

# **Salt Lake County Open Space Advisory Board Meeting**

9/7/16 10:00 a.m.

Government Center, S4-700

**1. Present:** board members: Joel Karmazyn, Sarah Bennett, Chris McCandless, Paula Sargetakis, Sheril Garn, Rhett McIff. Visitors: Laura Hansen – Jordan River Commission, Wendy Fisher – Utah Open Lands, Barry Nash – Gateway Partners, Mike, Irv Eastman with LCC Partners, Ryan with Windemere Realty. Staff: Supreet Gill, Wayne Johnson, David Johnson, Julie Peck-Dabling, Ken Richley, David Clemence.

**2. Public Comment.** Wendy Fisher: She will be submitting an application for a property in Emigration canyon 4.65 acres. Property is significant in terms of location and natural resources (owls, wetlands, etc.) Seller has accepted the offer of \$700K. Need to raise funds in 60 days. Final submission to SLCO Open Space will be for about half of the cost and will be submitted within the next few days.

**3. Approval of minutes:** Paula motioned to approve. Rhett second. All voted in favor; no opposed.

**4. Bylaws.** David Johnson reminded the board that they can't vote on anything when an application is first presented at a meeting. The application will be on the next meeting agenda and the board can take action at that time or at a future meeting.

**5. Budget update:** All agencies have been asked to present two options: 1) a flat budget, 2) 3% reduction showing impact to programs and service. Currently, the urban farming coordinator position is  $\frac{3}{4}$  time, time-limited position that ends 12/31/16. Due to a vacant position in Park Operations, we are going to ask OS/UF position to be funded from Park Ops. For the last 18 months, Julie has been given an assignment to oversee Adaptive Recreation as well, and so now her position is largely being funded from P&R Administration and not from OS fund balance. This is good news all around because it leaves more money in the fund balance for land acquisition.

Last year Open Space asked for funds from the Rollback, and this year we will as well.

Motion to approve the draft budget letter by Chris; Sarah second. All voted in favor; there were no opposed.

OS Trust Fund Balance: \$1.18 Million (\$250K from the TRCC fund in 2016 for land acquisition).

## **6. Open Space land acquisition**

- a. Bushnell – 40 acres - \$130K

Julie, Dave and Ken hiked to the site, which is on Mount Olympus by Crestwood Drive. It is evident by the hike that property is not buildable, but is beautiful; habitat for wildlife; adjacent to public land owned by USFS. Bonneville shoreline trail is master planned through it. Appraisal has been started but not completed; it will be available in the next two weeks.

- b. LCC – 15.3 acres - \$1.5 M

Owner has development agreement with Cottonwood Heights to have the BST go through the upper portion with 7 lots near the road. Julie and Rolen met two of the partners on site to walk the area. Has lovely views of the Wasatch Front; is adjacent to SLC Public Utilities land, and USFS land. It is located right on Wasatch Blvd, on the entry to Little Cottonwood Canyon. Might have potential as a trailhead?

- c. GBar/Gilmor – 43.5 acres - \$349K (\$7900 an acre)

Parcel has dedicated street access. Utilities are quite a way off. At least 50% of site is undevelopable due to slope. Putting in a road would be a challenge. If street access could be created we could possibly put a trail head on the parcel, then it could be valuable.

- d. Shriners – 87 acres - \$315,900K (\$3631 an acre)

No access. No utilities. Value to the County would be the Emigration Trail network.

Other applications that were recently received and will need to be reviewed at the next meeting:

BST – Sandy – 3.25 acres - \$334,500 (match \$334,500) total 669,000

Butterfield – 93.4 acres - \$1,167,375

Owl Meadow (Utah Open Lands) - \$350,000 (match \$350,000) total \$700,00

Paula asked if we can develop a point system to gauge the different parcels.

Julie responded that the 2006 Acquisition Plan had created a system; however, development potential is weighted highest and is the deciding

factor. Board consensus was that it should not be the highest. Carl and Joel worked with Julie on a system (H,M,L) that would help evaluate parcels. Julie also has an evaluation based on conservation values listed on website. Sarah will help with the matrix – she has been working with the Recreational Trails Program and they also did H,M, L, and was able to prioritize projects. Julie will then send it out for committee to review.

Possible priorities:

Community Benefit

Conservation

Human Renewal

Connectivity

Stewardship

Feasibility

Conservation threats, such as Inappropriate use, neighborhood not conducive to open space.

Developability

Matching funds

The committee asked if the Bushnell property too good to wait. All agreed that the County should consider the purchase now. Joel made the motion to propose to purchase the Bushnell property to the Mayor/Council, pending the outcome of the appraisal and findings. Chris seconds the motion. All voted in favor; no opposed.

Julie will write a letter after the appraisal. Mayor's office will be notified in the meantime.

Final review of other applications and project prioritizing based on a matrix in October.

**7. Open Meetings training.** David Johnson presented the open meetings training to the committee.

**8. Other items.** None

**9. Next meeting:** Sep 28<sup>th</sup> at 10 am. and Oct 12.