

**COSAC IV Meeting Minutes
City Council Chambers
July 2, 2013, 8:30 a.m.**

COSAC members in attendance: Charlie Sturgis, Cheryl Fox, Jan Wilking, Suzanne Sheridan, Stew Gross, Rhonda Sideris, Kathy Kahn (electronically), Tim Henney, Cara Goodman, Meg Ryan, Jim Doilney, Judy Hanley, Bill Cunningham

Public (alternates) Carolyn Frankenburg (electronically), Bronson Calder, Paul Boyer

Excused: Charlie Sturgis

Staff: Heinrich Deters, Andy Beerman, ReNae Rezac, Diane Foster

CALL TO ORDER

Chair Ryan called the meeting to order.

PUBLIC COMMUNICATIONS

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

ADOPTION OF JUNE 18, 2013 MINUTES

Ms. Fox amended page 2 of the minutes to read, "Members of the public in attendance at the meeting who live on Risner Ridge indicated they would still be willing to *fund stewardship of the property*".

There was discussion about the future meeting dates. Upcoming July meetings are scheduled for the 16th and 30th.

Motion: Tim Henney moved approval of the minutes as amended; Rhonda Sideris seconded the motion.

Vote: The motion carried; Jim Doilney abstained.

STAFF AND COMMITTEE DISCLOSURES/COMMENTS

Heinrich thanked Jan Wilking for inviting council member Beerman and him to the BOSAC meeting the last week of June. Mr. Wilking reported that BOSAC doesn't have a lot of money remaining to invest in open space. There is some property in the lower village at Canyons that is under contract and could generate \$4-5 million for open space purchase.

REGULAR AGENDA

Criteria Adoption

Heinrich reported on the June 27 conservation easement Council presentation. Council member Simpson asked the committee to be sure the wildlife corridors are addressed. Chair Ryan relayed City Council support for the criteria matrix the Committee formulated.

COSAC IV
Minutes - Page 2
July 2, 2013

Conservation Easement Discussion on Risner Ridge

Chair Ryan framed where the last meeting discussion left off. The committee consensus was that a conservation level greater than deed restrictions should be utilized.

Heinrich said he hoped all the documents in the packet provided a historical account of actions related to the Risner Ridge parcels in addition to providing a starting place for the discussion. Ms. Hanley asked about the wildlife migration patterns near the parcels. Committee member Fox answered that wildlife travels to the north of the parcels. Consensus of the committee is that wildlife migration patterns/corridors are a priority in acquiring open space.

Chair Ryan asked the group to focus their discussion on what kind of preservation tool they want used on these parcels. That way, Ms. Fox will have a good foundation to start writing the conservation easement. Ms. Fox noted it is her opinion that it is good to have more than one conservation value since over time, the values can change.

At the request of Mr. Doilney, Ms. Fox framed the potential conservation values to be included in the conservation easement as follows:

Open Space, including scenic enjoyment, preservation of natural environment, significant public benefit, public access for non-motorized, passive recreation; and, Natural Habitat for elk, deer, moose, and other indigenous species and allows them to move between larger conserved properties adjacent to or near the property. Heinrich noted it is preferred to adopt a trails plan up front when formulating a conservation easement. Chair Ryan stated there is obvious support for trails that is indicated in Council goals and results from the 2009 visioning process. She asked the group to prioritize and add detail to the conservation values related to the Risner Ridge parcels.

Heinrich added COSAC should consider possible *future* situations and needs when crafting conservation easement language and priorities. There was discussion about how to build flexibility into a conservation easement without weakening it so that if a future need occurs, the easement could be changed and not interfere with the conservation values. Ms. Fox commented every easement has an amendment clause. The trick is to not weaken the criteria. Ms. Sheridan said that in the information Nancy McLaughlin provided, she said an easement could be amended so long as the amendment is consistent with the stated purpose. A non-perpetual easement is another potential tool.

Chair Ryan stated the conservation easement must be justified through meeting goals of preserving open space; i.e., aesthetics, recreation (trails), scenic enjoyment, meeting government policies (General Plan, City Council goals), significant public

COSAC IV
Minutes - Page 3
July 2, 2013

benefit, natural habitat, intent of public through their support of open space funding. She asked the committee if there were other values that had not been addressed. Mr. Sturgis asked if it was possible to consider future possibilities without changing the weighting of the goals. Heinrich asked the group to explore through their discussion how to get there. He continued that the clearer and more specific the COSAC recommendation is to Council, the better.

Chair Ryan summarized the discussion. COSAC's recommendation on flexibility should be based on goals and criteria. Preservation tools and values on this land include trails and utility easements, to name a couple. Then, flexibility can be addressed.

There was consensus among committee members to move forward with a conservation easement on the property; however there was not a motion and official vote. Ms. Fox offered to come back with an amendment clause for the Risner Ridge conservation easement at the August 13th. She said she could include bullet points delineating conservation values, purposes, details to be incorporated into the easement, like parking, trails, porta potties. This could be a starting point for discussion on the existing water utility easement. She would include draft language on how the easement can be amended, what is permitted under the terms of the easement, and extinguishment and/or condemnation language. She also offered to contact Professor McLaughlin to get philosophical clarification on some of COSAC's policy questions.

The topic for the July 30th meeting is the Gambel Oak parcel.

The meeting adjourned at 10:15 a.m.