



Basin Open Space Advisory Committee Meeting
5715 Trailside Drive
Park, City, UT
Minutes October 2, 2018

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BOSAC Voting Members

In Attendance: Steve Spaulding, Bruce Carmichael, Tyler Dustman (arrived at 5:20pm),
Cathy Kahlow, Nell Larsen, Jonathan Mueller, Richard Pimentel, Lora Smith
(left at 6:36pm), Mindy Wheeler, (arrived at 5:16 pm)

Absent: Stacey Jenkins

Voting members present constituted a quorum.

Summit County Council Members

In Attendance: N/A

Summit County Staff

In Attendance: Tom Fisher – County Manager (arrived at 5:39pm)
Brian Hanton – SBSRD Ex Officio
Jessica Kirby – SBSRD Staff (recorder)

City Staff

In Attendance: N/A

Public Attendance: Kate Sattelmeier– Summit Lands Conservancy

COMMENCE MEETING

Chair Spaulding called the public meeting to order at 5:06pm.
Meeting began with a welcome.

The public meeting was recorded.

WORK SESSION: DISCUSSION, REVIEW AND POSSIBLE ADOPTION OF THE “EVALUATION CRITERIA FOR THE ACQUISITION OF OPEN SPACE”

This special session was used to discuss the functionality, clarity and practicality of implementation of the evaluation criteria matrix used by the committee members to assess the value of potential properties for open space acquisition. Subjects discussed are as follows:

Scale Valuation: A discussion was had regarding the 1-5 scale used during the evaluation of properties. For each value or category on the evaluation criteria matrix, the number 1 was being used to identify the area(s) with the highest value, while the number 5 was being used for

42 area(s) with the least value. There was a question as to if the scale was understood as the
43 property with the overall lowest values were actually the highest ranking. It was decided to
44 reverse the ranking to better clarify the intent and to eliminate any misunderstandings about the
45 1-5 ranking system. The new rankings will identify properties with the highest value using the
46 number 5, while reserving the number 1 for the properties that score low for the particular value
47 being evaluated.

48 **Weighted Rankings:** The idea of using a weighted ranking system was proposed. A weighted
49 system could be used to help highlight properties, potentially elevating some properties over
50 others, while considering what monies are available for acquisition. For example, if Recreational
51 Open Space Bond monies are to be used for the property's purchase, the property must have a
52 strong recreational component; thus those properties with high recreation value would be
53 weighted higher than properties that don't have high recreation value. If other monies are
54 available, then recreation would not necessarily be weighted highly, but rather allowing another
55 value(s), depending on the money requirements, to create a weighted category of its own.

56 **Subtotaling:** The suggestion was made to calculate the value of each subcategory to allow for the
57 committee to validate each value on its own. This would allow for the committee to pull apart
58 the matrix for the ranking exercise described above.

59 **Legal:** The committee did not feel that it was qualified to rank on the legal aspect of a potential
60 property. The committee concluded that it would rather defer to the Summit County Council to
61 weigh legal distinctions between properties. The committee decided that in place of ranking the
62 legal aspect of a property with a 1-5 scale, that the committee would rather say "Yes" or "No"
63 and treat the field as a "flag."

64 **Are properties being equally valued:** A discussion was had questioning if equality is present
65 during the valuation of different habitats, types of use on properties, etc.. The committee
66 discussed its diversity in composition. This diversity creates the equality needed to rank the
67 properties using a variety of perspectives.

68 **Access, recreation and conservation were discussed:** A suggestion was made that if other money
69 sources are made available, the committee would be able to consider lands for acquisition other
70 than those with a high valuation of recreation. Currently recreation is a requirement for the
71 current bond money, as written into the language of the bond. The committee was reminded
72 that Basin Recreation would not be allowed to manage lands purchased for anything other than
73 recreation open space and that the County would then be charged in management of such lands.
74 The committee was then reminded that the "buckets" of money used to acquire properties
75 should not influence the property rankings.

76 **Matrix revision:** The following redline reflects proposed changes to the existing matrix language.

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79 **BOSAC OPEN SPACE PARCEL EVALUATION CRITERIA DRAFT UPDATE**

80 STRATEGIC

- 81 1. Does the property have near-term development potential/feasibility
82 (zoning/density, physical constraints, market demand)?
- 83 2. Is the parcel consistent with open space parameters and areas shown in the
84 current General Plan? *(Does the open space contribute to and promote the*
85 *Basin's 'mountain resort' ambiance and/or backcountry qualities?)*
- 86 3. Is the owner a willing seller w/realistic value expectations?
- 87 4. Does the parcel reduce, eliminate or slow the pace of development? ~~Preserving~~
88 ~~the parcel removes entitled density?~~
- 89 5. Is the open space contiguous to already preserved open space or other County
90 open space, and will it contribute to or enhance existing, already preserved open
91 space?
- 92 6. Acquisition of the parcel will NOT require the further acquisition of other parcels
93 to create ~~contiguous~~ meaningful open space.

94 CONSERVATION

- 95 7. Does the parcel protect prominent or critical viewsheds?
- 96 8. Does the parcel contain agricultural, historical or cultural heritage components
97 the County would like to preserve?
- 98 9. Does the parcel support wildlife, wildlife corridors, threatened, endangered or
99 sensitive flora and fauna, watershed and wetland values?

100 FINANCIAL

- 101 10. Is there an opportunity to leverage public or private monies and/or involve
102 donations of private lands to the public?
- 103 11. ~~Is there a landowner donation toward stewardship and/or a donation toward the~~
104 ~~value of the land or easement?~~
- 105 12. Are projected finances for operation and management feasible within current or
106 proposed property management?

107 RECREATIONAL

- 108 13. Is the parcel suitable for active and/or passive uses, both quality recreation and
109 aesthetics?
- 110 14. Are there opportunities to provide public trailheads and new recreational trails?
- 111 15. Does the parcel have high value for critical trail connections?

112 LEGAL – *(Legal is used as a "Flag" and are not calculated as part of the total)*

- 113 16. The property is NOT currently in the County planning process and/or planning
114 related litigation? (YES or NO)

115 17. Is the parcel free from potential environmental hazards that may require
116 remediation after acquisition? (YES or NO)

117 **Ranking exercise:** The committee agreed to participate in a ranking exercise to “test” the
118 proposed changes. Past acquisition properties will be tested during this process and will be
119 presented to County Council during special session.

120 **Next steps:** Present **BOSAC OPEN SPACE PARCEL EVALUATION CRITERIA DRAFT UPDATE** to
121 Summit County Council.

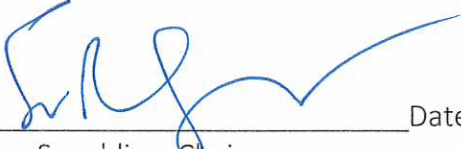
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123 ADJOURNMENT OF MEETING

124 MOTION: To adjourn the meeting [Dustman/Kahlow].

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126 All in favor: Steve Spaulding, Bruce Carmichael, Tyler Dustman, Cathy Kahlow, Nell Larsen,
127 Jonathan Mueller, Richard Pimentel, Mindy Wheeler. None Opposed. Absent: Stacey Jenkins,
128 Lora Smith. Motion carries.

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130 BOSAC meeting adjourned at 7:12 PM.

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132 **The next meeting is a Special Session with Summit County Council date and time to be**
133 **determined.**

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138 Approved by:  Date: 11/27/18
139 Steve Spaulding, Chair