



# **ENTRYWAY CORRIDOR MASTER PLAN**

---

## ACKNOWLEDGMENTS

### **Park City Municipal Corporation**

Peg Bodell  
Tamara Campbell  
Rod Daughetee  
Eric DeHaan  
Jerry Gibbs  
Jennifer Harrington  
Rick Lewis  
Myles Rademan  
Toby Ross  
Megan Ryan  
Nora Seltenrich

### **Park City Council**

Ruth Gezelius  
Roger Harlin  
Lou Hudson  
Shauna Kerr  
Leslie Miller  
Brad Olch, Mayor

### **Park City Parks, Recreation and Beautification Board**

Lou Hudson  
Dell Fuller  
Mike Ferrigno  
Lani Furr  
George Hull  
Joram Lichtenstein  
Gail Meakins  
Michelle Sweet  
Paul Sincock

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Resolution 19-95 Adopting the SR224 Entry Corridor master Plan with  
Modifications. August 3, 1995.

Adoption of Revisions to Entry Corridor Master Plan. May 23, 1996.

Resolution No. 19-95

RESOLUTION ADOPTING THE SR224 ENTRY CORRIDOR  
MASTER PLAN WITH MODIFICATIONS FOR  
PARK CITY, UTAH

WHEREAS, the SR224 Entry Corridor is a critical feature of our community, as it provides visual open space, passive recreational opportunities, wetlands, wildlife habitat, and expresses a statement about the character of Park City, Utah to visitors and residents alike; and

WHEREAS, because of its importance, the City Council authorized that a Master Plan be developed, and a draft was completed in late 1994; and

WHEREAS, public hearings were conducted by the Parks, Recreation, and Beautification Advisory Board on February 8, 1995 and March 8, 1995; and the City Council held a public hearing on May 18, 1995 on the draft Master Plan; and

WHEREAS, the City Council finds it in the best interest of the community to modify the draft Entry Corridor Master Plan to incorporate the recommendations of the Parks, Recreation, and Beautification Advisory Board and public input;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council as follows:

SECTION 1. SR224 ENTRY CORRIDOR MASTER PLAN ADOPTED.

Staff is hereby directed to modify the draft SR224 Entry Corridor Master Plan, as follows. The amended document is hereby adopted as the SR224 Entry Corridor Master Plan.

1. **Open Space.** Future changes in the "open space" character of the city-owned portion of the entry corridor shall be governed by the following procedure:

No sale of substantial change in the "open space" character of the City-owned properties included in this Master Plan, or changes in the intent of this Master Plan to protect open space, shall be undertaken without an affirmative vote of four out of five City Council members. This vote must further be affirmed by 60% of the voters in a locally scheduled special election within 180 days of the Council's decision. Nothing in this provision shall affect bonds currently secured by the property or preclude or hinder the City using this property as security or collateral for future bonding, as long as the basic intent of maintaining open space is upheld.

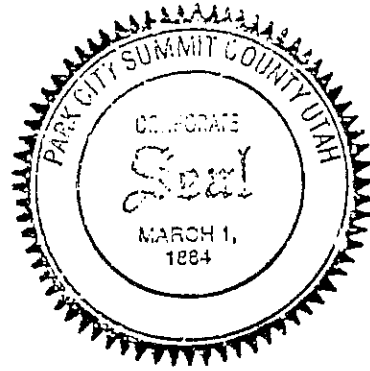
2. **Trails.** The trail section (Pages 16-24) will be removed and added to a separate appendix for greater clarity. To avoid unnecessary expense, trail location and usage will be determined after further consultation with the Army Corp of Engineers, the City's

Attest:

Janet M. Scott  
Janet M. Scott, Deputy City Recorder

Approved as to form:

Mark D. Harrington  
Mark D. Harrington, Asst. City Attorney



**COUNCIL AGENDA REPORT**

**DATE:** May 17, 1996  
**DEPARTMENT:** Public Affairs  
**AUTHOR:** Jennifer Harrington  
**TOPIC:** Entry Corridor Master Plan Revisions  
**TYPE OF ACTION:** Adoption

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**SUMMARY RECOMMENDATIONS:** Revise Entry Corridor Master Plan to allow horseback riding use on the west side of U-224 and adopt the Parks, Recreation, and Beautification Advisory Board's recommendations for trail routing, priorities, and periodic review.

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**DESCRIPTION:**

A. Topic Entry Corridor Master Plan Revisions.

B. Background In preparation for seeking funds and preparing to continue trail construction along the entry corridor, the staff initiated a request to the Advisory Board to recommend specific trail routing priorities to the City Council for adoption. The current adopted Entryway Corridor Master Plan only identifies a number of optional trail routes. The Advisory Board studied the various options, visited the site and other trail systems, came up with a series of options, held a public meeting, and adopted the following recommendations in order of priority for the City Councils consideration and adoption.

1. An 8' wide soft-surfaced trail with a 12'-14' wide clearance be located on the upper trail alignment for mountain biking, walking, jogging, horse back riding, cross country skiing, and interpretation.
  - The Advisory Board would like to see an annual review of use and impacts to determine if limiting use or users in specific areas is warranted.
  - The extra clearance would allow cross country ski track setting equipment access and future width expansion if paving is desired.
2. A 10' wide paved plus 4' wide soft-surfaced trail along the east side of the highway from Meadows Drive north for multiple non-motorized users.
3. A 2' wide soft-surfaced trail along the stream corridor for walking, interpretation, and fishing access. It is recommended that this trail dead end at the north end where the stream from the Ivers property intersects McLeod Creek and where high quality wetlands are located.

than hiking and jogging. Trail development within wetland areas are where impacts are potentially greatest. Final design should consider horse use. Trail tread wearing is generally accelerated with horse use over hiking use and different from mountain bike wear. Again, final design should consider horse use, especially where grades exceed 3-5%.

CONSEQUENCE OF NOT TAKING RECOMMENDED ACTION We may need to withdraw our Utah Non-Motorized Trails Grant application.

RECOMMENDATION Revise Entry Corridor Master Plan to allow horseback riding use on the west side of U-224 and adopt the Parks, Recreation, and Beautification Advisory Board's recommendations for trail routing, priorities, and periodic review.

PARK CITY COUNCIL MEETING  
SUMMIT COUNTY, UTAH  
MAY 23, 1996

I ROLL CALL

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, May 23, 1996. Members in attendance were Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincok. Staff present were Toby Ross, City Manager; Kim Leier, Personnel Director; Tom Bakaly, Finance Director; and Jodi Hoffman, City Attorney.

II PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business not scheduled on the agenda.

Town Run skier bridge - Sandra Morrison, Vice-President of the Summit County Historical Society, read a letter into the record regarding the existence of this group since 1991 and its purpose. She stated that the Board of Trustees is opposed to the proposed skier bridge because of the removal of historic buildings and artifacts. She felt that the bridge will divide Old Town and its character will be lost forever. They are also concerned about the precedent this will set for future development in Old Town.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Customer service excellence award - Shauna Kerr stated that few things give her more pleasure than having the opportunity of serving on the customer service award committee to honor our employees who go beyond the call of duty. She recognized Kim Leier, Personnel Director, for her persistence in obtaining insurance coverage for a bone marrow transplant for ReNae Rezac, and read a letter from ReNae Rezac personally thanking Kim.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF MAY 9, 1996

Chuck Klingenstein clarified his comments in the work session notes regarding taking applications for refunds of school impact fees at the end of the 180 days and then the refund process will begin. With no further corrections or comments, the Mayor asked for a motion to approve. Chuck Klingenstein, "I so move, as amended". Hugh Daniels seconded. Motion unanimously carried.

V CONSENT AGENDA

Shauna Kerr, "I move approval of Consent Agenda Items 1 and 2". Chuck Klingenstein seconded. Motion unanimously carried.

1. Amendment to Entryway Corridor Master Plan regarding relocation of trails - and
2. Approval of non-motorized trails grant application - See attached back-up.

VI PUBLIC HEARING



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## EXECUTIVE SUMMARY

The primary objective of this plan is to preserve and enhance the visual quality of a portion of the entryway to Park City along Highway 224. The goals of the plan are:

1. Protect the visual quality of the entryway corridor into Park City.
2. Protect the historic quality of the barn located on the Farm Parcel and the historic nature of the property as an agricultural setting for the barn.
3. Protect the natural environment and naturally occurring open space.
4. Protect and enhance wildlife habitats.
5. Protect water quality.
6. Create education opportunities by developing interpretive trails.
7. Create passive recreation opportunities.
8. Preserve long-term options for recreation and open space in the entryway corridor by avoiding conflicting uses or facilities.

The resource areas of the entryway corridor include cultural, pastoral, forested, upland, wet and riparian, and winter range. These resource areas are overlain with activity areas which include a barn and pond activity area, agricultural and parking areas, and trails. Trail locations traversing the Farm Parcel portion of the plan are presented as four alternatives discussed in detail in Appendix A:

1. An upper main trail location which skirts the tree line.
2. A lower main trail location which follows the edge of the lower meadow.
3. The upper trail as a main trail and the bank of McLeod Creek as an interpretive trail.
4. The lower trail as a main trail and the upper trail as an interpretive trail or mountain bike track.

Decision criteria are recommended in Appendix A for the selection of a trail route crossing the Farm Parcel portion of the plan. Management policy recommendations include two alternative security approaches, resource management guidelines addressing each resource area, activity

## INTRODUCTION

PUBLIC INVOLVEMENT. When a *window of opportunity* opened because of Highway 224 reconstruction, Park City purchased several parcels of land from Dr. D.A. Osguthorpe in October 1990. This was an effort to protect and enhance the entry corridor and preserve open space. The purchase included the meadow and barn, the sage hillside on the east side of S.R. 224, the east hillside in Park Meadows, and various water rights among other considerations (Rademan, 1992).

