



Snyderville Basin Special Recreation District
Board Meeting Minutes
Wednesday, March 3, 2010
Schefter Conference Room - Trailside Park
5715 Trailside Drive
Park City, Utah

Board Members in Attendance: Jay Burke, Tracey Douthett, Scott McClelland, Ron Perry, Scott Siemon, Kevin Simon, Marilyn Stinson.

Absent: None

Staff/Employees Present: Rena Jordan, Bonnie Park, Bruce Dickens, Senta Beyer, Matt Strader, Brian Hanton.

Attending Guests: Legal Counsel to the District, Jerry Kinghorn, and consultant Susie Becker.

The work session of March 3, 2010 was called to order by Chair Perry at 6:07pm.

Rena Jordan introduced Jerry Kinghorn and Susie Becker who are in attendance at this meeting to help the Board understand the amendment process for the District's Master Plan, Capital Facilities Plan (CFP) and Impact Fee Ordinance.

Park, Becker and Kinghorn reviewed a power point presentation to describe the steps necessary to amend the documents. Park stated the District's objectives are to re-assess needs and priorities, update level of service standards, consider policy changes with respect to the inclusion of open space in the fee structure, to coordinate with the District's capital finance plan, and comply with legal requirements that have changed over time due to legislative changes.

Jordan emphasized the need for the Board to understand the nature of the process that "cycles" sequentially every four to five years, as new growth and changes in demographics of the community occur. The cycle was depicted graphically and discussed.

Park said community input meetings are scheduled for April 14th and 20th, 7-9 pm, to be held at the Fieldhouse in conjunction with the Snyderville Basin Planning Commission. The Planning Commission and County planning staff will focus on input for General Plan amendments. Park explained the Recreation and Trails Master Plan is the "recreation element" of the General Plan.

Susie Becker provided further detail on steps related to amending the Capital Facilities Plan and how the economic analysis estimates the cost of facilities improvements and calculates an impact fee structure that allows new development pay its own way. She emphasized the importance of

understanding that impact fees may not be used to cure existing deficiencies, and may not be used for operation and maintenance.

Jerry Kinghorn outlined the sequence of legal steps for amending impact fees, which requires providing a notice of intent to amend the Capital Facilities Plan. In addition there are required public notices and public hearings to be held. After the written analysis is heard by the Summit County Council they will adopt the documents and enact the impact fees. Kinghorn said the collection ordinance is unique to Summit County. A receipt documenting the payment to the District is required prior to a building permit being issued. Due to legislative changes in 2009, there is a 90-day waiting period prior to the time impact fee revisions take effect.

Kinghorn said the Recreation Element of the General Plan and subsequent documents should reflect results of the Needs Assessment. He emphasized the process takes place in a sequence. Until the Master Plan is approved as the Recreation Element by the County the basis of the Capital Facilities Plan is not complete. Park said the District will work concurrently with Summit County as General Plan amendments are processed.

In response to questions from Scott McClelland, Becker said impact fees typically increase over time because facility construction and land acquisition costs escalate and levels of service go up. Park explained the way in which the growth in population is derived, based on a unit statistics report maintained by Summit County.

Park said the timeline presented at the February 3rd meeting was a condensed best case scenario. She presented the timeline targets that have been re-thought with the Needs Assessment launching in the fall. Kinghorn explained the nature of the Notice of Intent to Amend the CFP. He assured the Board that they will have ample opportunity to discuss all the pieces of the process. Tonight is intended to expose the Board to the nature of the issues. He indicated there are many aspects to the process that must be talked over and figured out as a group. The nature of challenges, and time frames that challenges occur, vary. He said all the legal protections of the law will be thought out. Jordan said the nature of the process is not intuitive to follow for those new to the sequence. At times the group will work on one document, at other times overlapping segments of different documents can be amended concurrently. Park emphasized the importance of proof reading along the way. Jordan said the Board and leadership team will need to be vested in the time it will take to get through the process. Her recommendation to push the Needs Assessment further out is based on the experiential learning that is expected to take place with new facilities this summer, such as the splash pad, pump park, and re-configured roller hockey/skate park facility. Discussion followed on the history of how level of service standards were initially derived in 1996, as the Master Plan committee and consultants developed the "Mountain Recreation Standard" which was reflective of the active lifestyle of the community. Siemon stated if the District is below the current standards, then the focus should be on building those facilities to meet those standards. Becker said if the Needs Assessment is done well, it must rank the priorities so the Board has an understanding of what is most important to the community because the District cannot afford to build everything. She further emphasized the need to have a big enough survey sample to have validity to understand different demographics and their needs. Jordan emphasized an updated Needs Assessment must be devised and designed to gather data without any other agenda other than to fully understand community priorities. She restated that Kinghorn and Becker will be actively involved throughout the process, and asked if there were any further Board questions at this time. There being no questions, Kinghorn and Becker departed the meeting.

