

PROSPECTOR SQUARE

PROPERTY OWNERS ASSOCIATION (PSPOA)

**Statement from the Board of Directors of PSPOA
Regarding the Bonanza Park proposal
To the City Council and Planning Commission
October 27, 2026**

PSPOA surveyed its members asking if it should take a position on Bonanza Park. The response was overwhelmingly in favor of taking a position. The PSPOA board of directors recognizes the current proposal is under review, and as such, took no formal vote, but has multiple concerns it wants the city council, mayor and planning commission to recognize. PSPOA encourages your review of the survey. The PSPOA board recognizes diverse community opinions have been shared about the five-acre project, and Prospector Square business owners' feelings reflect that.

PSPOA remains actively engaged in the process, and will be among those closely following developments when the design returns to City Council next month.

In the survey PSPOA asked specific questions about the project as it is proposed today. That information was presented to our Board on October 21 who discussed and provided their specific input on the proposed project.

First, PSPOA wants to stress the importance of being positive and getting something done on the site. However, this significant project involves making careful decisions taking into consideration how this impacts the entire community for generations to come. PSPOA is encouraged the city is focused on resolving Bonanza Park's future.

Throughout the planning process PSPOA has stressed the need for better pedestrian connectivity across Bonanza to better unify the city. To date, we do not see that issue addressed adequately, and that disappoints the PSPOA board and its members. Not only for today, but in the future when the Olympics are here and how critical that connectivity will be then.

In addition, the PSPOA board is extremely concerned about parking and traffic impacts to the Prospector Square neighborhood. When the Bonanza Park parcel is developed, PSPOA can envision the future that requires full-time daytime parking enforcement in its neighboring lots. Will the city help cover that cost?

Other concerns expressed by members included impacts on view corridors, contamination due to soils remediation, and questions surrounding affordable housing impacts.

First developed in 1974, PSPOA represents 64 properties in the Prospector neighborhood along Prospector and Sidewinder in Park City. Those properties represent more than 800,000 sq. ft. of buildings and 1100 parking stalls across 12 parking lots. The survey was sent to 101 owners and their building representatives. The survey has an almost 50 percent response rate.

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