



## AGENDA

MEETING CALLED TO ORDER - 8:30 a.m.

ROLL CALL

PUBLIC INPUT

ADOPTION OF MINUTES: July 2, 2013 (Attachment A)

STAFF AND BOARD COMMUNICATIONS/DISCLOSURES

REGULAR AGENDA

**Topic: Proposed Conservation Easement on Gambel Oak, White Acre and Hope Parcels (Attachment B- Map)**

The Committee should provide input for a proposed conservation easement to be placed on some or all of the parcels commonly referred to as 'Gambel Oak', by utilizing the adopted criteria matrix.

**Analysis:**

Considerations should be taken to establish the prioritized Tier I value of Recreation, Aesthetics, Critical Conservation and Community Character for the parcels, as well as, the Tier II intent. Considerations should include the following:

- Intent of initial acquisition
- Existing documents
- Historical uses
- Site visits/physical conditions
- Funding
- Permitted uses
- Prohibited uses
- Future community needs/desires

*Gambel Oak/White Acre Parcels (Exhibit A- Map)*

The Gambel Oak and White Acre parcels were both acquired by Park City Municipal, from the Bureau of Land Management (BLM) as authorized by Congress in September 2009. (Exhibit B- Congressional Grant of Patent and Restrictive Covenant). The parcels were initially part of a long term Recreation and Public Parks lease agreement, initiated in 1985, between PCMC and the BLM to create trails, park facilities and public access. This lease agreement was proposed to be unilaterally terminated when the Department of Defense/Hill Air Force base started evaluating the property for a military recreation hotel. Ultimately, negotiations

regarding the eventual location of the hotel (which resulted in a solution in conjunction with MIDA in Wasatch County) paved the way for the conveyance of the property to PCMC. As a condition of the conveyance, the City had to buy out mining rights associated with the parcels with 2009 open space bond funds. The City did not acquire the unpatented mining rights; it paid for their relinquishment. The conveyance also included recreational and open space deed restrictions placed on the parcels.

*Hope Parcel (Exhibit C- Map)*

In December 2004, City Council agreed to purchase the Hope parcel, which consisted of several patented mining claims, most notably, the Emily and Hope claims. The purchase price, funded by 2004 open space bond monies, for the 112 acres was \$1.1M. Deed restrictions were placed on Hope parcel and the language is provided below:

The above described property is conveyed subject to a restrictive covenant effective as of the date of this Warranty Deed, that said property shall be maintained in perpetuity as open space, in perpetuity as an undeveloped park and recreational land; that no improvements be placed on the property except those which are consistent with the preservation and protection of the natural amenities; and that the conditions of the above-stated restrictions may be enforced by any person or organization consistent with the maintenance of open space and the objectives set out in this restrictive covenant.

**Significant Impacts:**

Permitted and Prohibited uses associated with the parcels will be determined through the development of the conservation easement.

ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Sustainability Department at 435-615-5201 24 hours prior to the meeting.

Attachment A- July 2, 2013 COSAC Minutes

Attachment B – Adopted COSAC IV Criteria Matrix

Exhibit B- Gambel Oak Conveyance Patent #43-2009-0004