

**Attachment I-
COSAC IV Meeting Minutes
City Council Chambers
July 22, 2014, 8:30 a.m.**

COSAC members in attendance: Cara Goodman, Andy Beerman, Kathy Kahn, Erin Bragg, Rhonda Sideris, Bronson Calder, Suzanne Sheridan, Jan Wilking, Judy Hanley, Bill Cunningham

Staff: Heinrich Deters

CALL TO ORDER

Judy called the meeting to order.

ADOPTION OF MAY27, 2014 MINUTES

MOTION: Kathy Kahn moved to approve the minutes as written. The motion was seconded

VOTE: The motion passed unanimously.

STAFF AND COMMITTEE DISCLOSURES/COMMENTS

Heinrich announced the City is participating in a regional planning exercise called Mountain Accord. The group has been formed for about 2 years now and was initially heavily focused on the Wasatch Front. Erin Bragg represents lands on the environmental group. Heinrich, in addition to dabbling on the environmental group sits on the recreation committee. Andy sits on the executive committee. Charlie sits on the recreation committee. Tim Henney is on the recreation committee as well. The systems committees include: recreation, transportation, economy, and environmental.

Andy explained the group started out as Mountain Transportation and was focused mainly on the Cottonwood Canyons and how to improve transportation and parking. The project has expanded to include the entire central Wasatch and has moved beyond transportation. The committees are taking a good look at environmental protection, recreation and the economy. Preservation is one of the core elements as well, including the buffer zones of Bonanza Flats and Guardsman Pass and the ridgelines in Big Cottonwood Canyon.

There will be a whole series of Mountain Accord meetings that are open to the public this fall.

Heinrich introduced Steve Joyce, who is replacing Stew Gross as the Planning Commission liaison to COSAC.

Heinrich announced the Gambel Oak conservation easement would tentatively be heard before Council on August 21.

PUBLIC COMMUNICATIONS

Heinrich noted he did not see anyone present to give public comment.

Kathy asked if COSAC would be having a meeting in August. Heinrich responded he was unsure, but if there is not anything to be discussed, the meeting would be canceled.

Heinrich asked Jan (BOSAC Chair) to provide an update on BOSAC activities to the committee. Jan said the Summit County Council is considering a \$25 million bond. The bond will be divided into \$10 million and \$15 million, one of the amounts will be for recreation and a portion will be for open space. The Basin Recreation District has to approve the bond first. Then, it goes to the County Council for approval.

Heinrich said that the City and the Basin, along with the County did a Recreation Master Plan exercise. Collectively, the group looked at existing conditions and through open houses and a survey, polled what the community wanted from recreation. A facility similar to the South Summit Rec Center, trails, dog parks, and an ice arena were at the top of the priority list.

Kathy said the fastest growing sports in the nation are curling and pickle ball. Historically, COSAC joint purchases with the Basin and BOSAC have been successful. It is feasible that another joint purchase may occur. Jan commented that because of a land sale near Canyons, BOSAC may have approximately \$5 million to use prior to the bond vote. He reiterated that BOSAC is an advisory committee just like COSAC is. They make recommendations regarding open space purchases that must be approved by the County Council prior to purchase.

Heinrich commended COSAC on the work they did in formulating a criteria matrix and finalizing the easement deed restriction policy.

Jan stated BOSAC frequently struggles with achieving balance between the need for recreation vs. conservation. He noted that a recommendation had been received to put a cemetery on the PRI property, but the rocky soil conditions in the area preclude a use of that type. Caution must be exercised not to restrict property from a use that would be beneficial to the community, like a power substation.

Andy commented a lot can be learned from the acquisition of the PRI piece. The purpose of purchasing the property was conservation, but other uses have been proposed that contradict conservation efforts. Going forward, intentions should be made clear prior to purchasing open space to make sure issues will be addressed up front.

Jan added that Boyer holds the deed restriction for the property and are the benefited party. Erin clarified the County and the Basin owns the land, but Boyer has a say in the land use there. The issues surrounding the property are highly complicated.

Kathy noted there is great necessity for an additional cemetery in the Snyderville Basin area. Efforts are being made to reserve plots in the Park City cemetery for residents only. Rates for non-resident plots are substantially higher than for residents. There was general discussion about the number of plots available, price for plots, and transfer of ownership.

MOTION: Kathy made a motion to go into closed session. Jan seconded.

VOTE: The vote was unanimous.

COSAC Staff Report



Subject: Gambel Oak Easement

Author: Heinrich Deters

Department: Sustainability

Date: October 28, 2014

Type of Item: COSAC Discussion

Topic/Discussion:

Draft language associated with the proposed Gambel Oak conservation easement.
(Attachment II- Draft Language Recitals and Uses)

Staff Recommendation:

COSAC should review and approve the draft conservation easement language as provided.

Background

At the July 30th COSAC meeting, the Committee reviewed information associated with the acquisition, funding, historical uses, existing conditions, existing restrictions and easements associated with the approximately 223 acre Gambel Oak/White Acre and Hope parcels. The discussion centered primarily on 'values' associated with the parcels, appropriate permitted uses, definition of passive recreation and if a 'conservation easement' was appropriate for the parcels. Specific notice was taken on the existing conveyance restrictions placed on the Gambel Oak/White Acre parcels via the Congressional Act. Additionally, the Committee discussed omitting the portion of the Gambel Oak parcel which is located to the south of Mellow Mountain Road due to it being within the residential area of Deer Valley Drive because the area does not contain any conservation values.

The Committee ultimately passed a motion, which recommends Council consider a 'conservation easement', consistent with the existing deed restrictions and funding mechanisms and subject to language and details.

On August 21st, City Council approved COSAC's recommendation to place a conservation easement on the Gambel Oak properties. City and SLC staff has worked closely on the draft language provided in the report.

Analysis

Gambel Oak/White Acre Parcels (Exhibit A-shown in green)

The Gambel Oak and White Acre parcels were both acquired by Park City Municipal from the Bureau of Land Management (BLM)/Department of Interior and subsequently Congress in September 2009. The Congressional bill that authorized the conveyance of the parcels to Park City required that the City place a deed restriction on the property: (2) DEED RESTRICTION.— The conveyance of the lands under paragraph (1) shall be made by a deed or deeds containing a restriction requiring that the lands be maintained as open space and used solely for public recreation purposes or other purposes consistent with their maintenance as open space. This restriction shall not be interpreted to prohibit the construction or maintenance of recreational facilities, utilities, or other structures that are consistent with the maintenance of the lands as open space or its use for public recreation purposes.

The parcels were initially part of a long term Recreation and Public Parks lease agreement, initiated in 1985, between PCMC and the BLM to create trails, park facilities and public access. Subsequent negotiations with the Air Force regarding a military recreation facility paved the way