Senta Beyer presented proposed key trail projects on the District's wish list. The District is deficient in hard surface trail construction, some of which are planned to be constructed in cooperation with Summit County. District representatives Beyer, Jordan and Park met with Summit County manager, Bob Jasper, and Public Works Director Kevin Callahan. Among other proposed trail projects, a connection to Park City, along Highway 40 to Quinns Junction is planned. One off-grade crossing at Hwy 224 at Kimball Junction and a second overpass at Hwy 248 connecting the Rail Trail are proposed. (Project list attached.)

Park said the Trails Master Plan and Trails Capital Facilities plan are a simple example to help the Board understand the nature of the different documents. She explained that the Master Plan is conceptual in nature. The lines on the Master Plan don't necessarily reflect where the trails will go exactly, but provide community connection ideas throughout the Basin. For example, a hard surface trail through Round Valley was proposed in the 2006 master plan. This was prior to the time the Park City waterline connection was identified as a trail opportunity, and also prior to the time a future Round Valley reservoir was suggested. By comparison, the CFP drills down to more specific trail segments, proposed mileage and associated costs based on surface type. This provides the basis for the economic analysis. Jordan explained multiple funding sources, including bond proceeds, Summit County cooperation, grants and impact fees can be identified.

In addition to trail segments to be funded, Jordan stated that the conversation with Bob Jasper also touched on whether the District should be the responsible party for open space. Over the next few months, in combination with BOSAC, open space and trails bonding will continue to be planned. Discussion followed on other hard surface trails that constitute a project list that will benefit many segments of the community. Beyer described the intent of the East Canyon Creek trail from a user standpoint that will connect Jeremy Ranch to the Kimball Junction overpass. Highland Drive is another significant section that will be completed in conjunction with the County. Jordan emphasized that this project list will help McClelland and Douthett represent the Board's wishes at BOSAC. The proposed projects are diverse and serve multiple user groups. Beyer explained the benefit of having available funds to support trail development in combination with county road projects. Additionally, the Board and staff will need to be fully conversant on the rationale for the proposed expenditures.

McClelland told the group that BOSAC is in the process of identifying the allowed uses under the conservation easement on the open space parcel at Kimball Junction. Park suggested a defined trails plan as an exhibit to the conservation easement has been a practical way to deal with consensus on the trails component in other easement areas. Beyer said, with respect to the Kimball Junction parcel, transportation trail links have been identified in the Master Plan, as well as connections toward Pinebrook. In addition, meetings with the Utah Olympic Park have proposed the creation of a competitive Nordic trail loop so it become feasible to host a Nordic combined event with one local competition venue. A Restaurant tax grant is being considered for this purpose. McClelland validated the Board's support as a whole in favor of the trails component so that he can accurately represents the District's interests at BOSAC. Jordan said other uses such as a green cemetery and amphitheatre have been proposed in order to provoke BOSAC feedback on allowed uses under the conservation easement. There is interest in having shared parking within the developed areas at the Research Park and Chamber visitors center. To help inform the Board, Park will forward on information from Summit Land Conservancy about green burial grounds.

Jordan said on March 17th the Board will have their next regular meeting. Earlier that day, staff will be on KPCW assisting with the fundraiser. Board members are welcome to participate and/or encouraged to call in a pledge. Jordan said at the March 31st Board work session she will not be in attendance. She recommends that the work session focus be on preparation for the Community Open Houses scheduled for Wednesday, April 14 and Tuesday April 20, 7-9 pm at the Fieldhouse.

Jay Burke asked for the opportunity to present a request to the Board to consider allowing an additional 25 racers in the Park City Point to Point Race endurance mountain bike race over Labor Day weekend. This item will be placed on the March 17th agenda.

The work session of March 3, 2010 concluded at 8:23 pm.

Minutes prepared by Bonnie Park

Clerk/Board Member Approval:

A handwritten signature in black ink, appearing to be "Austin", written over a horizontal line.