



Snyderville Basin Special Recreation District
Board Site Visit Notes
Wednesday, July 15, 2009
Park City, Utah

Board Members in Attendance: Tracey Douthett, Scott McClelland, Sharon Odell, Ron Perry, Kevin Simon, Marilyn Stinson

Absent: Tracey Douthett, Scott Siemon

Staff/Employees Present: Bonnie Park, Rena Jordan, Senta Beyer, Bob Radke, Mark Patterson

Attending Guests: None

Board and staff members convened at the Jeremy Ranch Park and Ride, Rasmussen Road, at 6pm.

Rena Jordan briefed Board members on two items of business.

1. Park City Ice Arena has indicated they can no longer store the flooring for special events and has offered it to the District for use at the Fieldhouse. Details are being worked out.
2. Old turf from the Fieldhouse was distributed for re-uses at NAC, Trailside, and the local business Doginhaus, but the bulk went to resident Robin Jennings. The verbal understanding with Jennings was that the turf would not be re-sold, and that it was for personal use. He represented he would use it for the "betterment of the community." Jordan requested a non-compete agreement, which Jennings refused to sign. Jennings is allegedly looking to rent a space to install batting cages, golf simulators and the like.

Board and staff carpooled to the following sites:

Summit Center Commercial Project and trail system access, Rasmussen Road

- This project is located along the East Canyon Creek corridor.
- Parking for trail users was a condition of approval for this redevelopment project.
- One of two East Canyon Creek bridge crossings currently out to bid will be placed here.
- Staff provided an exhibit of the Rasmussen open space boundaries, and noted the access to that area that this new access point will provide.

Jeremy Ranch East Canyon Creek Trail Crossing

- Board members took note of the property line between the Water Reclamation District Property (SBWRD) and the PP-50 parcel.
- The SBWRD parcel is the proposed location for a new trailhead and bridge crossing through an Interlocal agreement between Basin Recreation and SBWRD.

- The new bridge crossing is currently out to bid. Army Corp and State Engineer's permits are under review. Jeremy Ranch HOA will need to grant an easement in their open space if the project is to proceed. Park and Beyer will attend the HOA meeting tomorrow night, July 16, 2009.
- The owners of PP-50 intend to challenge the public access via Bluebird Lane to the SBWRD property. Alternatives access possibilities were discussed.
- Staff provided history about the site. The PP-50 parcel was designated as a parking lot to support recreation uses, and the density was removed as a part of the Jeremy Ranch Consent Agreement in 1993. The community-wide trail system master plan incorporated the existing bridge crossing as a key link in the public trail system in 1997. The PP-50 was acquired by the current land owners by Quit Claim Deed from the developer Fourth Princess Ann Properties in 2002. A land use dispute with Summit County followed.
- This is the creek crossing that has been blocked since 2005 by various combinations of chain link fence, barbed wire, boulders and a shipping container. Significant staff time has been spent on this matter over the years. Trails staff assisted in improving an alternative ingress/egress via the "jailbreak trail" off of Sackett Road in Jeremy Ranch, but parking is not allowed at that access.
- Park and Beyer met with Jeremy HOA and PP-50 parcel owners last week. The PP-50 parcel owners propose a purchase price of \$325,000. The County assessor taxes the parcel as open space at \$500. A temporary easement for the remainder of 2009 would be \$1,000, or they will consider a long term lease of \$2,250 per month.
- Staff summarized the importance of this trail connection due to the popularity of the north mountain system. Future development has also been proposed on the 6,950 acres above Jeremy Ranch known as the "910 Cattle Ranch" project. It was last reviewed by staff in 2006.

Woods at Parley's Lane Trailhead

- Staff provided a copy of the original Aspen Highlands development plan which was re-named Woods at Parley's Lane. The project provides open space to be held in a conservation easement by Utah Open Lands, with 4-5 miles of public trails.
- As a condition of development approval, trailhead parking, restroom/storage and small 100' x 200' playfield has been constructed by the developer, but not yet accepted by the District. A \$1,000 contribution to mowing equipment is also outstanding. All took note of the overgrown clover throughout the area, which is also invading the playfield. Summit County continues to hold bonds on the project.

Summit Park Lot 108 Trailhead

- Staff provided a copy of the Summit Park subdivision master plan dated 1977 and identified Lot 108 for the Board.
- The State Division of Forestry, Fire and State Lands purchased a conservation easement on 325 acres of forest land at the top of Summit Park in 2001. Funding for the easement came from the Forest Legacy Program and Quality Growth Commission. The purchase was facilitated by the Trust for Public Lands.
- Park and Beyer worked on a trails license agreement with the state for the purpose of constructing, operating and maintaining public trails in the 325 acres. It took a number of years to finalize the license, while the forest management plan was completed. The trails license agreement was signed in 2007, and trail improvements were made in 2008.
- After the conservation easement was purchased, the landowner donated the property to the state. This left the state holding both fee title and the easement, which is unusual. A representative of the State has raised the question as to whether the District might want to take fee title to the property. The Board was supportive of opening up a dialogue if the Division of Forestry, Fire and State Lands would continue manage the forest. Danger of wild land fire is the greatest risk associated with the land.

- In August, 2009, the District purchased Lot 108 from the Mountain Regional Water Special Service District for the purpose of improving a trailhead with off-road parking and access to the 325 acres of open space and trails. Trailhead parking had occurred informally along the road and access for emergency vehicles was a concern of the neighborhood. Beyer commended Bob Radke for the work he has completed in improving the Trailhead. Off-road parking is now available during the summer. Staff met with neighbors directly west of the parking, who have expressed concern about noise and increased fire danger due to cars accessing the area. A signage plan is in the works.

An overview of Koleman parcel trail improvements was postponed for a future site visit.

The field trip concluded at 8:04 pm at the Jeremy Ranch Park and Ride, Rasmussen Road

Minutes prepared by Bonnie Park

Clerk/Board Member Approval:

