



R. McConnell Group PLLC

VIA EMAIL

Michelle Kellogg, City Recorder
Records Officer
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060

September 17, 2026

Re: Records request under the Government Records Access and Management Act—Five-Acre Site, Applications PL-26-06914, PL-26-06915, PL-26-06917, and PL-26-06920

Dear Ms. Kellogg:

R. McConnell Group PLLC requests the records described below under the Government Records Access and Management Act, Utah Code Ann. §§ 63G-2-201 and 63G-2-204. The request concerns the Five-Acre Site at the southwest corner of Kearns Boulevard and Bonanza Drive and the four applications identified above.

Each category is limited to records concerning the Five-Acre Site unless it says otherwise, and to the period January 1, 2024 to the present. “Records” includes email and text messages, attachments, memoranda, notes, reports, studies, spreadsheets, models, drawings, agreements, and drafts.

1. Use classification of the amphitheater

- a. Any determination, analysis, or legal opinion addressing whether the proposed amphitheater is an Allowed Use, a Conditional Use, or a prohibited Use under LMC § 15-2.18-2, and any determination under Utah Code § 10-20-507 that the use aligns with a listed use.
- b. Any application for, or determination regarding, an Administrative Conditional Use permit for outdoor events and music under LMC § 15-2.18-10(B), and any submittal addressing the seven items in LMC § 15-2.18-10(B)(4).
- c. Communications between the Planning Department, the City Attorney’s Office, and the applicant concerning the classification of the amphitheater, the arts pavilion, or the event program.

2. Parking

- a. The Time-of-Day Parking Supply chart shown to the Planning Commission and the data and assumptions behind it.
- b. The October 13, 2025 on-site parking strategy memorandum and its supporting analysis.

- c. Any Guarantee by Use covenant or deed restriction contemplated by LMC § 15-6-5(E)(1)(d).
- d. Any off-site parking plan, and any communications or agreements with the Park City School District or any other party concerning use of the high school parking lot or any other off-site lot for events at the Site.
- e. The Parking Management Plan and all drafts, and any document stating proposed parking rates, hours, validation, or whether paid parking will be available to the public at large.
- f. Any analysis of parking spillover onto Park City Plaza, Prospector Square, or adjacent streets and lots, including any study of the effect of paid on-site parking on driver behavior.
- g. For EngineHouse, the Pendry, and Parkview Condominiums—the three comparison projects the applicant offered under LMC § 15-6-5(E)(1)(b)—parking counts, occupancy or utilization studies, and any post-occupancy parking data in the City’s possession.
- h. All communications, comment-resolution documents, and drafts exchanged among the Planning Department, the office of the City Engineer, Methods Consulting, and Hales Engineering between July 10, 2026 and September 9, 2026 concerning the Event Center Analysis in the parking study, the 980-seat capacity of the amphitheater, the event parking demand of 515 stalls, and the recommendation that events utilize an off-site parking plan, together with any direction, decision, or explanation regarding the treatment of that analysis in the September 9, 2026 staff report.
- i. Any analysis, determination, or approval of the twenty percent mixed-use and transit-oriented-development parking reduction shown on the Applicant’s sheet SD.G.01, including any decision under LMC § 15-3-7(A) or § 15-6-5(E)(1) reducing the required number of Off-Street Parking Spaces, and any reconciliation of the figures 165, 180, 208, 209, and 210 as statements of the Code requirement for this project.

3. Building height and the Frontage Protection Zone

- a. Staff’s building height tables and the calculations behind them, for each iteration submitted since January 1, 2026.
- b. Any analysis or opinion addressing whether Building Height is measured from Existing Grade or from finished floor for this project.
- c. Any analysis, opinion, or communication addressing whether the master planned development provisions of LMC Chapter 15-6 authorize Building Height above the underlying district limit within the Frontage Protection Zone, and any response to the question put in writing to the Planning Department on June 24, 2026 asking what code section authorizes heights exceeding 35 feet within the zone.
- d. Any analysis of the ten-foot setback required by LMC § 15-6.1-8(A)(1), and any request to waive or modify it.
- e. Any elevations, floor plans, sections, or Building Height calculations for Buildings Three, Four, and Six, and any determination that the elevations submitted for Buildings Two and Five may be applied to them.

4. Building volume and buildable area

- a. The calculations supporting the maximum allowable building volume figures given to the Commission, including 499,450 square feet in the June 24, 2026 staff report and 482,078

square feet in the July 8 and August 12, 2026 staff reports, and the reconciliation described in the footnote to the July 8 report stating that the numbers are confirmed and accurate.

- b. Exhibit F, Development Density Potential, and the underlying spreadsheet or model.