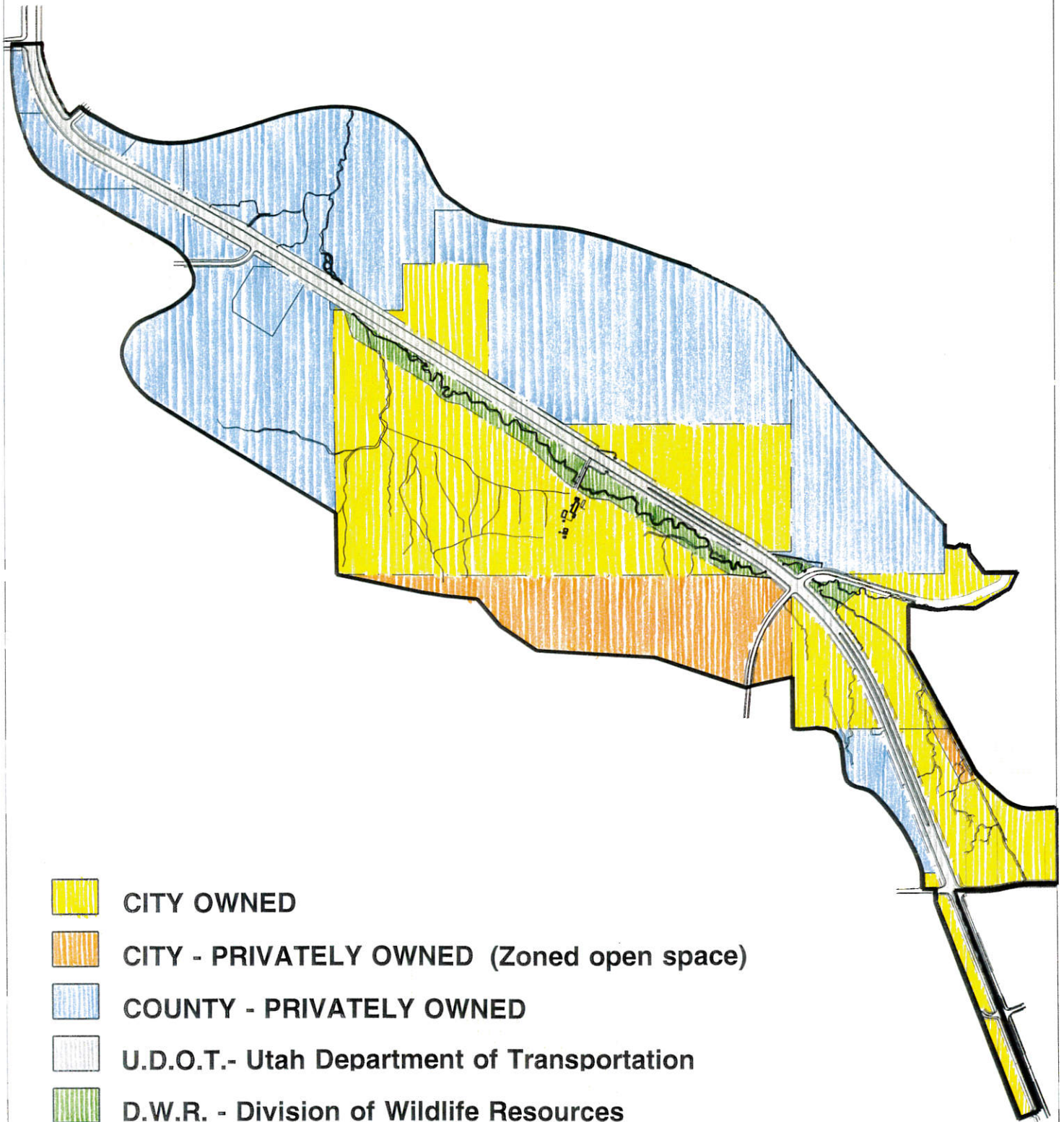
The public has been involved in the planning process from the early stages. A site visit and public meeting were sponsored by the City on May 13, 1991. About a year later the City Council entrusted the Parks, Recreation and Beautification Board with a citizen involvement campaign for the Osguthorpe properties. This campaign resulted in the Landmark Symposium series. Public meetings were held on June 27, September 1, and September 22, 1992. These meetings were designed as consensus building opportunities for public input into several "Landmark" projects including the Osguthorpe properties (Rademan, 1992).

The intention of the community consensus process, as it relates to the entryway corridor, was to build a consensus within Park City for the use of the Osguthorpe property, including the barn and outbuildings. The June 27, 1992 meeting was followed by a staff report summarizing the recommendations made by the participants of the symposium and also a Parks and Recreation Advisory Board memo. This memo itemized uses for the property resulting from the consensus building process as follows:

- a. Walking, jogging and biking trails
- b. Interpretative trails
- c. Picnic areas and benches
- d. Stream enlargement for children's fishing pond
- e. Possible animal grazing
- f. Cross country skiing

The September 1 meeting did not deal with the Osguthorpe property, but the September 22, 1992 meeting did. The end result of the Landmark process, in terms of the Osguthorpe property, was to proceed cautiously with an environmentally sensitive plan for passive recreation use and open space preservation. Participants in the program reached no consensus for the long term use of the barn. It was determined that the barn should be stabilized at this time. In the future, alternatives may be considered.

The City Council passed Resolution No. 19-95 adopting the Entryway Corridor Master Plan on August 3, 1995, with modifications to the plan based on recommendations of the Parks, Recreation and Beautification Board, staff and public input. Those modifications have been incorporated into this document.



-  CITY OWNED
-  CITY - PRIVATELY OWNED (Zoned open space)
-  COUNTY - PRIVATELY OWNED
-  U.D.O.T.- Utah Department of Transportation
-  D.W.R. - Division of Wildlife Resources

**OLYMPIC PARKWAY ENTRYWAY**  
**masterplan - BOUNDARY MAP**

  
NORTH  
Scale: 1" = 1200'

TABLE A  
LAND OWNERSHIP WITHIN PLAN BOUNDARIES

Category	Parcel/Owner	Acres	Zoning (*county zone)
Park City	Farm Parcel	80.24	Rec Open Space
Park City	Dairy Parcel	12.75	Rec Open Space
Park City	Dairy Parcel	27.67	Rec Open Space
Park City	Petersen West	11.74	Rec Open Space
Park City	Petersen East	14.84	Rec Open Space
Park City	Huntsman	19.8	Rec Open Space
Park City	Thaynes Creek	.42	Rec Open Space
Park City	Thaynes Creek Buffer	1.32	Rec Open Space
Park City	Mtn. Ridge Subdivision Lots	1.37	Single Family
Private Open Space	Aspen Springs Open Space	47.4	Rec Open Space
Private Open Space	McLeod Creek Homeowner's Association/Huntsman	1.78	Single Family Residential
Private	16 parcels (see Table B)	268.1	Various
UDOT	Highway 224	49.59	Enhancement *
DWR	Wetland Mitigation	22.94	Enhancement *
	TOTAL PLAN ACREAGE	559.96	

B. Characteristics of the Area.

1. Topography. Slope significantly influences the visual quality of the entryway corridor. For example, from the perspective of trail construction, the slope of the land affects trail alignment and the cuts that might be made in a hillside as well as providing opportunities to visually screen trails. Because of the visual degradation created by cuts, steep areas should be avoided in trail alignment.

the tolerant wildlife species which will remain in the area; 2) minimize the impact of human activity on wildlife in the area by designing a trail system that will encourage visitors to remain on the trail system rather than randomly wandering the site. These opportunities allow the tolerant wildlife to adapt to the areas under controlled use (see Appendix B).

5. Archeological and cultural resources. The barn, which is discussed in detail in the Historic Restoration/Renovation Study, is located on the Farm Parcel. It is a handsome gambrel-roofed structure of recycled materials built early in the 20th century. Another building on the Farm Parcel is the skeleton of the McPolin Residence which has been gutted by fire. The residence is of the pyramid cottage style. This square, hip-roofed style may also be found in the Old Town portion of Park City. Additional buildings on the Farm Parcel are outbuildings typical of a successful agricultural homestead in the area.

According to a Cultural Resources Report produced by the Utah Division of State History for the Utah Department of Transportation (in conjunction with the widening of State Road 224), other historic/cultural resource locations within the entryway corridor in the vicinity of the Farm Parcel (McPolin Residence and barn) include the former Union Lime and Stone Co. quarry, the site of the Harrison McLane homestead, a quarry hoist, a sawmill site and two railway grades. The McPolin Ranch and other cultural/historic resources are eligible for the National Historic Register or the National Register of Historic Places (Harrington, 1994).

### C. Studies

1. Historic Restoration/Renovation study. In January of 1992, Cooper/Roberts Architects submitted to the City a Renovation/Restoration Study of an Historic Structure for the Osguthorpe barn. The study describes the structure of the barn in detail and considers restoration from two perspectives. The first perspective is continued agricultural use of the building. Most of the recommended work for continued agricultural use of the building and stabilization of the building has been performed by the City. The second perspective for renovation of the barn considers substantial upgrading for human occupancy of the building for mixed or multiple use. The architectural study may not adequately consider the cost of providing health and safety features such as fire protection for intensive human occupancy uses of the building.

2. Wetlands study. The City contracted with Eckhoff, Watson and Preator Engineering to provide a two-phase wetland investigation. The objective of phase one is to provide wetland information for the planning process and to guide trail alignment decisions. Phase one also analyzes potential wetlands in terms of existing vegetation and probable sources of water (hydrologic regime) rating the wetland/riparian sites in terms of relative sensitivity. It further discusses enhancement potential and interpretive opportunities for each wetland and riparian area ranking the sites comparatively.<sup>1</sup>

A. Goals of the Plan.

1. Protect Visual Quality. The primary goal of the Entryway Corridor Master Plan is to preserve and enhance the visual quality of the entryway corridor into Park City. In the event there is a conflict between goals, this goal shall prevail. The community benefits from the aesthetic nature of this goal. The community also benefits because the appeal of the Park City area to tourists is preserved and enhanced, therefore promoting economic development.

2. Protect Historic Quality. The plan aims to preserve the barn and the historic nature of the property as an agricultural setting for the barn. Typically, the visual quality component of an open space plan refers to the natural state of the environment as the objective or goal. The means of achieving that goal is not to allow any alteration of the natural state of the environment. However, in the case of the Entryway Corridor Plan, it is not that simple. The natural state of the site has been altered by human occupancy and agricultural management of the land. Furthermore, this agricultural activity has been a strong part of the heritage of the area and the barn is widely recognized as representing that heritage.

The barn should be maintained in its agricultural setting. The challenge is to define and balance the visual quality of the site between the agricultural setting for the barn and the natural state of the environment.

The preservation of significant cultural and historic elements of a community enhances its character, distinctiveness, and desirability as a place to live. Historic and cultural resources also have an economic value in terms of attracting visitors to a community, thereby creating economic development opportunities.

