

# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

My main concern is the winter-time access to BF. I just typed several pages about this, and then the survey didn't save, so I don't know if I will be able to communicate everything I want to in the time I have left. My main concern is, as a Bright Estate resident, that the current set up already doesn't work, and will only get worse. The parking lot above the Montage is too small to work for both BE residents, and BF users. From November 1-May 1, 224 is closed above the Montage, and residents of BE pay to plow the road to the "Y" parking lot. Often, plowing funds dry up, and we are forced to park at the Montage, or on the road up to Empire Pass. Last year, this happened in late January. There have been days where I couldn't access the cabin I was staying in, as there wasn't a place to park. With BF becoming open space, and with BE getting developed more and more (there are 440 lots up there), this problem will only get worse. As of now, the area in Guardsman Pass with the most traffic in the winter, is 224 from the Montage to the top of Empire Pass. If this becomes the access point for BF in the winter, there are going to be fatalities. I have had to swerve off the road into the snowbank to avoid a family with kids walking on the road. People also sled on this road, ski on it, walk their dogs on it, etc. If access remains the same, it is only a matter of time before someone is hit. My next comment, is that I have spent 10 years skiing on this property, sometimes 100 plus days a winter. I have never seen a single person in the "primitive" or "Backcountry" zones in the winter without a snowmobile. Not once. Providing winter access to BF will not be synonymous with increased use in these areas. One should be weary of making connections between BCC and LCC and BF, because the topography of these areas is so different. Unlike the Cottonwood Canyons, BF is very flat, and people will not spend hours snowshoeing, touring, etc, to access Clayton's or 10420. There are 1000's of better places to ski with easier access. The only reason people skied there in the past, is because there was snowmobile access. Without snowmobile access, winter-time over-use should not be a big concern for the area. Obviously, in the summer-time, this is a totally different issue (as is obvious with the amount of use in Bloods Lake, etc). I am speaking on behalf of myself and many of my friends and neighbors, in saying we need a different solution for the 7 months out of the year where people currently park at the Montage parking lot. Please don't read my email as me trying to personally benefit from access/ my property. I still want to have to snowmobile to my property, that's why I bought it! But I do think we need a different access point for BF, that does not put both residents and visitors in danger, and also allows people to enjoy this beautiful area at all times of the year!

# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

I would absolutely like to see more hiking and biking trails on Bonanza flat. And mitigation of traffic and people at guardsman pass. Placing the trail head down lower would certainly help ease traffic for those trying to access trails on the north side of the pass.

My family has accessed our cabin for over 40 years during the winter by snowmobile over limited portions of Bonanza Flats. We contributed hundreds of dollars to help purchase Bonanza Flats, but must maintain our historic winter access. We (and many other property owners) have established an easement over limited portions of BF that the Third District Court would very likely recognize, if necessary, because of our historical access. Also, Pine Canyon Road does not provide adequate access, is often dangerous, and access from it is impractical for many cabins. Winter and summer access for property owners has typically been on (or over) the dirt roads. The dirt roads were established where they are because that is where property owners have needed to travel for decades. The current winter staging area at the Y intersection, is the best solution to the parking problem. It works well and is critically important to property owners. That staging area, is the only alternative for property owners. It has been approved by UDOT and Wasatch County. The entire community supports it and has paid for plowing for many years. Access to BE in the winter from Midway is not possible much of the time because often there is little or no snow lower on the mountain. The only consistent access is via Park City. Property owners support BF, but need three things from Park City to prevent the loss of the use and enjoyment of their property: (1) access through a locked gate, (2) a parking and staging area, and (3) the ability to travel back and forth to their homes or cabins over limited portions of BF. The system that is currently in place works fairly well, but could be improved by reasonable rules that protect BF. For example, any harmful winter access over BF could be eliminated or significantly reduced if property owners were simply required to obtain permits for their vehicles and snowmobiles after agreeing to appropriate use rules. A reasonable charge could be assessed for that use and failure to comply with basic environmental safeguards could result in the loss of a permit. We all want to protect the BF and our access, let's find a solution that works for Park City and property owners so rights don't have to be enforced. Thanks

# Additional Comments

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Answered: 132 Skipped: 141

## Constructive/Suggestive

Nordic Skiing would be a great addition. It would extend the current season and make Park City a major destination for a low impact, positive use sport.

Bonanza Flat is not a pristine area so don't treat as such. Fix what is a mess and add amenities (trails, restrooms, picnic areas, etc.) . Allow Nordic skiing (off trail) and add groomed trails for track and skate skiing. Hiking and biking options are minor as there is not that much area so connections with existing trails and expanding trails would be nice.

I believe Nordic skiing at Bonanza Flats would be a great asset to our community and our disappearing winters (higher elevations would have longer lasting snow.) I believe snowmobiling would have a harsh impact in disturbance to wildlife, noise, and problems interacting with other non-motorized users.