5. Traffic

- a. The scoping memorandum for the Transportation Impact Study, and any City approval of alternate count data or alternate seasonal adjustment factors contemplated by the 2023 Transportation Impact Study Guidelines.
- b. The list of in-process developments the City provided or was asked to provide for the growth rate methodology.
- c. The turning movement counts the City provided for the major intersections, including those performed February 23, 2024, and any counts taken after April 10, 2026.
- d. Any seasonal adjustment analysis for the counts taken at Woodbine Way, Sidewinder Drive, Prospector Avenue, and Munchkin Road on April 10, 2026.
- e. Communications with the Utah Department of Transportation concerning the proposed access to Kearns Boulevard (SR-248), access spacing, any variance request, and any right-turn-only restriction, and any access permit application.
- f. Communications between the City and Hales Engineering concerning the study, its scope, its assumptions, or its conclusions.
- g. Any crash modification factor analysis for Bonanza Drive and Kearns Boulevard, and any safety analysis of that intersection.
- h. The Short Range Transit Plan and any City document stating a projected traffic growth rate for SR-248.
- i. Any analysis of traffic at the Site between 2:00 and 3:30 p.m. on a school day, or of the effect of Park City High School release times on Kearns Boulevard.
- j. The plan sheet or drawing showing the location of the Bonanza Drive access to the parking structure and its distance from the Prospector Avenue intersection, for each iteration submitted, and any analysis addressing the difference between the approximately 50 feet stated in the Traffic Impact Study and the approximately 163 feet stated in the September 9, 2026 staff report, together with any re-analysis of turning movements, queuing, or level of service that postdates the Traffic Impact Study.
- k. The two potential alignments under evaluation for the extension of Munchkin Road from Woodbine Way to Homestake Road, any schedule or funding document for that extension, and any traffic analysis that assumes the extension is in place.
- l. The grant Transportation Planning received to advance the multi-use pathway and bus stops along the Kearns Boulevard portion of the parcel, including the application, the award, the scope, and the conditions.
- m. Any data, calculation, model, or analysis supporting the trip and parking demand reductions applied to this project, including the five percent multimodal reduction shown in Table 7 of the Transportation Impact Study, the ten percent parking demand reduction applied in the September 2, 2026 parking study, the assumed resident use rate for the on-site child care center,

and any City transportation demand management tool, whether draft or adopted, used to derive any of them.

- n. Any calculation of 50th percentile queue lengths and of available queue storage for the study intersections, any spillback or storage analysis for those intersections, and the Synchro or SimTraffic model files and output underlying the Transportation Impact Study.
- o. The uncapped delay figures for every movement reported at level of service F in any scenario of the Transportation Impact Study, and any City review of those figures.

6. Soils, mine hazards, and remediation

- a. Any map, list, or mitigation plan for Physical Mine Hazards on the property, as required by LMC § 15-6-5(K).
- b. Any soil remediation mitigation plan for the property, as required by LMC § 15-6-5(L).
- c. Any map, inventory, or Historic Structures Report for the property, as required by LMC § 15-6-5(N).
- d. The Phase I and Phase II environmental site assessments, the Terracon Analysis of Brownfield Cleanup Alternatives dated August 15, 2024, and any later version.
- e. The draft cleanup-alternatives analysis published in January 2026, the notice published on or about January 7, 2026, the record of the January 12, 2026 hearing, and all comments received through January 25, 2026.
- f. Any Remedial Action Plan, site management plan, or environmental covenant, in draft or final form.
- g. Correspondence with the Utah Department of Environmental Quality, Division of Environmental Response and Remediation, concerning Voluntary Cleanup Program enrollment and site closure.
- h. The City's FY2026 Brownfields Cleanup Grant application to the Environmental Protection Agency, all attachments, and all correspondence with EPA concerning it.
- i. Any document stating an excavation volume, dewatering analysis, haul route, disposal facility, dust control plan, or perimeter air or dust monitoring plan for the Site.

7. Affordable housing and tenant qualification

- a. The completed Housing Mitigation Excel Workbook for this project.
- b. Any tenant selection plan, management plan, or affirmative fair housing marketing plan for the project, in draft or final form.
- c. Any analysis addressing the household qualification requirements of Section 16 of Resolution 12-2025, including the employment requirement, and any opinion addressing whether those requirements can be applied to units financed with low-income housing tax credits.
- d. Any request for a waiver under Section 21, or administrative relief under Section 22, of Resolution 12-2025, and any action on such a request.
- e. Communications with the Utah Housing Corporation, and any application for or allocation of low-income housing tax credits for this project.

- f. For EngineHouse: the tenant selection plan, the deed restriction, and any annual compliance report, certification, or audit submitted to the City documenting tenant qualification under the applicable housing resolution, including the employment requirement. We do not seek tenant names or other identifying information, and ask you to produce responsive records with such information redacted.