3. Protect the Natural Environment. Preservation and protection of naturally occurring open space is a goal of the plan. In addition to the aesthetic contribution made to the community and the entryway corridor by naturally occurring open space, it provides health and safety benefits to the public. For example, open space can recharge and purify ground water supplies and heavily vegetated open space moderates temperatures and cleans the air. By generally protecting open space and specifically protecting natural resource elements of open space, such as wildlife habitat and water resources, these public objectives are accomplished:

- a. prevention of flooding by protecting streams, absorption areas and flood plains;
- b. protection of resources from erosion and water pollution;
- c. conservation and protection of the water resource, thereby avoiding future public health expenses resulting from contaminated water (Thurow, 1975).

The surrounding uplands affect wetlands and water quality. In large measure, the quality and use of the uplands determines the effects of erosion, runoff and water pollution on



resources is critical to public support of the preservation of those resources.

7. Create Recreational Opportunities. This plan seeks to provide recreational opportunities compatible with the other goals of the plan. Passive recreation such as picnicking, cross country skiing, walking, jogging, bicycling and fishing would generally be consistent with the other goals.

8. Preserve Future Options. The plan seeks to preserve future options for either open space preservation or urban park opportunities. The consensus building process of the Landmark Symposium (Rademan, 1992) stopped short of agreement or consensus on the long-term use of the Farm Parcel portion of the plan area. Therefore, current uses should not preclude future options for the entryway corridor such as natural open space or parkland.

### III. THE PLAN

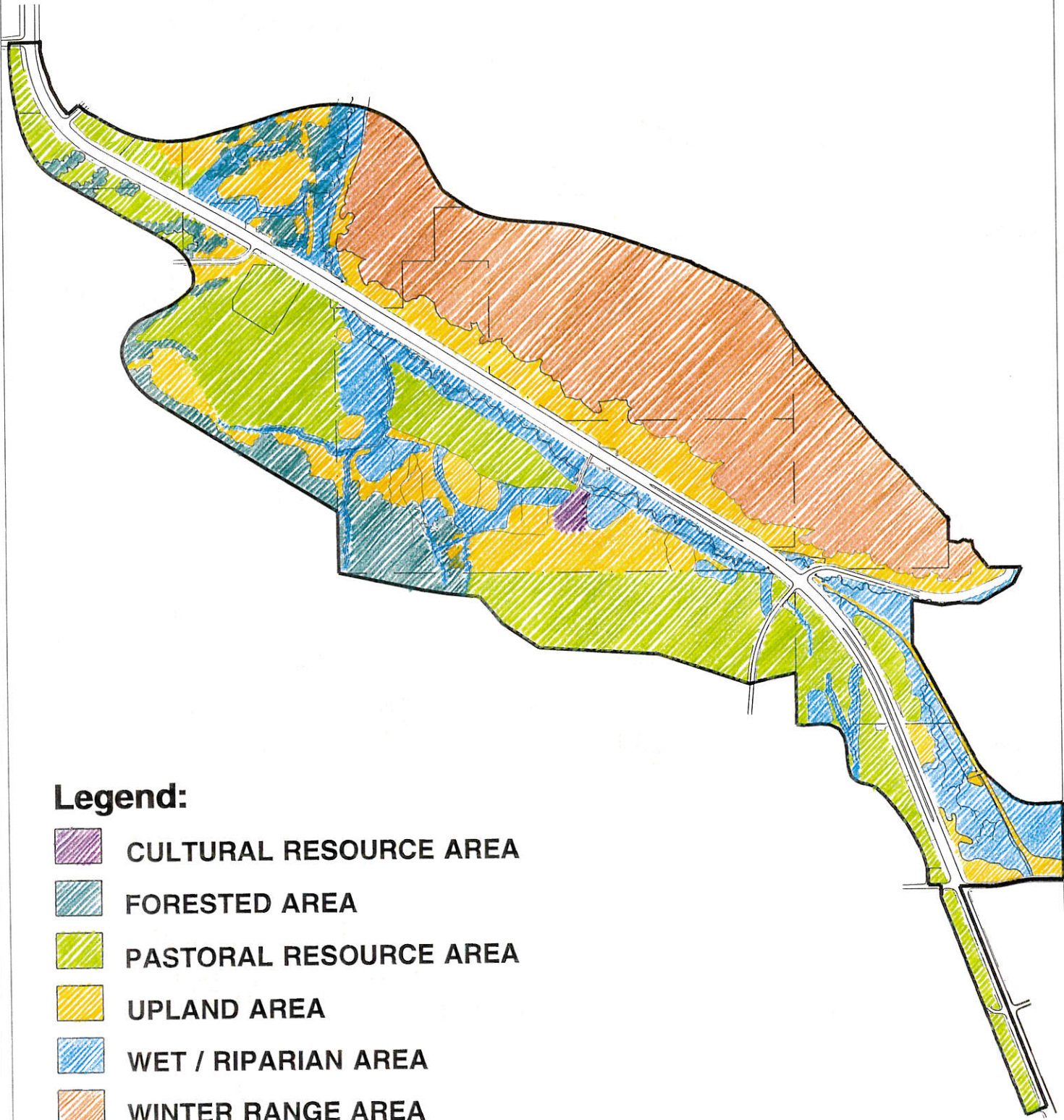
The maps on the following pages graphically portray the plan. The Master Plan Resource Map shows the resource areas which are then overlain by the uses reflected in the activity areas, and the trails shown on the Master Plan Use Overlay Map and Master Plan Trail Map Overlay in Appendix A. Subsections A through C are components of the plan dealing with the visual protection zone, resource areas, and activity areas. Section IV deals with management policy. Section V discusses implementation of the plan in terms of visual quality preservation techniques and a five-year capital improvements schedule.

#### A. Visual Protection Zone.

The visual protection zone is that area shown within the plan boundary on the Master Plan Boundary Map. It is the intention of this plan that protection of the view from State Highway 224 be the highest priority within this zone. Construction of trails for passive recreational and transportation use, the development of a pond and related recreational opportunities such as picnicking in the Pond Activity Area, the redevelopment or restoration of buildings and associated amenities in the Barn Activity Area, and the construction of a parking facility in the Parking Area should be undertaken in a manner which is consistent with the goal of preserving visual character (see Master Plan Use Overlay Map).

#### B. Resource Areas. (See Master Plan Resource Map for delineation of resource areas)

1. Cultural Resource Area. Cultural resource areas are those areas which contain sites of historic and/or archeological significance. An example is the area containing the barn, McPolin residence and outbuildings. Other archeological and historic sites are discussed in the Background Information section of this plan.







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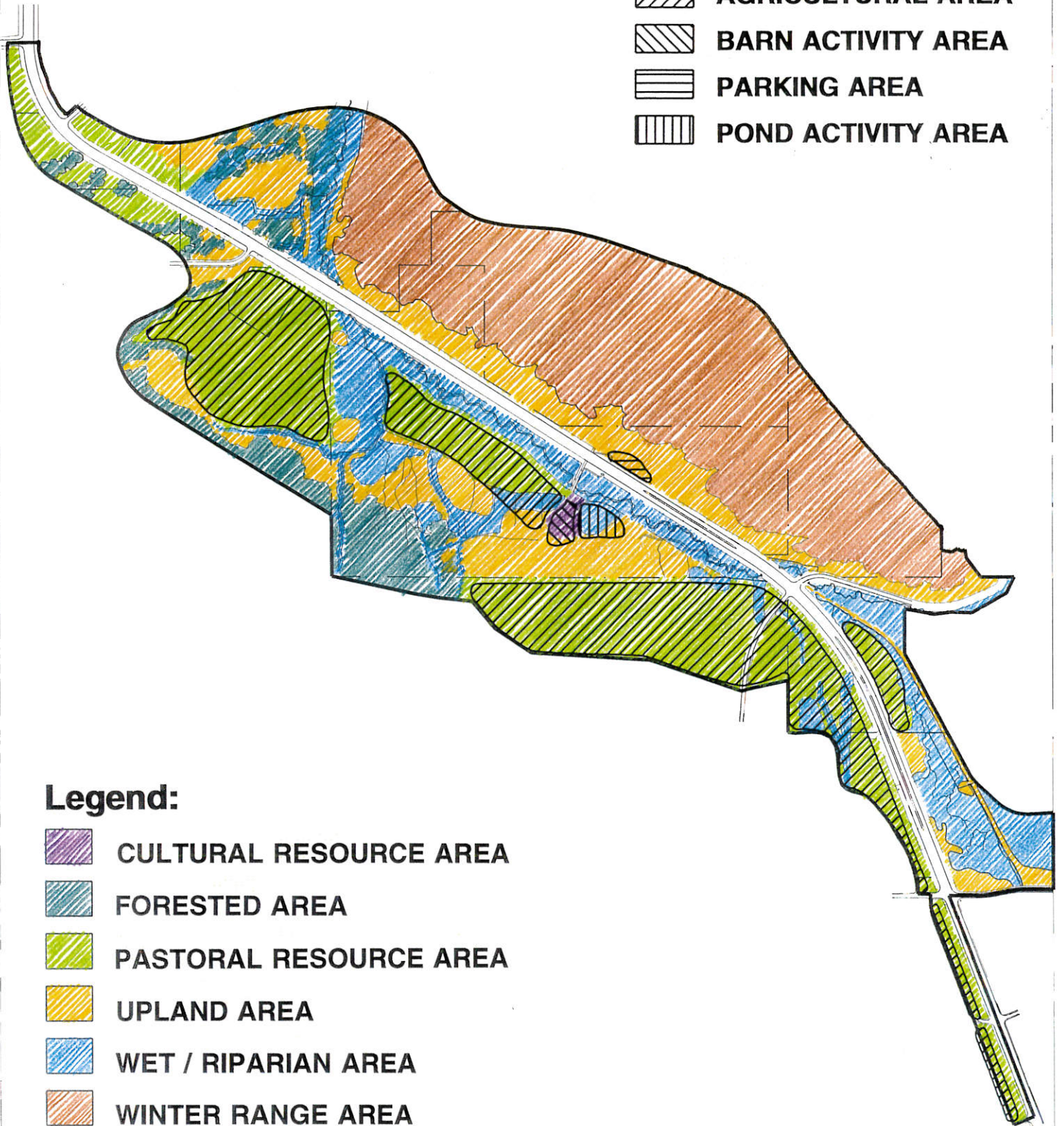
-  CULTURAL RESOURCE AREA
-  FORESTED AREA
-  PASTORAL RESOURCE AREA
-  UPLAND AREA
-  WET / RIPARIAN AREA
-  WINTER RANGE AREA

**OLYMPIC PARKWAY ENTRYWAY**  
**masterplan - RESOURCE MAP**

  
NORTH  
Scale: 1" = 1200'

**USE OVERLAY**


-  AGRICULTURAL AREA
-  BARN ACTIVITY AREA
-  PARKING AREA
-  POND ACTIVITY AREA



**Legend:**

-  CULTURAL RESOURCE AREA
-  FORESTED AREA
-  PASTORAL RESOURCE AREA
-  UPLAND AREA
-  WET / RIPARIAN AREA
-  WINTER RANGE AREA

**OLYMPIC PARKWAY ENTRYWAY**  
**masterplan - RESOURCE MAP**

NORTH   
Scale: 1" = 1200'

C. Activity Areas.

The following activity areas are reflected on the Master Plan Use Overlay Map. This componentization of use areas facilitates recommendations for management policy specifically for each area.

