Basin Open Space Advisory Committee Meeting
5715 Trailside Drive
Park, City, UT
Minutes March 28, 2019

BOSAC Voting Members
In Attendance: Steve Spaulding, Bruce Carmichael, Kim Frauenberg, Stacey Jenkins, Cathy Kahlow, Jonathan Mueller, Richard Pimentel, Chris Retzer, Mindy Wheeler

Absent: Tyler Dustman, Nell Larsen, Lora Smith

Voting members present constituted a quorum.

Summit County Council Members
In Attendance: Chris Robinson - County Council (left at 9:38am)
            Doug Clyde - County Council (left at 9:38am)

Summit County Staff
In Attendance: David Thomas, Summit County Attorney
            Brian Hanton - SBSRD Ex Officio
            Melissa O’Brien - SBSRD Ex Officio
            Jessica Kirby - Recorder

City Staff
In Attendance: None

Public Attendance: None

COMMENCE MEETING
The public meeting was recorded.

Chair Spaulding called to commence the public meeting at 8:35 am.
Meeting began with Chair Spaulding welcoming Frauenberg to the BOSAC Membership and recognizing the reappointment of Larsen for another three-year term. Frauenberg’s and Larsen’s terms will expire March 3, 2022.

DISCUSSION OF OPEN SPACE FUNDING
Thomas began by saying that he has joined the meeting to answer any questions the BOSAC membership may have regarding available open space funding. Thomas explained the requirements of the statute that governs the District’s ability to acquire open space using bond
funds, emphasizing that each acquisition using bond funds held by the District must contain a recreation component. In response to a question from BOSAC regarding the ability of the County to acquire open space without recreation, Thomas explained that the only funds available would be through the County’s general fund or through a County wide general obligation bond. Thomas clarified that the County general funds would have to compete with other County needs, as budgeted, and a bond would require a County wide vote during an election year. Kahlow asked who would administer an open space bond that had no recreation. Thomas replied that the County would need to administer that bond and manage lands separate from any of its recreation districts, due to the structure delegated by the County Council. Thomas confirmed that the County has never bonded for open space in this capacity in the past.

Wheeler asked if Operation and Management (O&M) costs could be included in the bond. Thomas responded that O&M cannot be added to bond language and that the County would need to allocate money from the general fund to cover any O&M costs. Carmichael asked who would select the properties for the County bond funds and if there would be any guidance from BOSAC. Thomas replied that the County Council would select the properties and would request guidance in that selection from the open space advisory committees. Kahlow asked for clarification about “mixing” recreation and non-recreation acquisitions. Thomas stated that there would need to be separate bonds, it is not possible to mix the monies, but that there is opportunity for the County and the District to join together on properties that satisfy both. Pimentel asked if the District can bond for lands that are just for open space, not recreation. Thomas replied no.

Carmichael asked where the money came from to fund the County’s portion of the Osguthorpe Farm. Thomas explained that the money came from the funds generated from Canyons development agreement. A discussion was then had about the Eastern Open Space Advisory Committee (EOSAC) mission and how it is different from BOSAC, where EOSAC focus is not on recreation but more agriculture. Kahlow asked who would administer land if the County were to purchase open space that had recreation opportunity. Thomas believes that County Council would likely designate that land management to the recreation district that the property at issue resides within.

EXECUTIVE SESSION: PROPERTY ACQUISITION

Chair Spaulding called for a motion to move into executive session to discuss property acquisition.

MOTION: To enter into executive session for the purpose of discussing property acquisition [Carmichael / Jenkins] at 8:59 am.

The executive session to discuss property acquisition was recorded. BOSAC membership, County Council and County Staff present for executive session.

**MOTION:** To close the executive session for the purpose of discussing property acquisition. [Carmichael/Kahlow] at 10:10am.


**PUBLIC COMMENT/INPUT**
None

**APPROVAL OF MINUTES**
Chair Spaulding called for comments or questions and a motion to approve the minutes of March 07, 2019.

**MOTION:** To approve the minutes of March 07, 2019. [Pimentel/Kahlow]


**CHAIR’S COMMENTS**
Spaulding reported on the COSAC meeting mentioning the recent acquisition of the Osguthorpe Farm, closing on the Treasure Hill bond, the status of the Armstrong Snow Ranch and leading a discussion about the resort sales tax. A discussion about the COSAC membership bylaw changes and operations then took place.

**BASIN RECREATION REPORT TO BOSAC**
O’Brien reported on the status of the community wide survey, stating that the survey will be released on Tuesday, April 16. Pimentel asked about how the survey will reach the second home owners in the area. O’Brien reported that the consultants will reach out to the second home
owner population to ensure participation. Frauenberg asked about the sample size. It was reported that the size for responses is 400 or approximately 12% of sample size. Although a targeted set of participants are being selected, anyone in the Snyderville and Park City area can take the survey.

**BOSAC INTRODUCTIONS**

Chair Spaulding then requested a quick introduction from each BOSAC member and staff for the benefit of the Frauenberg as a new member.

**ADJOURNMENT OF MEETING**

**MOTION:** To adjourn the meeting [Kahlow/ Pimentel].


BOSAC meeting adjourned at 10:34 am.

The next meeting is scheduled for 8:30 am on April 25, 2019 at 5715 Trailside Drive.

Approved by: _______ Date: 4/25/19

Steve Spaulding, Chair