

**Citizens' Open Space  
Advisory Committee  
(COSAC V)  
Council Chambers, 445 Marsac Ave.  
March 26, 2019**



## **AGENDA**

MEETING CALLED TO ORDER -

8:30am ROLL CALL

### **REGULAR AGENDA**

STAFF AND BOARD

COMMUNICATIONS/DISCLOSURES

PUBLIC INPUT

September 25, 2018 Minutes

OLD BUSINESS

1. Open Space Budget Review
2. Discussion: 'COSAC Moving Forward'

### **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.

## Attachment I- COSAC Meeting Minutes September 25, 2018 DRAFT

Citizens' Open Space Advisory Committee (COSAC)  
445 Marsac Avenue, Council Chambers  
Park City, Utah  
September 25, 2018

MEETING CALLED TO ORDER - 8:30am

ROLL CALL

PCMC

- Mark Harrington
- Heinrich Deters
- Andy Beerman
- Logan Jones

COSAC

- Tara Goodman
- Kate
- Rick Fournier
- Cathy Conn
- Jan Wilking
- Bill
- Jim
- Wendy
- Misha

Public

- Cindi Grant
- Pete Olsen
- Bridget
- Matt
- JP Gendron
- Caitlyn

REGULAR AGENDA

STAFF AND BOARD COMMUNICATIONS/DISCLOSURES

- Update on BOND for two open space parcels – Armstrong/Snow Ranch pastures
- Andy
  - We are very lucky to have the timing to get the two
  - At the end of the day we thought that this would make sense to combine on the bond.
- Cathy
  - Won't we still have money to raise?
- Wendy
  - Yes we will.
  - We have a conservation easement appraisal – 16 million – they agreed on 6 million dollars – city has agreed to use the 3 million on the bond. If UOL doesn't make the other 3 million then

the 3 million from the city will go to Treasure.

- Caitlyn
  - We have a group of non-profits that are organizing in support of the bond. If you want to help get in touch.

#### PUBLIC INPUT

- Matt
  - Here with the plowing program with Brighton Estates.
  - I feel like the animosity between Brighton Estates and Park City should and could be mitigated.
  - Problem – mainly relates to winter time access and parking. It is safe and free currently.
  - We need to work on a long term solution that works for everyone, including the 300 plus property owners and public etc.
  - I need you guys to come and see and look at the unique situation that is up there.
- Bridget
  - Currently 30 to 40 people live up there full time in the winter.
- Pete Olsen
  - BE played an active part in the raising of money for Bonanza
  - Want to make sure that we have fire egress.
  - As far as plowing the existing road, that road wouldn't be open if it wasn't for us. It would be great if the new property owner PCMC would contribute to the plow fund.
- JP
  - We provide the plowing of the road and people could not get up there if was not for us.
  - We are feeling like we are being marginalized but we are pretty much on the same page. We support public open space.
- Cindi
  - By working together and working towards the same goal.
  - The Gambler 500 (an off road motorized event) happened this weekend and we (BE residents) went out and shut these people down on Bonanza Flat.
- Bridget
  - The fact that the park city police would have authority over roads within Brighton Estates or the general area scares me because of potential of police closing down parking or access.
  - I have concerns about a potential parking lot that would ruin a beautiful meadow, which has potential flamulated owl and other animals living there.
- Stephanie Krizman
  - I'm not sure why we would create a new parking lot when what we use works fine right now.

#### OLD BUISNESS- Bonanza Flat Update.

- Wendy

- We have been delaying the Conservation easement as we gather more information.
- Wasatch County wanted to make all the internal roads in BF public
  - – The culvert meadow road was not Public By Use
- Andy
  - Jeep hill – winter corridor – is in the easement and allows for such use
  - Secondary Fire access contemplated on other roads.
- Wendy
  - It has been frustrating because figuring these things out has taken way to long.
  - Wendy – did an overview of a the trailheads and trail plans
  - The Management zones: these have shifted a good deal in working and digging more into the details.
  - Structured decision making process – as part of the management plan we will keep flexibility to make sure we can make the best decisions possible moving forward.
  - All the conservations values may at some times, have conflicts with one another.
- Heinrich Deters
  - Consensus was that Guardsman Pass was a bad situation and we will work to find an equitable solution
  - We have a contractor on board and we are waiting to get going on the other 3 trailheads, so we can start to implement the preservation and recreation goals.
  - Trail and Trailhead Update: waiting on approvals
- Andy Beerman
  - Realistically we are not going to be able to fill everyone's needs perfectly.
  - We are doing a very extensive thoughtful trail area.
  - The only way it will work and we can limit the amount of use (Carrying capacity) is by regulating parking on the road. It's not to be punitive to anyone.
  - We as a neighbor are going above and beyond
  - There are a number of people that park at the Y inter-section that aren't full time residents.
  - With an inter-local agreement we would be able to help with basic enforcement issues for the betterment of everyone.
- JP
  - We are requesting safe access home and reliable parking.
- Andy
  - We gave Wasatch County two options and two parking areas – they haven't really answered any of those options.
- JP
  - Are there any options for people to use any other these trailheads in the winter?
- Wendy
  - Not at this moment in time

Motion to Close: (Cara,Bill) 10:12am ADJOURN

# COSAC Staff Report



**Author:** Heinrich Deters  
**Subject:** COSAC  
**Department:** Sustainability  
**Date:** March 26, 2019  
**Type of Item:** COSAC