1. Agricultural Areas. Areas which have traditionally been, and are currently under agricultural production.
2. Barn Activity Area. The area surrounding the barn, the McPolin residence, and the outbuildings.
3. Parking Area. The area on the north-east side of Highway 224 adjacent to the pedestrian underpass designated for parking.
4. Pond Activity Area. The area east of the barn designated as a pond and picnic area.

#### IV. MANAGEMENT POLICY

A. Security.

The recent appearance of graffiti on the highway construction sheds across the road from the barn emphasizes the value of security. Two alternative management approaches for the Farm Parcel are proposed:

1. Use locked gates, fire sprinkler systems, lighting, segregation of uses, and alarm systems to protect the property. Additionally, the fence along the Highway 224 wetland mitigation area should be used to deter walking around locked gates.
2. House a caretaker on the property for security of the historic and cultural resources on the site, as well as on-site management of uses and activities. The caretaker could be housed in a reconstructed McPolin residence. This or other buildings could also house public restrooms.

The presence of a caretaker would not eliminate the need for other security measures such as a fire sprinkler system, and lighting and alarm systems, but it would greatly enhance security of the property.

Recommendation: the second approach is recommended as the long-term strategy. This approach is not only the preferable solution to security, but also furthers the goal of cultural resource preservation. Until the second approach can be implemented, some components of the first approach may be required.

2. Pastoral Resource Management. This area should be managed with agricultural activities consistent with the appearance of the land as it contributes to the historic landscape. **Agricultural practices shall maintain the pastoral and visual appearance of the area and shall be conducted in an environmentally sound manner.** Currently, the area is managed by a neighboring property owner along with several other properties in the area. This approach is appropriate until a less costly or more effective approach is found.

3. Forested Area Management. The policy of this plan is to manage the forested area as an opportunity for the preservation and enhancement of wildlife habitat, interpretive opportunities, passive recreation, and for its contribution to the visual quality of the entryway. Habitat can be enhanced or created for animals which are tolerant (or somewhat tolerant) of disturbances and will remain on the site. For example, nest boxes can be erected for birds. Dead trees should be left standing as habitat for birds and small mammals. Forest dead-fall and debris should be left rather than removed, even though it may look untidy or disorderly. It makes excellent habitat for birds, small and large mammals. Retaining or restoring as much natural habitat as possible enhances the site for tolerant wildlife.

4. Upland Area Management. The policy of this plan is to manage the upland area as an opportunity for the preservation and enhancement of wildlife habitat and interpretive opportunities. The upper meadow/hillside of the Barn Parcel has been mowed in recent years to avoid thatching. Historically, this area has been grazed. If left alone, the grasses would add to the organic content of the soil, increasing filtration capability and erosion control of this transitional area. Also, small animal habitat would be improved. Ideally, from a wildlife perspective, this area would be revegetated with native shrubs, wildflowers and grasses that provide diversity in habitat and are well suited to the site conditions. If the area is cut or mowed, it is important that the grasses go to seed and the seed ripens before the grass is cut.

Revegetative techniques should discourage the infiltration of undesirable plants, such as thistle, which might occur if the ground is disturbed. Biological controls for weed management are preferable and should be used whenever practical.

5. Wetland and Riparian Area Management. The preservation, enhancement, and care of contributing wetlands, streams, creeks and springs is a policy of this plan. The control of surface run-off from buildings, streets, parking areas, parks and agricultural fields and pastures are critical to maintaining these resources and water quality. Additionally, some wetland and riparian areas should be managed for interpretive purposes. The inventory of wetland resources being performed by Eckhoff, Watson and Preator Engineering should guide the management of wetland and riparian resources.

Agricultural activity and development in the area have resulted in diversion of water to

Agricultural activities should be sensitive to the water resource. Water conservation should be a policy of this plan. If cultivation is extended to areas of uplands and hillsides previously used as pasture, then a pressurized sprinkler irrigation system should be considered because of the potential for erosion when flood-irrigating a slope. Agricultural activities should not interfere with natural functioning of wetland or riparian areas, nor should they create opportunities for erosion.

Another agricultural management issue is soils. According to a recent draft of the Soil Conservation Service Soil Survey of the Park City area, the soil of the lower meadow area is Kovich Loam, a deep poorly drained soil best suited for the native wet meadow grasses and sedges. The wetness and poor drainage of the soil is a limitation to utilization of the land for other crops and uses. It is a naturally wet soil and requires irrigation only to supplement the natural wetness.

Another soil type runs up the slope to the south from the lower meadow. It is a Henefer-Harter organic surface complex. This soils complex is deep and well drained and may be more suitable for cultivation and high quality wildlife habitat. The soil type and characteristics should be taken into consideration in any agricultural management plan. Some areas of the property exhibit eroded soils due to overgrazing and poor irrigation management. Over time, these areas should be restored to pasture or native vegetation.

2. Barn Activity Area. Public sentiment does not currently support a specific use for the barn. Criteria for future use of the barn and other buildings in the activity area are included in Section D, Public Use Management. Management of the building(s) will concentrate on stabilization until decisions on restoration or renovation are made and funding is available. The barn should not be left vacant for insurance purposes. Use as a storage facility by Park City Public Works is recommended to continue until a better use is found. However, storage should be kept inside the barn. Hazardous and highly flammable materials should not be stored in the area (see also Cultural Resource Management).

3. Parking Area. Parking is an issue if the property is to be used. Because there is an underpass crossing the highway at the Farm Parcel, there will be an opportunity to use the northeast side of the road for parking when the City takes possession of the property. Currently, a five-acre parcel northeast of State Highway 224 is tied up in dispute between the Osguthorpe family and the State of Utah. When the dispute is resolved, UDOT may remove the improvements and regrade the property.

From one perspective, limiting parking spaces may be a means for limiting use of the property. However, the probable effect of providing insufficient parking for users of the property will be parking on the highway and in surrounding residential areas. Parking should be of two types: paved and unpaved. Furthermore, the construction of paved parking should be phased. The first phase would create ten parking spaces with the potential of forty total paved parking spaces to be added in future phases. The unpaved parking area would be available for 150 additional cars for special events only.

D. Public Use Management.

1. Potential uses of the property. An extreme position regarding open space is to “leave it alone”, untouched to return to its natural state. However, public sentiment, as reflected in the memo from the Parks and Recreation Advisory Board, supports certain passive uses of the property:

- a. Passive Use
  - 1) Walking, jogging and biking trails
  - 2) Interpretative trails
  - 3) Picnic areas and benches
  - 4) Enlargement of stream for children's fishing pond
  - 5) Possible grazing area for animals
  - 6) Cross country skiing in the winter

These uses are recommended with the exception of grazing animals. From the perspective of simplifying agricultural management, enhancing wildlife habitat, preserving water quality, and minimizing conflicts with recreation, grazing is not proposed at this time. Limited grazing may be considered in the future after the land has recovered and stabilized. The contribution of grazing to the pastoral nature of the farm setting is provided by privately owned livestock on the adjacent Aspen Springs Open Space Area, which is dedicated to the agricultural use of livestock.

b. Winter Sports Park Trail. Another potential use of the property arises from the City's agreement with the Biathlon Training Group, and delivery of an easement agreement granting a right to cross the Farm Parcel (subject to securing additional right of way between the City and the Sports Park). In other words, if the group is successful in gaining access to the Winter Sports Park, they have access through the Farm Parcel. However, the route of their access is undetermined at this time. The terms of the letter of intent are as follows:

- 1) The City shall continue to work with the State to plan and design a trail location and shooting facility site that is mutually acceptable to the parties. The City agrees to explore alternative site locations and shall review plans submitted by the State in good faith and in a timely manner.
- 2) The parties agree that the following items must be discussed and resolved and that any shall be contained in any license agreement for the use of the premises by the State for the biathlon track and activity. The parties agree to use best efforts to address and resolve the following:
  - a) site of the trail and facility,
  - b) materials and methods of construction,
  - c) maintenance responsibility and a maintenance standard,
  - d) insurance and liability,

the intensity of use reaches unacceptable levels, management by reservation and/or fee is an alternative.

Management contracts, such as the agreement with White Pine Touring to manage cross country skiing and the winter trail system, are a fee-based alternative which seems to be working well. **In order to allow for the long-term provision of winter sports activities and amenities on the property, the City will prepare, for open and competitive proposals, a *Request for Provision of Services* bidding mechanism, beginning with the 1996-1997 season. The term of the contract will be for no more than five (5) years, with a three-year (3) renewal option at the City's discretion. Nothing shall preclude the Council from determining that the City should directly provide the desired services if acceptable private bids are either not received or cannot be negotiated.**

4. Prohibited Uses. Horseback riding on the entryway corridor trail system should be prohibited. Motorized vehicles should not be allowed on the trails or the Farm Parcel except for maintenance and agricultural production purposes. Hunting and camping on the City-owned portion of the entryway corridor should be prohibited (see Table A).