Groomed Nordic skiing requires a grooming vehicle. The vehicle's presence will provide tacit approval for private snow vehicles to invade the space. Nordic skiing and showshoeing should be encouraged on a ungroomed, backcountry basis.

This is a small area, it should have minimal and restricted use, limiting the number of individuals daily. **THERE SHOULD BE NO MOTORIZED VEHICLES ALLOWED WITH ONE EXCEPTION.** the jeep hill trail should be allowed for residents of Brighton Estates but no other routes

the conservation must keep it a natural (which means quiet) no hunting lights or camping. a camouflaged vault toilet 300 feet north of the lakes would help

# Additional Comments

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Answered: 132 Skipped: 141

## Neutral

Snowmobile pass through needs to be allowed. Travel via snowmobile on designated roads and or trails

Wilder is better.

Let's keep the area clean, but let's not restrict it so much to where we can't enjoy it.

I hope you follow through with the reasons so many people wanted to help preserve bonanza. It's not golf courses, improved campgrounds with high fees and reservations required. It's more about keeping it as it is...Open Space to be enjoyed with the eyes and ears. Thankyou.

The reason I said no to groomed Nordic skiing is because if motorized vehicles will not allowed groomers should not be allowed.

I don't want restrictions on hiking with my dogs in the Bonanza Pass area.

keep it as wild and quiet as possible.

Would love Nordic skiing there!

Keep it wild with free unchanged access to people living in the Flat

I supported this area because of my strong belief in keeping wild places wild and land available to the wider public. I am a hunter and an angler and think that responsible traditional uses should continue. Thanks!

# Additional Comments

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Answered: 132 Skipped: 141

## Neutral

I paid quite a bit to help preserve this area and hope that a nice trail system for biking and hiking goes in. Thank you.

I prefer less development

No ski lifts ever. We chipped in to save this land personally & our BIGGEST concern is now ski lifts. Keep it wild.

Residents really need Jeep hill in the winter! Thank you. Really appreciate what you guys are doing

Please have more public meetings for people to turn out and voice ideas I couldn't attend this week meeting

I've spent a lot of days this winter in this area and it doesn't seem to ever be very crowded. No reason to restrict motorized usage in the winter.

This is a great zone for snowmobiling. Snowmobiling does not damage vegetation under the snow and is not an invasive use of the land. It would be a shame to see this area go. I am an avid snowmobiler and avid backcountry skier. We can do both in harmony and enjoy this area together.

access to existing cabins and properties must be maintained

This area deserves maximum Conservation Protection. Brighton Estates residents need to preserve the Jeep Hill access route for winter access and as summer fire escape route that could be gated with crash gates

running a groomer for a proscribed xc trail, used by xc skiers does not compare to even one atv set loose on the area

# Additional Comments

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Answered: 132 Skipped: 141

## Neutral

Thank you for honoring all these conservation values! It can be hard to put our own selfish recreational desires on the back burner in the name of nature. Major props for upholding. However, snowmobiles are not allowed off the road on the big cottonwood side of guardmans pass and take a look at how well that restriction gets enforced.... There are illegal sled tracks all over the headwall of big cottonwood canyon. Enforcement of such a big change will be the crux. Thank you, thank you, thank you!! So far this has been a dream come true for me!

While I agree with the non-motorized use during the winter, as a resident, we need access across the property via snowmobile corridors to provide safe and secure access along our historic routes.

Thank you for your efforts to inventory the area and understand the interests of various user groups. A lot has been accomplished in a very short time. Regarding nordic skiing, I don't know enough about the pros, cons, and potential costs to have a yes or no response. Also, to note: I am primarily a mtn biker; I also hike. I was concerned about mtn biking defined as high-impact in one of the reports. Potential issues should be addressable through trail alignment, construction techniques, and overall design. I look forward to the development of a trail network and connections that allow a wide range of trail users to enjoy the area while also protecting natural resources. Thanks -

I do not think grooming a cross country trail has the same impact as driving snow mobiles for recreation. It can be done early in the morning or later at night to lower the noise pollution.



# Additional Comments

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Answered: 132 Skipped: 141

## Other

The Brighton Estates community has served as stewards of the Bonanza Flatt area for several years. Please stop trying to cut out our stewardship and snowmobile access to our homes! Please "do" put up "no trailer parking" signs at the winter access gates and you will essentially stop the majority of the "sled necks" with toy haulers from trespassing in the area. This will also stop the majority of the non resident snowmobilers that trespass in our neighborhoods and the general Bonanza Flatt area.

I fear that you are going to turn Bonanza Flat into a Central Park or Round Valley style urban park. Just leave it alone!!

