

**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

Electronic Participation: Kathy Kahn, Jim Doilney

Public (alternates): Carolyn Frankenburg, Bronson Calder

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 parcel 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.

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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 restriction 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.