5. Use Criteria. Individual requests for use of the Farm Parcel portion of the entryway corridor, ranging from dog coursing to housing the Park City Chamber of Commerce in the barn, have been received by the City. When considering requests such as these, the following philosophy will guide the City's decision:

**Special events will be limited so as not to interfere with the *open space* character of the farm. The Parks, Recreation and Beautification Advisory Board's recommendations of 1) only permitting summer events, 2) sponsored or co-sponsored by the City, 3) of not more than 50-100 people in the vicinity of the barn, will be the guideline. Winter spectator activities in conjunction with cross-country ski racing and biathlon events are acceptable uses.**

The following additional criteria provide guidelines for the permitting of special events and the use of the barn when appropriate (Reid, 1994).

a. Special Event Permit Criteria.

- 1) The event should not negatively affect natural or cultural resources within the plan boundaries.
- 2) The event should be consistent with the resource management policies.
- 3) The event should not negatively affect the safety of the participants in the event or the general public.
  
- 4) The event should be supported with adequate facilities and services.



## V. IMPLEMENTATION

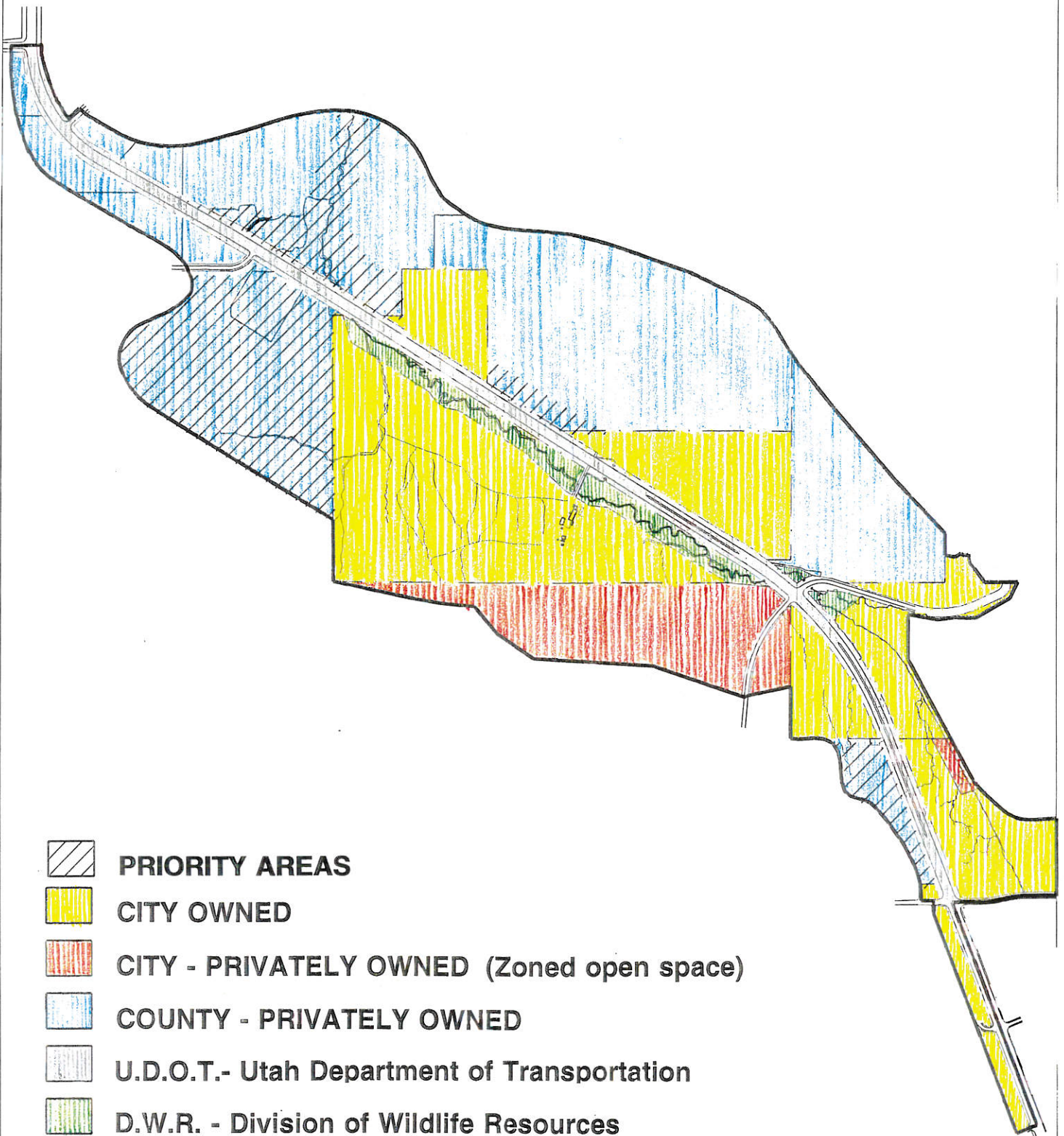
### A. Visual Quality Preservation Techniques, Criteria and Priorities.

Land within the entryway corridor falls into several categories: 1) Park City owned; 2) private land dedicated to open space; 3) private land; 4) Utah Department of Transportation owned; 5) DWR owned (see Table A). Table B below illustrates the private land ownership including the respective zoning designation.


TABLE B  
PRIVATE LAND WITHIN THE PLAN BOUNDARIES

Parcel Owner	acres	County zoning	Current priority
PC Lodging	1.5	Low density residential	
Snowed Inn	3.23	Low density residential	
Brookside	56.7	Low density residential	HIGH (part)
Mt. Olympic	88.66	Tier II Critical sensitive	HIGH (part)
G. Condas	35.5	Tier II Critical sensitive	
P W plat 1	1.9	Resort Commercial	
K. Park	5.95	Resort Commercial	
Osguthorpe	4.95	Resort Commercial	
Ivers	3.66	Resort Commercial	
Ivers	52.45	Countryside*	HIGH
Catholic C	5.2	Countryside/Enhancement	HIGH
B. Coleman	.1	Countryside/Enhancement	HIGH
Richards	7.88	Countryside	HIGH
H. Bayas	.31	Tier II Critical sensitive	
Mt. Fuel	.15	Tier II Critical sensitive	
TOTAL	268.1		

\*The Ivers property currently zoned Countryside in Summit County has received preliminary approval for an amendment of the zone to low density residential.



**OLYMPIC PARKWAY ENTRYWAY**  
**masterplan - BOUNDARY MAP**

NORTH   
Scale: 1" = 1200'

One way for the public to control the use and appearance of land is to own it. Thirty percent of the land within the plan boundaries is currently owned by Park City. The City may purchase or otherwise acquire additional land in the corridor. However, there are other techniques available for the protection of the visual quality and natural resources in the entryway corridor.

1. Annexation. The privately held land within the plan boundary is also within the Park City Annexation Area. The owner of one of the individual parcels, the Brookside property, has requested annexation into Park City for the purpose of facilitating development. However, there are many other considerations for annexation of property into Park City in addition to visual quality.

2. Intergovernmental Agreement. The Interlocal Planning Agreement between Park City and Summit County is an example of an intergovernmental relationship. This agreement provides Park City with the opportunity to comment on the Summit County development approval process when the project is within the vicinity of Park City. It also requires submission of a development application to Park City, before seeking development in the County, if the project is within certain boundaries. Park City's comments on use in Summit County's jurisdiction are advisory. The planning process creates legitimacy for land use regulation. Therefore, Park City may have more influence with Summit County if advice is based on a formal plan.

Park City and DWR could form a useful intergovernmental relationship. UDOT has transferred the wetlands mitigation area along the highway and McLeod Creek to DWR. Three of the four trail alternatives set forth in Appendix A of this plan involve use of this DWR property. DWR and Park City have an interest in pursuing interpretive opportunities which acquaint the public with natural resource issues. It is recommended that this common interest be the basis for development of an intergovernmental agreement to address joint development of a trail with interpretive opportunities, joint development of a pond in the Pond Activity Area, and joint management of these areas.

3. Fee Simple Acquisition. Land ownership is typically explained in terms of a *bundle of rights* (Conry, 1982). These rights, for example, include the right to use, the right to lease, the right to access, the right to mine, and others. All of these rights are subject to the limitations created by governmental regulation. When the owner of a property owns all of the rights, it is said that the land is owned in *fee simple absolute*. These individual rights can be owned separately. For example, the right to mine the property is often owned separately from the other rights.

The most common method of acquiring real estate is by outright purchase. Park City acquired the Farm Parcel by this technique. The property is purchased for cash or with terms for payment together with interest over time. The seller's estate and tax situation can often be enhanced in the process of the transaction. However, outright purchase of a property by a municipality removes the property from the tax rolls and creates a municipal

preservation or enhancement of the visual quality of the entryway corridor. Criteria for acquisition should include a priority for acquisition, availability of specific parcels for acquisition, and the cost and threat of development (Vail, 1994). Four parcels totaling about 65 acres, and portions of two other parcels, have been identified as being high priority for maintaining the visual quality of the entryway corridor (see Table B and the Priority Protection Areas on the Boundary Map).

Zoning is one measure of the threat of development. Most of the private parcels in the entryway in Summit County are in Tier I and immediately available for development. The private acreage is more evenly divided (143 acres in Tier I; 125 acres in Tier II). All of the high priority parcels are in Tier I. A description of the pertinent zoning classifications can be found in Appendix C.

B. Capital Improvements Estimate and Schedule.

Scheduling of capital improvements is not only a budgeting tool, but also a means of establishing a logical order in which improvements occur. For example, since the barn structure on the Farm Parcel has been stabilized, the next priority should be security and fire protection. Therefore, a sprinkler system for the barn and other security measures should occur in the first year and reconstruction of the McPolin Residence should occur in the second year to provide housing for the caretaker. Additionally, other necessary amenities, such as restrooms, should be made available for public use in the second year prior to heavy use potential occurring, because of the creation of a trail system beginning in the second year. In other words, restrooms should be available on the Farm Parcel prior to heavy use.

Trail costs are discussed separately in Appendix A. The trail cost estimate for Table C is based on construction of Alternative B and is included as phased costs in the third, fourth and fifth years. This might be accomplished by constructing an unpaved trail with a surfacing such as crushed brick which could be paved over later. Ten percent has been added to the trail cost estimate to allow for cost increases due to phasing. This construction is split between years three and four. Because paving the trail makes more sense if the paved trail continues from the Farm Parcel to the Sports Park, and since easements do not exist for that purpose, paving the trail is delayed to maximize the time available to obtain those easements. Paving the trail is scheduled for the fifth year. Cost estimates in Table C are in current dollars. Costs may change with changing conditions. This schedule for improvements will be submitted to the City's Capital Improvement process where it competes with other projects for funding. Inclusion in the City's Capital Improvement Plan is necessary for City funding. Changing priorities, conditions and opportunities for funding may change the timing of improvements.<sup>3</sup>

**Capital expenditures will be partially geared toward grant criteria and opportunities. The Parks, Recreation and Beautification Advisory Board**

The process for amending the plan shall be consistent with the adoption process. An amendment to the master plan is required prior to any substantial relocation of facilities that differ from those initially proposed in the master plan or any substantial deviation from the uses or management practices contemplated in the master plan.

