



Staff Report

March 4, 2015
Lisa Yoder, Sustainability Coordinator

Review and approval of **EVALUATION CRITERIA FOR THE ACQUISITION OF OPEN SPACE**

BACKGROUND

With voter approval of a \$25 million Open Space, Recreation, and Trails Bond (November 2014) and pending availability of funds to acquire open space, members of the Basin Open Space Advisory Committee (BOSAC) have reviewed and revised the Evaluation Criteria for the Acquisition of Open Space. This tool (provided in two different formats) is used to provide the County Council and the public with the information that guides the BOSAC members in making their recommendations to County Council.

The new Evaluation Criteria was compiled after careful review and consideration of the following:

- Recommendations from County Manager Bob Jasper on December 11, 2014
- Discussions with County Council on January 7th and 28th, 2015
- BOSAC internal discussions and guidance from Chief Civil Deputy Attorney David Thomas
- Review of the Snyderville Basin General Plan
- Review of BOSAC 2011 Evaluation Criteria for the Acquisition of Open Space

The new Evaluation Criteria has been provided in two (2) formats: a spreadsheet matrix and a Word document. Both formats provide the public and landowners with the valuation strategy used by BOSAC members to select and recommend to County Council open space parcels to acquire. As mentioned above, the attached draft documents incorporate comments and input from Council members as well as Chief Civil Deputy Attorney David Thomas.

CONCLUSION

The criteria matrix is intended to provide members of the public and land owners with information on how potential open space parcels are evaluated and selected by Summit County. The document version shows a simple bullet point listing of criteria to be utilized,

while the spreadsheet version allows for comments and evaluations to be made on parcels under consideration. Once adopted, the matrix documents will provide BOSAC with the criteria and guidance needed to properly advise the County Council on potential open space acquisitions.

RECOMMENDATION

- Review and approve the **EVALUATION CRITERIA FOR THE ACQUISITION OF OPEN SPACE** dated 2/24/2015

BASIN OPEN SPACE ADVISORY COMMITTEE

BOSAC

EVALUATION CRITERIA FOR THE ACQUISITION OF OPEN SPACE

Pursuant to and consistent with the open space policies set forth in the Snyderville Basin General Plan, the following value statements are given consideration when open space parcels are being evaluated:

- There are easements, rights-of-way or restrictions that may conflict with conservation values.
- The parcel is suitable for passive uses, both recreational and aesthetic.
- There are opportunities to provide public trailheads and new recreational trails.
- The parcel has high value for critical trail connections.
- The open space is contiguous to already preserved open space, and will contribute to or enhance existing, already preserved open space.
- Acquisition of the parcel will NOT require the further acquisition of other parcels to create contiguous open space.
- The parcel will protect prominent or critical viewsheds.
- The parcel contains agricultural, historical or cultural heritage components the County would like to preserve.
- The parcel supports wildlife corridors and/or habitat, threatened, endangered or sensitive flora and fauna.
- The parcel supports watershed protection and/or wetland values.
- The property has near-term development potential/feasibility (zoning/density, physical constraints, market demand, transportation, etc.).
- The parcel is consistent with open space parameters and areas shown in the current General Plan.
- The owner is a willing seller w/realistic value expectations and an acceptable timeline.

- The property is the subject of active litigation.
- The property is the subject of a pending development application.
- Preserving the parcel removes entitled density.
- There are opportunities to leverage public or private monies and/or involve donations of private lands to the public.
- There is a landowner donation toward stewardship and/or a donation toward the value of the land or easement.
- Other applicable considerations are present.

Note: Criteria are not listed in order of priority but are ranked in the general criteria categories of legal, recreational, conservation, strategic, financial or “other”.

As of 2/24/15

**BOSAC OPEN SPACE
PARCEL EVALUATION
CRITERIA**

Parcel Identification	LEGAL CONSIDERATIONS (YES OR NO)		RECREATIONAL			CONSERVATION					STRATEGIC				FINANCIAL		OTHER	
	o The property is currently in the County planning process and/or planning related litigation.	o There are easements, rights-of-way or restrictions that may conflict with conservation values.	o The parcel is suitable for passive uses, both recreational and aesthetic.	o There are opportunities to provide public trailheads and new recreational trails.	o The parcel has high value for critical trail connections.	o The open space is contiguous to already preserved open space, and will contribute to or enhance existing, already preserved open space.	o Acquisition of the parcel will NOT require the further acquisition of other parcels to create contiguous open space.	o The parcel will protect prominent or critical viewsheds.	o The parcel contains agricultural, historical or cultural heritage components the County would like to preserve.	o The parcel supports wildlife corridors and/or habitat, threatened, endangered or sensitive flora and fauna.	o The parcel supports watershed protection and/or wetland values.	o The property has near-term development potential/feasibility (zoning/density, physical constraints, market demand, transportation, etc.).	o The parcel is consistent with open space parameters and areas shown in the current General Plan.	o The owner is a willing seller w/realistic value expectations and an acceptable timeline.	o Preserving the parcel removes entitled density.	o There are opportunities to leverage public or private monies and/or involve donations of private lands to the public.	o There is a landowner donation toward stewardship and/or a donation toward the value of the land or easement.	
Criteria No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
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B																		
C																		
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