

**Citizens' Open Space
Advisory Committee
(COSAC IV)
Council Chambers, 445 Marsac Ave.
October 22, 2013**



AGENDA

MEETING CALLED TO ORDER - 8:30 a.m.

ROLL CALL

REGULAR AGENDA

ADOPTION OF MINUTES: August 27, September 10 & October 8, 2013
(Attachment A, B & C)

STAFF AND BOARD COMMUNICATIONS/DISCLOSURES

PUBLIC INPUT

OLD BUSINESS

1. Scheduling future meeting (November 5th)

ADJOURN

CLOSED SESSION

ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Sustainability Department at 435-615-5201 24 hours prior to the meeting.

**Citizens' Open Space
Advisory Committee
(COSAC IV)**



Future Meeting Dates*

November 5

November 19

December 3

December 17

*Dates are subject to change

Attachment A- Meeting Minutes August 27

COSAC IV Meeting Minutes City Council Chambers August 27, 2013, 8:30 a.m.

COSAC members in attendance: Megan Ryan, Stew Gross, Judy Hanley, Rhonda Sideris, Charlie Sturgis, Wendy Fisher, Cheryl Fox, Jan Wilking, Tim Henney, Suzanne Sheridan, Cara Goodman, Erin Bragg, Bronson Caulder

Electronic Participation: Kathy Kahn, Jim Doilney

Public (alternates): Carolyn Frankenburg

Staff: Heinrich Deters, Andy Beerman, Tom Daley

CALL TO ORDER

Chair Ryan called the meeting to order.

STAFF AND COMMITTEE DISCLOSURES/COMMENTS

Heinrich invited committee members to attend the September 5 City Council meeting when the Risner Ridge easement recommendation would be presented.

Heinrich noted that David Chaplan had passed away. Council member Beerman said there would be a memorial service in September, the date is yet to be determined.

PUBLIC COMMUNICATIONS

Chair Ryan called for public input for any items not on the agenda. There was none.

OLD BUSINESS

Chair Ryan teed up the discussion on the Gambel Oak/White Acre/Hope parcels. COSAC is tasked with formulating a recommendation to City Council on what preservation tools are appropriate for use. Summit Land Conservancy and staff will draft a conservation document once City Council buy in is received. The discussion goal is to provide enough direction to staff and Ms. Fox for their presentation to City Council. The committee had a broad discussion on utility easements, potential trails/trailheads, and access to the Gambel Oak area. It was decided not to include the section of Deer Valley Drive in a conservation easement nor a recreation easement. Council member Beerman favored a deed restriction. Ms. Fox said she was hearing the group was in support of some additional protection on the parcels. Mr. Wilking asked how much would be gained in putting an easement on the parcel. Chair Ryan asked what an extra level of protection would provide.

Motion: Jan Wilking moved that the lower area of Gambel Oak that does not meet the matrix criteria be excluded from additional protection in COSAC's recommendation to City Council. Rhonda Sideris seconded the motion.

Vote: The motion carried 10-0 in favor.

Hope Parcel

Chair Ryan asked the committee to discuss the possibility of removing the Hope water tank site and associated access road from the easement. The tank will need to be upgraded, replaced and/or expanded in the future. Access to the tank through the Hope parcel may need to be modified. Chair Ryan asked the committee to consider whether they were recommending conservation easement for the parcels as a whole and what type should be used. Bronson Calder asked if both a conservation easement and a deed restriction could be condemned. Tom Daley answered that both a conservation easement and a deed restriction could be condemned. Chair Ryan asked the COSAC members if they were ready to pursue a preservation tool for recommendation to the City Council on the *remainder* of the parcels that are *not* part of the lower section of the Gambel Oak parcel. The water tank potential expansion requires some further study before formulating a recommendation; specifically, how the expansion would work within the confines of a conservation easement.

Heinrich reminded the committee from Nancy McLaughlin's presentation to use conservation easements appropriately. Critical conservation and recreation easements are often in conflict. If the values are prioritized, remember, one side or the other will be restricted. Use the term conservation easement when it's appropriate.

The key is to balance all uses and still maintain critical conservation values. Is the perpetual multi-purpose easement the best tool to recommend to Council? The next level is the criteria. Ms. Fisher suggested the committee is recommending to Council that a third party conservation, multi-purpose preservation tool is important and that the Summit Land Conservancy should proceed to investigate the property and work with the City to figure out a balance.