Process for change:

1. Amendments may be initiated by Park City staff, the Parks, Recreation and Beautification Board or the City Council.
2. The Parks, Recreation and Beautification Board will review the amendment request at a publicly noticed meeting and recommend an action to the City Council. Any amendment that would conflict with the General Plan would also be referred to the Planning Commission for recommendation to the City Council.
3. The City Council may approve, deny or modify the amendment request following a duly noticed public hearing.

**Future changes in the *open space* character of the City-owned portion of the entryway corridor shall be governed by the following procedure:**

**No sale or substantial change in the *open space* character of the City-owned properties included in this master plan, or changes in the intent of this master plan to protect open space, shall be undertaken without an affirmative vote of 4 out of 5 City Council members. This vote must further be affirmed by 60% of the voters, voting in a locally scheduled special election, within 180 days of the Councils decision. Nothing in this provision shall affect bonds currently secured by the property or preclude or hinder the City from using this property as security or collateral for future bonding, as long as the basic intent of maintaining open space is upheld.**

## APPENDIX A TRAILS

A variety of trails and trail alternatives are set forth in this plan including: a major multiple use connector trail (main trail) on the south-west side of State Highway 224, connecting Park City to the Farm Parcel, and eventually continuing on to the Snyderville Basin, White Pine Canyon, Wolf Mountain, and the Winter Sports Park; interpretive trails for pedestrians and disabled users only; a single-track mountain bike trail on the north-east side of State Highway 224 in the Utah Power and Light right of way; and cross-country ski trails (see Master Plan Trail Overlay Map for locations).

1. Trail Descriptions. Utah Department of Transportation (UDOT) has constructed a ten foot wide gravel trail immediately behind the curb, along the north-east side of State Highway 224, from the pedestrian underpass to Kimball's Junction. Future paving of this trail will be the responsibility of local jurisdictions. Summit County is currently reviewing a county-wide trails master plan that includes a main trail through the basin roughly following the former D&RG Railroad alignment. It is anticipated that the trail from the underpass will connect to this basin trail in the future. There may also be a need in the future to continue this trail south of the underpass to Meadows Drive, where it would connect to a future trail looping through Park Meadows, and the section of main trail through the Huntsman/Petersen parcel described below.

The portion of the main trail system which runs through the Huntsman/Petersen parcel on the north-east side of State Highway 224, between Holiday Ranch Loop Road to Meadows Drive, has been funded and is pending construction in conjunction with the stream relocation project on the adjacent portion of McLeod Creek. Initial construction of this trail consists of a fourteen foot wide soft surface trail which may be paved in the future. The portion of the main trail which runs on the south-west side of State Highway 224 from Payday Drive to the UDOT underpass on the Farm Parcel also has been funded. This trail is expected to be used in winter for cross country ski access between the Park City Golf Course and the Farm Parcel. In summer, expected uses will include multiple, non-motorized users such as bicycles, joggers, and walkers interested in the trail as a main connector between the City and the Farm Parcel. Type of use is expected to be a combination of transportation, recreation, and fitness. While a portion of this trail is currently being located within the UDOT right-of-way between Payday Drive and the Visitor's Information Kiosk, it is recommended that this trail be relocated further back from the highway if development of the Richards property is approved and constructed. By setting the trail back, a greenway is created and further separation will improve snow conditions for cross country ski access. The initial construction of this trail is expected to be a fourteen foot wide soft surface.

2. Trail and Road Construction Standards for the Farm Parcel.

a. Access Road. The width of the access road from State Highway 224 to the barn should be limited to twenty feet. Surfacing should be accomplished with road

route. The estimated cost of this route is \$560,000.<sup>2</sup>

Alternative B. The lower route for the main trail runs roughly parallel and adjacent to the Highway 224 wetlands mitigation boundary (fence line) on the north-east property line, from the access road to the west property line, and the State Road 224 right of way. Upon completion of Highway 224, UDOT transferred the wetlands mitigation area along the highway and McLeod Creek to DWR.

This lower trail route may offer the least impact to visual quality from State Highway 224. The trail may be less visible in this location than other alternatives. Because of close proximity to the highway, it is possible to screen the trail and trail users from view with natural vegetation by meandering the trail in and out of the McLeod Creek/Highway 224 wetland enhancement area on DWR property. In the event that naturally occurring vegetation cannot be used, the cost estimate for this trail route includes funds for vegetative screening of the trail and enhancement of the riparian corridor.

The route is flat making it a logical route for multiple use, including handicapped access. Abundant interpretive opportunities exist adjacent to this route (in the McLeod Creek/Highway 224 wetland enhancement area on DWR property) which could be accessed by short spur trails branching from the main trail. This technique could also be used to gain fishing access to McLeod Creek from the main trail. Again, this would require permission for access from DWR.

The route has a mowed meadow on one side, and the Highway 224 wetland mitigation area bordered by the highway on the other side. It passes through wetlands including a very sensitive area at the north-west corner of the property. Alternative B is the shortest main trail route. It runs parallel to wildlife habitat for the majority of its length.

The basic cost of this route alternative is estimated to be \$508,000. This estimate assumes that the Army Corp of Engineers will accept a drainage mat beneath the trail base material, allowing continuous drainage of surface flows as an acceptable construction specification for this wet area. In the event the drainage mat is deemed unacceptable, and extensive boardwalks become necessary, construction costs of this alternative will escalate dramatically above the cost estimate. Tree and shrub planting, to enhance the visual aspects of the route and screen visibility from the highway, may cost an additional \$150,000 for a total estimated cost of \$658,000. This cost estimate does not include the cost of interpretive spur trails.

Alternative C. This alternative combines the upper route as a main trail and the bank of McLeod Creek on DWR property as the route for an interpretive trail. From a trail user's perspective, Alternative C combines the interest and interpretive

included in the decision making process.

c. Jurisdictional Preferences. Three of the four trail alternatives require cooperation with the DWR. The Army Corp of Engineers has jurisdiction over wetlands as they relate to the construction issues of excavation and filling. The preferences of these agencies is a consideration in the selection of a trail alignment.

Trail use guidelines. Trail users should remain on the trail and not hike or bike the off-trail area or use animal trails. Motorized vehicles should be prohibited from trail use. Camping and hunting should be prohibited uses. Table D itemizes recommended uses for each type of trail.

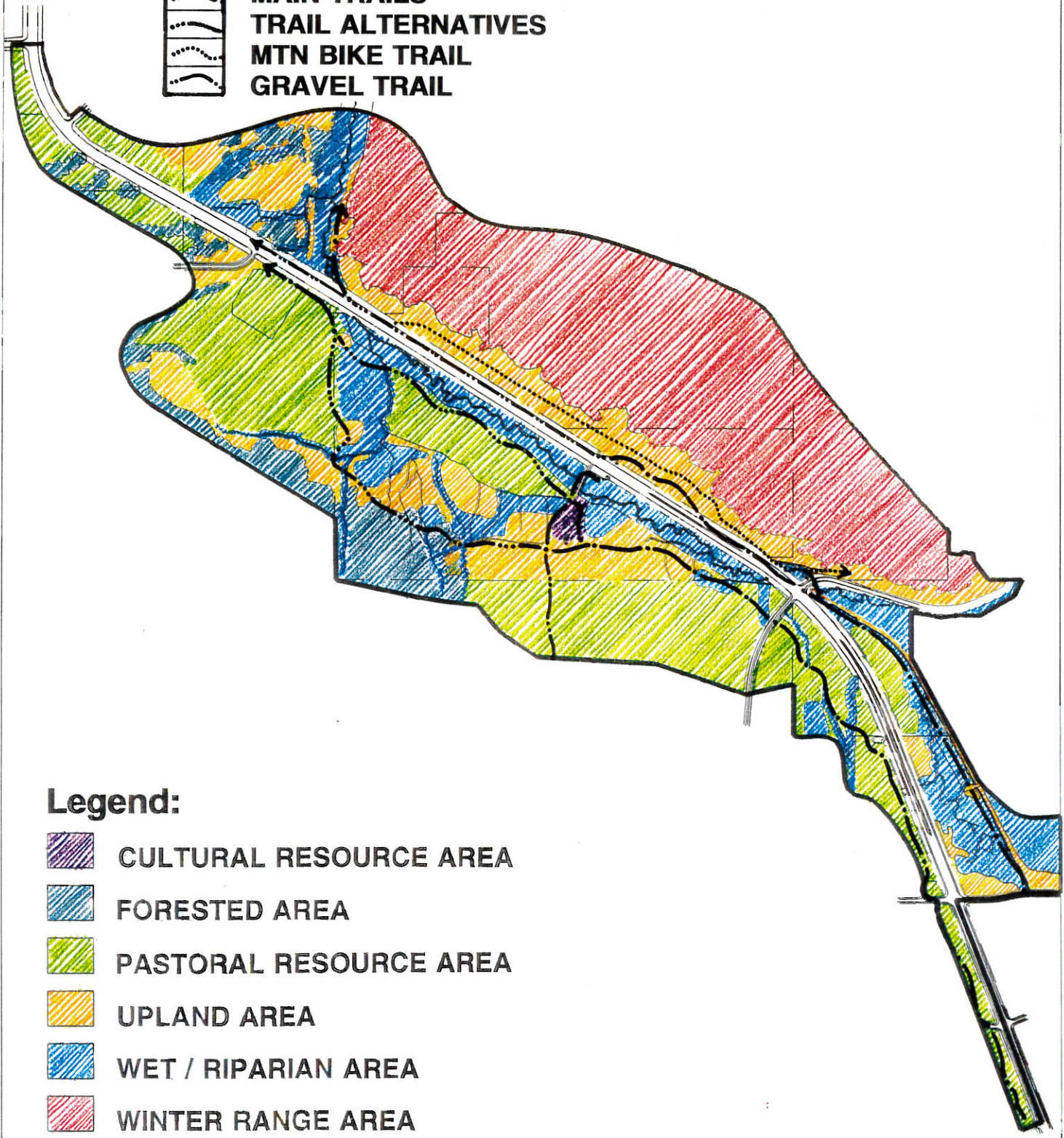
TABLE D  
TRAIL USE RECOMMENDATIONS

Trail Type	Recommended Uses	Uses not Recommended
Main	Bicycles, pedestrian, joggers, strollers, rollerblades, skateboards, dogs on leashes and cross country skiers	Horses
Interpretive	Disabled access, pedestrian, strollers, fishing access, cross country skier on set track	Bicycles, horses, dogs, cross country skating
Mountain Bike Track	Mountain bikes, walkers, joggers, cross country skiers on set track	Horses, dogs