I'd prefer no dogs period. Tired of having to 'watch' where I walk. Park City dog owners are pigs , you can find feces within 50 feet of any shit bag dispenser , seriously , no exaggeration , go look ! Full shit bags are not picked up by other dog owners. Witnessed off leash dog chase a deer into Deer Valley traffic last year resulting in near automobile accident and deer being put down. Leave us ONE unsullied hiking area in town.

Don't let Basin Rec. anywhere near this beautiful area.

I would sell the land to TPL (Trust for Pubic Land) who would convey it to the Forest Service who should really be the steward of this land. Then use the sale proceeds to buy other open-lands that the city is in a better position to administer.

This project was donated to under the implied pretense that the area would be preserved 'as-is'. The recommendations as presented in this survey represent a strictly controlled area that resembles a city park, rather than public open space.

# Additional Comments

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Answered: 132 Skipped: 141

## Other

Accommodate what people are going to do anyway to a certain extent, what looks good on paper rarely executes itself in such manner in real life. The majority of people parking at the pass access Wasatch crest trail not bonanza flats property, those visiting bonanza flats property generally come in from Brighton estates direction. I know what you are thinking, conserve conserve conserve, but to what end? some of the restrictions you are going forward with have little return in investment other than what looks good on paper, what fits urban dictionaries definitions, what people perceive. Yes, park city residents paid for this land....mostly. Yes, park city residents decide what to do with this land, no park city residents do not use this land in the winter and will continue to not use this land in the winter. No, you will not be able to follow through with the some of the restrictions you are selling to park city residents. Where there is a will, there is a way. This goes both ways, good luck.

# Additional Comments

Answered: 132 Skipped: 141

## Other

I live in Brighton Estates year-round and would like to continue to access my home through the Bonanza Flat property. I agree motorized recreation should not be allowed on the land, but the Brighton Estates community, specifically, how we access our properties in the winter and summer needs to be considered under the new management plan. The city council and Utah Open Lands need to be more proactive in discussing access issues with Brighton Estates. The city council should consider snowmobiling corridors across Bonanza Flats. Additionally, current winter parking for Brighton Estates residents should be able to continue for residents or a better solution needs to be found through collaboration between the two parties. Only residents and property owners have gate keys and are allowed to park and stage vehicles and snowmobiles above the UDOT gate. Utah Open Lands presented current resident parking in a manner that insinuated abandoned vehicles are parked along the county roads which is not the case (the school bus included in all photographs during this discussion is mine and my boyfriends converted camper, and is not abandoned). In the summer, dirt roads crossing the property should be able to continue to be used by residents of Brighton Estates to access homes. It is a matter of safety to be able to efficiently enter and exit our properties in case of an emergency. A variety of solutions exist to limit uses both in the summer and winter to only Brighton Estates residents. Possible solutions include a permitting system for all resident's snowmobiles and

cars/trucks/trailers or it could be based on license plates and snowmobile registrations. To assist in solving this problem, the city council and Utah Open Lands should be making more of an effort to discuss with Brighton Estates residents how we currently access property both in the summer and winter. Both parties need to be working together to find a solution to the way we access our homes, either by continuing the status quo or finding a better way, but limiting access to only county roads is not the best and safest solution for everyone. Additionally, when planning trailhead parking, the Brighton Estates community should be considered so hikers and bikers do not start parking within our neighborhood during the summertime to avoid parking fees at a Bonanza Flats trailhead (i.e. please do not charge for trailhead parking on Bonanza Flats). I would also like to see dogs be able to use bonanza flats both in the winter and summer. I understand the unsustainable use of the Bloods Lake trail in the summer, but with proper management dog use could continue on the land both in the winter and summer. The unsustainable dog use is currently isolated to the Bloods Lake trail due to the close proximity of the lake to parking on Guardsmans Pass. Limiting parking in this area would likely solve this problem alone because most people only hike within one mile of a trailhead, but a variety of other solutions should be considered to allow dog use to continue. Possibly, within the described primitive area on the use map, dog days and non-dog days could be considered, similar to the use in Millcreek canyon. Park City is a dog friendly town and lets make Bonanza Flats a dog friendly hiking and skiing area. I enjoy skiing with my dog on bonanza flats and would like to see this continue. Dogs should be allowed on the property in the winter and summer. Based on results of the previous user survey, the majority of people think dog walking on the property is appropriate (~70%) according to the Resource Inventory. This applies year round. I am concerned with the idea of grooming Nordic trails on bonanza flats and I do not think this follows the management plan Park City is striving for. If Park City bans motorized recreation, why should grooming be allowed? This would also lead to a large increase in winter time use including teams of Nordic skiers using the land to train. I do not think this follows the conservation values included in the management plan. I am particularly concerned with this if the trails involve cutting down existing old growth aspens to allow for a snow cat sized cross country ski trail. I currently xc ski in the area but this should continue to be limited to backcountry type xc skiing as currently done on the property to not increase the intensity of use. I am also disappointed with the lack of detail in the survey. Yes or no questions with one comment box is not sufficient.