Motion: Rhonda Sideris moved that COSAC recommend to City Council that a perpetual, third-party permanent preservation easement be placed on the Gambel Oak/White Acre/Hope parcels. The conservation value's priority, the instrument used, is to be determined as the preservation tool is drafted. Charlie Sturgis seconded.

Vote: The motion carried, 7 in favor, 1 opposed.

The next meeting is September 10.

The meeting adjourned at 10:05 a.m.

Attachment B- Meeting Minutes September 10

COSAC IV Meeting Minutes City Council Chambers September 10, 2013, 8:30 a.m.

COSAC members in attendance: Charlie Sturgis, Cheryl Fox, Wendy Fisher, Jan Wilking, Suzanne Sheridan, Stew Gross, Rhonda Sideris, Kathy Kahn, Tim Henney, Cara Goodman, Megan Ryan, Jim Doilney, Judy Hanley
Electronic Participation: Carolyn Frankenburg

Public (alternates): Jeff Ward, Bronson Calder, Bill Cunningham

Staff: Heinrich Deters, Andy Beerman, Mark Harrington, ReNae Rezac

CALL TO ORDER

Chair Ryan called the meeting to order.

ADOPTION OF MINUTES-AUGUST 13, 2013

Motion: Rhonda Sideris moved approval of the minutes as written; Jim Doilney seconded.

Vote: The motion carried unanimously.

STAFF AND COMMITTEE DISCLOSURES/COMMENTS

Heinrich announced there would not be a meeting on September 24. The next meeting is scheduled for October 8.

Heinrich reported City Council voted to accepted COSAC's recommendation regarding Risner Ridge. Council member Beerman congratulated the committee.

Wendy Fisher announced Utah Open Lands was having a fundraiser on September 12 in the Rice Eccles Stadium scholarship room and invited committee members to attend.

PUBLIC COMMUNICATIONS

Chair Ryan called for public input for any items not on the agenda. There was none.

OLD BUSINESS

Chair Ryan reported there were a couple of outstanding issues from the August 27 meeting as follows:

1. What are the benefits of adding an additional level of protection on the Gambel Oak/White Acre/Hope parcel; and,
2. Stewardship/City funding.

Heinrich and Ms. Fox will address these questions/issues at the October 8 meeting.

NEW BUSINESS

Heinrich presented a map indicating all the open space in and around incorporated Park City.

The regular meeting adjourned at 8:40 a.m.

CLOSED MEETING

Motion: Jan Wilking moved to adjourn the regular meeting and convene a closed session to discuss property acquisition; Jim Doilney seconded.

Vote: The motion passed unanimously.

Attachment C- Meeting Minutes October 8

COSAC IV Meeting Minutes City Council Chambers October 8, 2013, 8:30 a.m.

COSAC members in attendance: Charlie Sturgis, Cheryl Fox, Wendy Fisher, Jan Wilking, Suzanne, Sheridan, Stew Gross, Rhonda Sideris, Tim Henney, Megan Ryan, Jim Doilney, Judy Hanley, Bronson Calder

Excused: Cara Goodman

Electronic Participation: Kathy Kahn

Public (alternates): Bill Cunningham, Carolyn Frankenburg

Staff: Heinrich Deters, Andy Beerman, Mark Harrington, ReNae Rezac

CALL TO ORDER

Chair Ryan called the meeting to order.

STAFF AND COMMITTEE DISCLOSURES/COMMENTS

Heinrich offered kudos to staff for pulling off the CityTour venue change from Boulder, Colorado, to Ketchum/Sun Valley, Idaho, and Ogden. Council member Beerman provided a brief overview for the committee. The Ketchum/Sun Valley area is surrounded by Federal land. There is also a very active land trust. Their open space program is funded primarily through private entities and fundraising.

The scheduled discussion on Gambel Oak, White Acre/Hope parcel has been postponed to a future meeting.

Heinrich told the committee that Jim Blankenau, Park City's Environmental Regulatory Program Manager, was coming to the closed session to give an environmental overview of the Park City area.

Chair Ryan noted the next meetings would be October 22, November 5 and November 19. The November 5th meeting may not take place due to the local election. If the committee agrees to go ahead with the meeting it will be held in the Executive conference room.

PUBLIC COMMUNICATIONS

Chair Ryan called for public input for any items not on the agenda. There was none.

The regular meeting adjourned at 8:46 a.m.

CLOSED MEETING

Motion: Jan Wilking moved to adjourn the regular meeting and convene a closed session to discuss property acquisition; Judy Hanley seconded.

Vote: The motion passed unanimously.