### TRAILS OVERLAY

-  MAIN TRAILS
-  TRAIL ALTERNATIVES
-  MTN BIKE TRAIL
-  GRAVEL TRAIL



### Legend:

-  CULTURAL RESOURCE AREA
-  FORESTED AREA
-  PASTORAL RESOURCE AREA
-  UPLAND AREA
-  WET / RIPARIAN AREA
-  WINTER RANGE AREA

## OLYMPIC PARKWAY ENTRYWAY

### masterplan - RESOURCE MAP



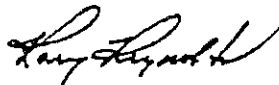
NORTH  
Scale: 1" = 1200'

APPENDIX B  
CORRESPONDENCE WITH UTAH STATE  
DIVISION OF WILDLIFE RESOURCES

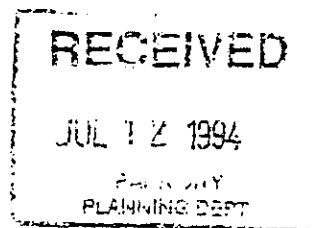
Agricultural practices could be continued in a highly modified form. Hay production could continue in the lower meadow if timing limitations were incorporated to protect nesting birds (after June 20) and fertilizer applications were judicious. Weed control could be addressed through spot treatment in problem areas. Return flows from the fishing pond could be used for irrigation. Upper meadow/hillside should be protected from grazing/haying. The upper meadow due to shallow soils and erosion potential should be revegetated with native shrubs and grasses.

As more definitive development plans come available I will be happy to review and comment on them.

Sincerely,



Rory Reynolds  
Habitat Manager



opportunity to enhance habitat for the tolerant wildlife species which will remain in the area. Second, there is the opportunity to minimize the impact of human activity on wildlife in the area by designing a trail system that will keep visitors on the trail system rather than randomly wandering the site. More generally, this second opportunity is in finding ways to reduce the impacts from passive recreational use given the potential for high levels of usage.

For example, one of the potential impacts of passive recreational use is the dog. Based on our previous conversations, I want to expand on the comment in your letter regarding dogs and state some reasons for restricting household pets on the site, specifically dogs:

1. Dogs, if given the opportunity, have a tendency to chase and harass wildlife.
2. Dogs roaming free off-leash have a tendency to establish trails of their own expanding the established trail system.
3. Dogs running off-leash can cause damage to sensitive ecological areas.
4. There is the potential for personal harm to others and concern for the well-being of children and other visitors.

Your letter states that "the development of a trail system on The Farm property will result in the displacement of some wildlife species." You go on to question whether the site is large enough for public trails, interpretive opportunities and biathlon training. It seems that from the perspective of wildlife it would be best to minimize the trail system by creating one multiple use trail as opposed to several trail systems which would allow uses to be segregated. In other words, minimizing the trail system also minimizes the impact on wildlife. Therefore, it is important that individual permitted uses not be of a nature that they exclude other uses from a multiple use program.

Agricultural activity on the site can be managed to minimize conflicts with wildlife. For example, you mention in your letter that hay in the lower meadow should not be cut until after June 20. Weed control and fertilizer applications need to be minimized for the benefit of wildlife. The upper meadow/hillside has been mowed in recent years to avoid thatching. Historically this area has been grazed. From the perspective of wildlife, these practices should be discontinued. According to your letter, the issues are "shallow soils and erosion potential." If left alone, the grasses would add to the organic content of the soil increasing filtration capability and erosion control of this transitional area. Also, small animal habitat is improved. Ideally, from a wildlife perspective, this area would be revegetated with native shrubs, wildflowers and grasses that provide diversity in habitat and are well suited to the site conditions. Native shrubs might include species such as Gambel oak and choke cherry. Obviously, the challenge is to maintain the agricultural appearance of the site and at the same time enhance the habitat for the tolerant species which will remain in

Sensitivity to nesting and rearing periods is important because that is a period of time when wildlife is particularly vulnerable. For example, if use of the property were restricted during nesting and rearing periods it may be advantageous to some species. Timing of agricultural activities can also be coordinated with nesting and rearing periods.

The idea of a pond for children's fishing activities came out of early public involvement in the planning process. Because of the high elevation and relatively low air temperature range, trout are the ideal fish for such a pond, as exemplified by the natural fishery which exists in McLeod Creek. According to a pamphlet published by Silver Cup Trout feeds, the requirements of pond reared trout are rather specific. Trout in high density situations require a constant flow of oxygenated water ranging in temperature from 50 to 60 degrees Fahrenheit. The quality of water in McLeod Creek for trout is again evidenced by the natural fishery which exists there. Additionally, there are one or two springs which surface on the Osguthorpe property which may be of suitable quality, quantity and temperature for fishery use. A diversion of water for fishery use and then return flow to McLeod Creek would not require additional water rights as it is a nonconsumptive use.

From the perspective of the Division of Wildlife Resources, there are two problems with diverting flow for a pond and returning the flow to McLeod Creek after it leaves the pond. First is the problem of thermal pollution. The trout in McLeod Creek probably benefit from year around water temperatures under 60 degrees. Diverting water to a pond where the water flow slows and soaks up solar radiation allows the water temperature to rise. When the return flow enters the creek, it raises the temperature of the creek water with potential damage to the natural fishery. A means of counteracting this temperature change may be to introduce piped spring water at a lower temperature into the pond or the stream.

The second problem is contamination of the natural fishery by fish that escape from the pond. An example of this problem is the much publicized whirling disease which has infected a major portion of Utah's fisheries via hatchery raised trout. The trout in McLeod Creek are Brown Trout for the most part and the creek is not planted with hatchery raised trout. The trout in a children's fishing pond would typically be hatchery raised trout. The return flow from the pond would introduce the possibility of introducing contamination to Brown Trout fishery in McLeod Creek. A means of counteracting the potential for contamination would be to screen the outlet of the pond. Under what conditions would this be acceptable to the Division of Wildlife Resources?

In your letter, you introduce the idea of a pond where the return flow is actually irrigation water, thereby avoiding the potential for thermal pollution and contamination of McLeod Creek by return flow. I assume, since this would be a consumptive use, it may



State of Utah  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF WILDLIFE RESOURCES

Michael O. Leavitt  
Governor  
Ted Stewart  
Executive Director  
Robert G. Valentine  
Division Director

Northern Region  
515 East 5300 South  
Ogden, Utah 84405-4599  
801-479-5143  
801-479-4010 (Fax)

October 21, 1994

Mr. Michael Nelson  
Intern  
Park City Municipal Corp.  
P.O. Box 1480  
Park City, Utah 84060-1480

Dear Michael:

Thank you for taking the time to write the letter dated August 12, 1994 discussing wildlife issues relating to the Entryway Corridor Master Plan in Park City. Having participated in the process of developing the information contained in the letter, we concur with its contents.

Sincerely,

A handwritten signature in cursive script that reads "Rory Reynolds".

Rory Reynolds  
Habitat Manager



## COMMENTS RELATING TO SPECIFIC SPECIES

It is important to understand that the primary concerns of the Bear Hollow Wildlife Studies were: 1) to evaluate use of the Sports Park site by big game species; 2) determine the presense of any species of special concern or their habitat within the project area. Species of special concern were defined as raptors or those receiving special consideration such as Threatened or Endangered Species; 3) rare or unique habitats such as wetlands. Therefore, information relating to other species such as small mammals and birds was ancilliary to the main purpose of the study.

The study inventoried use of the Sports Park site and the adjacent Sun Peak parcel by specific species seasonally. In the winter, Elk and Deer may pass through the property, but do not linger because of the northern aspect of the Sports Park site. Deer and Elk prefer to winter in a south facing orientation with sagebrush, oak and shrub type vegetation. Moose are more mobile in deep snow and more tolerant of human disturbance. Six to eight animals wintered on the site and left by early April. It is interesting to note that the aspect of the Sports Park is similar to that of the Osguthorpe property.

Very few raptors stay in the Sports Park and Sun Peak area in the winter because of a scarcity of food and harsh conditions. An exception is the Great horned owl which apparently forage in the Bear Hollow area during the winter. Other species using the Bear Hollow area in the winter include coyotes, jackrabbits, squirrels and other small mammals. Birds observed include magpies, junkos, ravens, and bluejays.

Although Elk don't seem to use the Bear Hollow site as a calving area in the spring because it lacks sufficient remoteness, Mule Deer and their fawns have been spotted in the study area in the spring. Moose were not seen during this season as they generally move to higher elevations as soon as possible.

Raptor use of the Bear Hollow study area in the spring included: Turkey Vulture, Goshawk, Red-tailed hawk, Rough-legged hawk, Golden eagle, Bald eagle, American kestrel, and the Great horned owl. No active nests were located within the study area. However, nests of Red-tailed hawk and Great horned owl were found within close proximity of the study area.

A mountain lion track was spotted in the study area during the spring of 1991. Local residents report that both cougars and black bear have been spotted in the general area over the past decade.

In the summer the Bear Hollow study area serves as range for deer, elk and moose. Raptors continue to forage the area.