## Open Space Budget Discussion

In April 2013, the City levied a 0.5% Additional Resort Communities Sales Tax (ARCST). The revenue from the new tax was dedicated to capital improvement projects and allocated as part of a 15 year ARCST plan, which has been update and adopted each year during the budget process. The original plan included a dedicated \$15 million in open space funding which was approximately 50% of the revenue anticipated during the first 15 years of the tax. Since 2013, the City has purchased the following open space properties through a combination of cash and debt leveraged against the ARCST, two GO bonds initiatives, donations and sales of assets:

**Stoneridge-** \$7,425,000 (\$4M ARCST and \$3.5M transfer of interest Kimball Junction OS)

**Sommer-** \$500K (\$250K from ARCST & \$250K from affordable housing funds)

**Clark Ranch-** \$6.2M (ARCST funding)

**Bonanza Flat-** \$38M (\$25M bond and \$13M in donations and sale of assets)

**Treasure Hill-** \$64M (\$48M bond and \$16M in ARCST through reallocation of capital budget)

With these open space acquisitions, the City has purchased an estimated \$116 million in open space property since 2013.

To date the City has collected approximately \$23 million in ARCST.

The City has issued 4 bonds pledged against the tax:

2014 for \$6,000,000;

2015 for \$12,000,000

2017 for \$7,500,000; and

2019 for \$10,600,000.

The total expenditure in cash and debt from the ARCST revenue is approximately \$48.2 million. This includes a total of \$26,700,000 for open space or over 55% of the total cash and debt levied against the tax.

With the 2019 Treasure Hill and Armstrong/Snow Ranch Pasture GO bond, the City has pledged \$3 million towards the purchase of Armstrong/Snow Ranch Pasture. The anticipated total price is \$6 million.

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## Future of COSAC Discussion

**Staff Recommendation:** Staff recommends COSAC review the report and make a recommendation to City Council per 'COSAC moving forward'.

### Background:

The City sponsored three open space initiatives, culminating in \$40 million of voter approved measures. For each bond measure, 1998, 2002 and 2006, Council established a citizen's advisory committee, COSAC I, II and III, made up of local stakeholders and at large participants. Each committee established a mission statement and evaluation criteria for parcel prioritization, as well as, reviewed previous committee purchases. In 2013, City Council created COSAC IV and appointed members to make recommendations on \$15M budgeted from the 2012 Resort City Sales Tax (RCST) initiative. In 2016, City Council extended the three year term of the Committee, establishing COSAC V.

- **Mission:** COSAC's mission is to make timely recommendations to City Council on acquiring and permanently preserving public open spaces by wisely leveraging public funds and other resources as available and entering into appropriate partnerships.
- COSAC's role is purely advisory to City Council and is not in any way mandated by law or ordinance. Members serve at the discretion of Council and are traditionally appointed for a three year term.

### Previous COSAC (I, II, III) terms and limitations:

Terms associated with previous COSAC were based on their funding source. The committee made recommendations to Council and once associated bond funds were exhausted, the committee dissolved.

**COSAC IV & V** were appointed based on an open space budget of \$15M allocated from the passing of the November 2012 Resort City Sales Tax (RCST) initiative.

- **COSAC IV** members were appointed to a three year term, which commenced in February 2013 and finished in February 2016. Open Space projects occurring in this timeframe included the acquisition of Stoneridge, Clark Ranch and Sommer properties. (\$10,250,000) Further, the committee adopted property evaluation criteria, established a property priority list and made recommendations on preservation easements for the Risner Ridge and Gambel Oak parcels.
- **COSAC V** was created by extending the terms of COSAC IV in February of 2016, to serve a three year term till February 2019. Open Space projects occurring in this time frame, included the acquisition of the Bonanza Flat, Old Ranch Hills and Treasure Hill properties (\$102,000,000). Further, the committee reestablished an open space property prioritization list and made recommendations on the adoption of the Library Field preservation easement.

### Current COSAC status:

Current COSAC V members have completed their three year term ending February 2019.

The \$15M open space budget associated with the initial 2012 RCST, (COSAC IV & V) has been exhausted. To date, approximately \$112,000,000 was allocated to open space projects from February 2013 to March 2019.

## **COSAC 'moving forward':**

As noted, COSAC's term limits have been reached. Thus, for COSAC in its current state to move forward, an action by City Council would be required.

### ***Possible options for discussions:***

1. Recommend City Council establish COSAC VI and make appointments as necessary.

**Pros:**

- City Council maintains an open space advisory committee, which aids in government transparency and citizen's engagement goals.
- COSAC will continue to provide technical analysis of open space projects
- The Committee could, provide recommendations associated with ongoing and/or future Conservation Easements or open space items.
- Committee could meet on a limited basis (bi-annually or as needed)

**Cons:**

- Dedicated funding for future open space acquisitions has not been identified and limits the ability of COSAC to make acquisition recommendations which is in line with the mission statement.
- Committee commitment to time and interest if based on limited meetings is difficult.

2. Do not recommend City Council establish a future COSAC until a dedicated open space funding source is identified but maintain and coordinate existing stakeholder and resident input for future open space related items through public input and notice.

**Pros:**

- Consistent with previous COSAC committee 'terms' which spent once the identified funding source was exhausted.
- Recommendations made and priority lists adopted under existing COSAC will remain relevant.

**Cons:**

- City Council lacks an open space advisory committee, which limits government transparency and citizen's engagement goals.
- City Council would miss technical analysis provided by the Committee