



**Attachment I_ Citizens' Open Space Advisory Committee (COSAC V)
Council Chambers, 445 Marsac Avenue, Park City, Utah
May 24, 2016**

I. Meeting Called to Order by Heinrich Deters at 8:37 am.

II. Roll Call

a. Staff & Council

- i. Andy Beerman
- ii. Heinrich Deters
- iii. Mark Harrington
- iv. Nate Rockwood
- v. Elizabeth Quinn Fregulia

b. Commission Members

- i. Bill Cunningham
- ii. Steve Joyce
- iii. Kathy Kahn
- iv. Charlie Sturgis
- v. Marian Crosby
- vi. Wendy Fisher
- vii. Brooke Hontz
- viii. Cara Goodman
- ix. Jim Doilney
- x. Meisha Ross
- xi. Carolyn Frankenburg
- xii. Bronson Calder—joined at 8:45 am
- xiii. Cheryl Fox—joined at 8:50 am

III. Approval of Minutes for March 22, 2016

Motion to Approve made by Steve Joyce

Second made by Bill Cunningham

Motion Approved Unanimously except for Meisha Lawson, Brooke Hontz, and Jim Doilney, who abstained because they were not present. (Jim was present for part of the meeting.)

IV. Staff Communications

Mr. Deters gave updates on a few items of note:

a. Recreation Master Plan

- i. Two open houses will be held on May 25: one at the Basin Rec Building and one at the MARC. Park City School District has been included in the discussions.
 - 1. Mr. Joyce mentioned that a hotel/condominium project is being proposed in Brown's Canyon, and that an article about the master plan that appeared in the Park Record mentions two ice rinks—one of which is NHL-sized. He thought this might be duplicative. Ms.

Kahn said that often developers propose amenities that never end up materializing, for the purposes of securing an investor.

2. Mr. Doilney asked if BOSAC was contributing to the process. Mr. Dustman responded that BOSAC has been involved in the discussions. Ms. Fisher said that BOSAC has not held a meeting since February. Mr. Doilney said that he would like to receive an update on BOSAC, as its last acquisition was Toll Canyon. MR. Joyce said they are in the process of buying Old Ranch Hills, which they can discuss during the closed session. Mr. Beerman said most of the county acquisitions have been as a result of lawsuits and have been acquired by Council not BOSAC. The county may be doing some restructuring

b. Mountain Madness

Mr. Sturgis said the open-house event for the Mountain Trails Foundation, will begin at 5:30 at Park City Mountain. Eight-to-nine organizations will be participating. The event will be capped off with the movie *Wolf in the Mountains*. Food will be provided.

c. Dog Task Force

The task force has been meeting. A survey will be issued to evaluate the pilot off-leash project. The task force has also been working off the mobile app, but this has lost some steam. The more information the task force can collect, the better. The survey will ask for zip codes and neighborhoods. The task force wants to report back to City Council on June 16 to provide their recommendations. Mr. Joyce asked if this includes proposals of other areas to be considered, and Mr. Deters confirmed that this will be included, and it's being captured in the survey as well.

d. E-bikes

The state code for electric-assisted bikes has changed significantly. It now allows communities to prohibit e-bikes in some areas. Mr. Deters would like to suggest that e-bikes be permitted on all trails, but that we should regulate right-of-ways. He is hoping to report back to Council on June 9 with his recommendations. He also noted that they are no longer designated as a motorized vehicle, nor do they need to be licensed. The state defined them better and opened up their use to be less prohibitive. Most importantly, they gave municipalities some flexibility in determining their own ordinances.

V. Public Input:

There were no members of the public present.

VI. Budget Update:

Mr. Doilney had sent an email to the COSAC mailing list on Friday, and he had some specific questions about funding sources. Mr. Beerman addressed the specific issue of funding for open space. He explained that the resort city sales tax is a voter-approved tax. Council thought this was the best approach. They agreed on how they wanted it to be split up and went to the community to ask what they could bear. It was agreed that one-third—or \$15-million—of the

bond revenue would go to open space. But this was just a target. Mr. Beerman said Council and staff continue to work off this target; they have spent just over \$10-million. If we had an amazing opportunity to purchase a parcel, Council would allocate more money to purchase it. There is some flexibility. Mr. Beerman said not to fret: *“If there’s a great open space opportunity, we’ll figure it out—either with bonding or otherwise.”*

Mr. Doilney thanked Mr. Beerman and said he did not mean to be accusatory. He explained that when he looked at the bond language, the primary pitch was open space, and this is why it won. It is his view that the city needs to have our border buffered—especially given the hotel coming out of the county line. There is immense opportunity. The cost of money is also very low right now, too. He said he was alarmed when he went to the capital improvements budgets hearing. Mr. Beerman said we are concerned we won’t get the opportunity on some of these prime parcels, but this is not our only tool.

Mr. Deters also said this allocation is a little different from other bonding opportunities: if something comes up, there could be a reallocation. Mr. Doilney said he would like to have a placeholder for open space buffers. There are opportunities—beyond Clark Ranch, Browns Canyon.

Ms. Frankenburg said she agreed with Mr. Doilney: open space is by and far the most important aspect for our community. There is no limit as to what the community would support. *“We should just go for all of it.”*

Mr. Beerman encouraged everyone to weigh in with Council. He puts a lot of weight on open space, but remember these are placeholders. Right now, the challenge is less about having the money or not—it’s about having willing sellers and/or reasonable prices. It’s a challenge in this climate: people hold out for more, and this limits leveraging what we can do, in terms of tax structures.

Ms. Fox said there are six parcels left—it’s no secret. If we want them, we know what to do. A little bit of money leveraged from COSAC goes a long way. If you fish, protecting access along Weber River is important. Mr. Deters suggested we follow up on this in closed.

VII. Chair / Vice-Chair

Mr. Deters moved the conversation to the election of chair and vice-chair. Ms. Hontz suggested that members present suggestions for nominations, and she suggested Jim Doilney. Mr. Joyce seconded this suggestion. Mr. Deters asked if there was interest from any other member. Mr. Joyce was listed as a “placeholder.”

After a vote was held, Mr. Doilney was elected unanimously to serve as chair.

The discussion then moved to election of vice-chair. Mr. Joyce said he was happy to fill in for Mr. Doilney when needed. Mr. Joyce was then elected unanimously to vice-chair.

Mr. Deters passed management of the meeting over to the newly elected chair, Mr. Doilney.

Mr. Doilney requested a motion to move into closed session to discuss property.

Ms. Hontz made the motion.
M. Crosby seconded.
The motion passed.

VIII. {CLOSED SESSION}

IX. Meeting Reopened, then adjourned at 9:58 am.