BIRDS

<u>Common Name</u>	<u>Scientific Name</u>	<u>Season*</u>	<u>Directly on Park Parcel</u>
Common Raven	<i>Corvus corax</i>	W	yes
Townsend's Solitaire	<i>Myadestes townsendi</i>	WS	yes
Black-capped Chickadee	<i>Parus atricapillus</i>	WS	yes
Mountain Chickadee	<i>Parus gambeli</i>	WS	yes
Sapsucker sp.	<i>Sphyrapicus sp.</i>	S	yes
Northern Flicker	<i>Colaptes auratus</i>	S	yes
Hermit Thrush	<i>Catharus guttatus</i>	S	yes
Ruby-crowned Kinglet	<i>Regulus calendula</i>	S	yes
Dark-eyed Junco	<i>Junco hyemalis</i>	WS	yes
Chipping Sparrow	<i>Spizella passerina</i>	S	yes
Song Sparrow	<i>Melospiza melodia</i>	S	yes
American Goldfinch	<i>Carduelis tristis</i>	S	yes
American Robin	<i>Turdus migratorius</i>	WS	yes
Nuthatch sp.	<i>Sitta sp.</i>	S	yes
Black-billed Magpie	<i>Pica pica</i>	WS	yes
Yellow-rumped Warbler	<i>Dendroica coronata</i>	S	yes
American Kestrel	<i>Falco sparverius</i>	S	yes
Golden Eagle	<i>Aquila chrysaetos</i>	WS	yes
Bald Eagle	<i>Haliaeetus leucocephalus</i>	W	no
Turkey Vulture	<i>Cathartes aura</i>	S	yes
Red-tailed Hawk	<i>Buteo jamaicensis</i>	S	yes
Northern Goshawk	<i>Accipiter gentilis</i>	S	yes
Rough-legged Hawk	<i>Buteo lagopus</i>	S	no

\* - W = Winter, S = Spring



APPENDIX C  
RELEVANT LAND USE CLASSIFICATIONS  
IN PARK CITY AND SUMMIT COUNTY

PARK CITY

RECREATION AND OPEN SPACE (ROS) DISTRICT

7.12.1. PURPOSE. The purpose of the Recreation and Open Space District is to establish and preserve districts for land uses requiring substantial areas of open land covered with vegetation and substantially free from structures, roads and parking lots. Developed and undeveloped open space land, parks, golf courses and certain types of public or private recreational facilities are suitable uses of this district, provided that such uses remain open space in character.

SINGLE FAMILY (SF) ZONE

7.15.1 PURPOSE. To allow for neighborhoods which are predominately permanent single family in character. This zone is very similar to the Residential Development (RD) Zone.

SUMMIT COUNTY

Critical/Sensitive Lands (1 unit/40 acres)

Areas where development is discouraged due to steep hillsides (over 30%), high value wetlands, ridgelines, and flood plains. Agriculture and livestock grazing are permitted. Recreation amenities such as equestrian activities, trails and public open space are encouraged.

Country Side (1 unit/40 acres)

Designated to encourage open space, this district preserves view corridors, and a sense of openness. Agricultural activities are allowed, as is recreation with limited development. Residential development shall not exceed one (1) residence per 70 acres. However, an exception may be allowed for properties of at least 100 acres when a landowner desires to preserve a significant portion of the property as open space or for agricultural use. Exceptions may be allowed for agricultural tracts, and properties that have remained under continuous ownership by the same family for twenty years. Transfers of development rights to off-site properties may be authorized where a greater percentage of open space is desired and compensatory enhancement to assure permanent value to the land is appropriate.

## Resort Commercial

The Resort Commercial Classification shall provide for retail commercial and high density residential uses oriented to major destination resort developments. Acceptable uses may include resort retail shops, grocery stores, restaurants, condominiums, overnight lodging units and comparable resort facilities and services.

### Requirements:

The requirements for planning of Resort Commercial developments shall be accomplished through site specific master planning and staff reviews. All Resort Commercial projects shall provide at least 60% open space comprised of previous surfaces except tennis courts, swimming pools and other active recreation areas, except where transfers of development rights are acquired or money-in-lieu of land dedication is approved. Ski Resort Commercial shall include the skiing areas on mountainsides for purposes of meeting the 60% open space requirement.

APPENDIX D  
PARKS AND RECREATION MEMO

### CARL WINTER'S SCHOOL:

Maintain public use of facility; moderate capital expenditure consistent with intimate, quality atmosphere; maintain or enhance excellent acoustics; use for less technical performances; don't compete with Egyptian theater and planned Fine Arts Center at High School; keep adjacent field as is without major capital improvement.

#### Specifics: Auditorium Uses:

- Lectures
- Chamber music
- Poetry readings
- Recitals
- Children's theater / school productions
- Recording Studio (income generator w/ capital expenditure required)
- Sundance film festival
- Public meetings
- Satellite teleconferencing capability (wiring/cabling for future)
- Summer home for dance / musical group

#### Adjacent Field Use:

- Farmer's market (i.e. every Tuesday morning)
- Small outdoor concerts
- Local festivals (i.e. Savor the Summit, etc.)
- Informal outdoor recreation use

### OSGUTHORPE BARN & PROPERTY:

Low intensity recreation use; moderate improvements; clean-up & paint barn; don't spend money for human habitation of barn at this time; possibly improve surrounding buildings (restrooms, concessions, etc.); low intensity, low noise recreation use of meadows.

- Specifics:
- Walking / jogging / biking trails
  - Interpretative trails
  - Picnic areas / benches
  - Enlarge stream for children's fishing pond
  - Possible grazing animals
  - Cross country skiing in winter

### HIGH SCHOOL AUDITORIUM / FINE ARTS CENTER:

General consensus was that facility was OK if public was not asked to fund any more than the School District has already committed (\$1.5 million). If private sources could be secured for the other \$1.5 MM, then broad support for the

**APPENDIX E**  
**DOGS IN OPEN SPACE**

Why, after 27 years of preserving open space in the Boulder Valley, is the Open Space Program sounding the alarm of "too much use?"

Results from a recent study on visitor uses on Open Space completed in 1993 show that 1.5 million people used and enjoyed Open Space in a variety of ways in one year. Boulder Mountain Parks estimates 2 million visits on Mountain Parks land. Even higher use levels are projected for 1994 and subsequent years.

Open Space preserves the environment and provides for appropriate passive recreational opportunities.\* Although impacts to the land from different uses vary, our primary concern is managing for the cumulative intensities and levels of passive recreational uses which occur on the Open Space system and from adjacent urbanization. Continued development throughout Boulder County and the Denver Metropolitan Area ensures that more people equals more impacts in the future.

#### Why the concern?

Evidence of intensive use of Open Space occur wherever you look: widening trails, more off-trail use, more "social" trails, erosion, trampled vegetation. Some people don't think there is a problem. However, intensive passive recreational use can change the character of the land as readily as mining or overgrazing by livestock. Many of the most fragile areas on Open Space experience use levels in the hundreds of thousands of people every year, up to 100 or more people a day. Consistently high levels of use mean that trails and natural areas have little or no capacity to recover from the constant attention of passive recreational users.

The Boulder Valley is a special place. The natural heritage found here is unequalled so close to an urban area. But, if we want Open Space to

continue functioning in a natural condition, and agricultural uses to continue in the valley, while continuing to provide for passive recreation opportunities, the Open Space Program has the obligation to manage the land uses from an ecosystem management approach. Consumptive land uses, such as the continued rapid growth in Boulder County and the Front Range, cannot be controlled by the City of Boulder. Conversely, City of Boulder public lands will continue to provide passive recreational relief for that development.

#### Is the Open Space Department overreacting to the issue of dogs?

The Long Range Management Policies is a comprehensive draft document which presents several ways to reduce the impacts from passive recreational use. One of the impacts is dogs on Open Space. For those people who allow their dogs to run off-leash, the impacts to Open Space include:

- negative impact to wildlife;
- expansion of established trails;
- damage to sensitive ecological areas;
- occasional personal harm to others;
- concern for the well-being of children and other visitors;

We believe a responsible approach would be the implementation of policies that would give the remaining wildlife in the Boulder Valley a chance.

No one is saying that all areas of Open Space are pristine. However, in many ways and places Open Space still continues to function as it did when the Arapaho and the bison were here. If we only want an urban playground, we'll see the loss of native plants and animals.

\* A copy of the City Charter purposes for Open Space is inserted in this handout.

## WHAT IF WE DO NOTHING?

Many citizens are concerned we'll see more loss of native wildlife and a less enjoyable recreational experience. Dogs off-leash can double impacts from trail activities. We have not found solutions we thought were as workable as keeping dogs on designated trails.

### IMPACTS OF GROWTH

- With the growth in the Metro area, the 3.5 million annual visits to City of Boulder Open Space and Mountain Parks will increase.
- Use has costs, including loss of native wildlife and wildflowers, reduction in quality passive recreational experiences, increased wildlife harassment and possible user conflicts.
- Once a system is degraded it is much more expensive and difficult to bring back.
- Recreational use in volume has impacts similar to extractive uses such as overgrazing, mining, and logging.

## WE NEED YOUR HELP!

The Open Space Department is charged with the responsibility of long-term preservation of Open Space. The draft Long Range Management Policies will provide guidance to carry out this responsibility. The decision on the draft will be made in September, 1994. While we have worked hard to publish a draft, we know we can't think of everything. What have we overlooked? What do we need to know to improve the draft?

You can send your comments to: City of Boulder Open Space, PO Box 791, Boulder, CO 80306. Frequently requested information is available for review at the Open Space Offices at 13th and Canyon, between 8 a.m. and 5 p.m. on weekdays, and at the main Boulder Public Library Reference Department, 9th and Arapahoe, during library hours. For additional information, call the Open Space Office at 441-3440.

## NOTES

1. The Wet and Riparian Areas on the Master Plan Map are based on phase one of the Eckoff, Watson and Preator study to the extent that the study covers the area. Additional wet, riparian and upland areas have been derived from J.J. Johnson Engineering resource maps provided to the City for the Brookside, Huntsman and Petersen parcels. Other resource mapping is based on observation by staff.

Limitations of phase one of the study include the designation as potential wetlands in the upper pasture area where leakage from the irrigation ditch has caused soil erosion and an artificially induced wet area and the lack of discussion of wet areas in the lower pasture. This is a limitation as it does not provide specific data to guide potential trail alignment in that area. This limitation will be rectified in the near future with the delineation of the alternative trail alignments.

2. Trail cost estimates have been provided by Jennifer Harrington, Landscape Architect, Park City Municipal Corp.

3. Notes on Table C. Cost estimates are based upon conversations with Jerry Gibbs, Director Public Works, Park City; Eric DeHaan, City Engineer, Park City; Staker Construction; Rob Pett, Architect, Max Smith and Associates; and Means Heavy Construction Cost Data Manual, 1993 adjusted for 1994 increases.



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