



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

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**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

42 funds, emphasizing that each acquisition using bond funds held by the District must contain a  
43 recreation component. In response to a question from BOSAC regarding the ability of the  
44 County to acquire open space without recreation, Thomas explained that the only funds  
45 available would be through the County's general fund or through a County wide general  
46 obligation bond. Thomas clarified that the County general funds would have to compete with  
47 other County needs, as budgeted, and a bond would require a County wide vote during an  
48 election year. Kahlow asked who would administer an open space bond that had no recreation.  
49 Thomas replied that the County would need to administer that bond and manage lands separate  
50 from any of its recreation districts, due to the structure delegated by the County Council.  
51 Thomas confirmed that the County has never bonded for open space in this capacity in the past.

52

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

64

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

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#### 74 **EXECUTIVE SESSION: PROPERTY ACQUISITION**

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

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

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81 All in favor: Steve Spaulding, Bruce Carmichael, Kim Frauenberg, Stacey Jenkins, Cathy Kahlow,  
82 Jonathan Mueller, Richard Pimentel, Mindy Wheeler. None Opposed. Absent: Tyler Dustman, Nell  
83 Larsen, Lora Smith. Motion carries.

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

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

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91 All in favor: Steve Spaulding, Bruce Carmichael, Kim Frauenberg, Stacey Jenkins, Cathy Kahlow,  
92 Jonathan Mueller, Richard Pimentel, Mindy Wheeler. None Opposed. Absent: Tyler Dustman, Nell  
93 Larsen, Lora Smith. Motion carries.

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95 **PUBLIC COMMENT/INPUT**

96 None

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98 **APPROVAL OF MINUTES**

99 Chair Spaulding called for comments or questions and a motion to approve the minutes of  
100 March 07, 2019.

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

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104 All in favor: Steve Spaulding, Bruce Carmichael, Cathy Kahlow, Jonathan Mueller, Richard  
105 Pimentel. None Opposed. Abstain: Kim Frauenberg, Stacey Jenkins, Mindy Wheeler Absent: Tyler  
106 Dustman, Nell Larsen, Lora Smith. Motion carries.

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108 **CHAIR'S COMMENTS**

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

113  
114 **BASIN RECREATION REPORT TO BOSAC**

115 O'Brien reported on the status of the community wide survey, stating that the survey will be  
116 released on Tuesday, April 16. Pimentel asked about how the survey will reach the second home  
117 owners in the area. O'Brien reported that the consultants will reach out to the second home

118 owner population to ensure participation. Frauenberg asked about the sample size. It was  
119 reported that the size for responses is 400 or approximately 12% of sample size. Although a  
120 targeted set of participants are being selected, anyone in the Snyderville and Park City area can  
121 take the survey.

122

123 **BOSAC INTRODUCTIONS**

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

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127 **ADJOURNMENT OF MEETING**

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

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130 All in favor: Steve Spaulding, Bruce Carmichael, Kim Frauenberg, Stacey Jenkins, Cathy Kahlow,  
131 Jonathan Mueller, Richard Pimentel, Mindy Wheeler. None Opposed. Absent: Tyler Dustman, Nell  
132 Larsen, Lora Smith. Motion carries.

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134 BOSAC meeting adjourned at 10:34 am.

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

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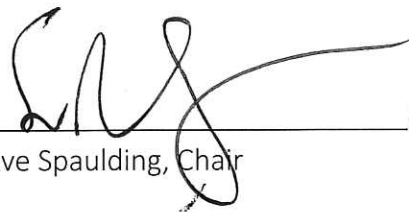
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Approved by:  Date: 4/25/19  
Steve Spaulding, Chair