8. Commercial program

- a. Any reconciliation of the non-residential square footage of the project, including the figures 32,581, 30,299, and 26,930 square feet, and the current figure by use category.
- b. Any determination whether the fitness studio in Building 3 is a residential amenity or a use open to the public, and any City direction on that question.

9. Agreements between the City and the applicant

- a. The Exclusive Negotiation Agreement and all amendments, including the second amendment approved March 19, 2026.
- b. Any ground lease, purchase agreement, development agreement, or term sheet, in draft or final form, including any document stating the annual rent, the term, or the City's contribution.
- c. Any document stating the terms of the City's financial contribution to the project or of any loan to the applicant.

10. Notice

- a. The noticing file for the Planning Commission meetings of June 24, July 8, August 12, August 26, and September 9, 2026, including the mailing list, the affidavits of publication and posting, and any draft project descriptions.

11. Classification of the subdivision

- a. Any determination, analysis, or communication addressing whether the Bonanza Park Subdivision is a Minor Subdivision under LMC § 15-7.1-3(A)(1) or a Major Subdivision under LMC § 15-7.1-3(A)(2), including any analysis of whether the plat involves a new Street or road, the extension of municipal facilities, or the creation of public improvements.
- b. Any request for, or grant of, a waiver under LMC § 15-7.1-3(A) permitting the requirements of the Preliminary Plat and the final Subdivision Plat to be combined into a single submittal.
- c. The Development Review Committee file for the May 19, 2026 review of the Bonanza Park Subdivision, including each department's and district's comments.

12. Open Space and recreation area calculations

- a. The calculations supporting the Open Space figures given to the Commission, including the 142,114 square-foot total and each of its four components, and any analysis addressing whether the amphitheater, the arts pavilion, the multi-use trails, or the sidewalks are excluded from Landscaped Open Space as Buildings or Structures under LMC § 15-15-1.
- b. Any calculation of the recreation area required by LMC § 15-7.3-10(A)(1) for 106 Multi-Unit Dwellings, and any analysis addressing which components of the proposed Open Space satisfy it.

Fees, segregation, and format

We ask you to waive fees because releasing these records primarily benefits the public rather than any person. Utah Code Ann. § 63G-2-203(4).

Park City acquired the property on January 8 and 9, 2018, by its own account to the Environmental Protection Agency, and owns it today. That account describes the Site as “comprised of nine parcels” at 1635, 1665, 1685 and 1705 Bonanza Drive, 1401, 1409 and 1415 Kearns Boulevard, and 1420 and 1490 Munchkin Road. The September 9 staff report’s table of the Site lists ten, adding a 0.03-acre parcel with no address. Park City is the applicant on all four applications. Park City is also the land use authority that will decide them. On March 19, 2026 the City Council approved a second amendment to the exclusive negotiation agreement, which staff described as carrying “a City contribution up to \$40 million, and a commitment from the City to pay for soil remediation,” and the City told the Environmental Protection Agency that “[t]he economic viability of the Bonanza Park project hinges on public funding of the cleanup.” Every record requested here relates to how the City decided its own application, on its own land, with its own money.

The public has already asked these questions, and no one has answered. The Commission’s public input exhibits are hundreds of pages long. The question in category 3(c)—what code section authorizes building heights above 35 feet within the Frontage Protection Zone—was put to the Planning Department in writing on June 24, 2026 and remains unanswered. Commissioner Beal asked on June 24, 2026 “that the correct numbers be provided so there is consistency in the materials that are being reviewed,” and the building volume figure has changed since.

This request serves no private commercial interest. If the City declines to waive fees, we ask that it state the reason in writing. If you do not waive fees, please give us an estimate before incurring costs above \$100.

If a responsive record contains both public and non-public information, we ask you to produce the record with the non-public information redacted rather than withheld. Utah Code Ann. § 63G-2-308.

Please produce records electronically, in native format where available, to the undersigned. If any category is unclear or unduly broad, please call rather than deny it, and we will narrow it.

The requester is R. McConnell Group PLLC, 1743 Sidewinder, Park City, Utah 84060. Please direct the response to Ryan D. McConnell at ryan@rmcconnellgroup.com, telephone +1.801.435.5220.

One matter of timing. The Planning Commission held a work session on these applications on September 9, 2026, and its staff report for that meeting sets a public hearing and possible final action for October 14, 2026. Records that arrive after the Commission acts will not help our clients. We ask for the earliest response the statute allows, and for rolling production as you locate records rather than a single production at the end.

Best regards.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'RD McConnell', written in a cursive style.

Ryan D. McConnell (Utah Bar 20650)
Matthew S. Boyden (Utah Bar 20701)