AGENDA
OPEN SPACE ADVISORY COMMITTEE (OSAC)
Tuesday, November 3, 2026

NOTICE is hereby given that the Open Space Advisory Committee will meet, on
November 3, 2026 at 6:00 PM
electronically, via Zoom, and at the anchor location of
the South Summit Services Building, Small Conference Room 111
110 N Main St, Kamas, UT 84036.
(All times listed are general in nature, and are subject to change by the Board Chair)

To participate electronically in the OSAC meeting:
Join Zoom: https://summitcountyut.zoom.us/j/99856133513
Meeting ID: 998 5613 3513

To listen by phone only:
One tap mobile
+12532158782,,99856133513# US (Tacoma)
+13462487799,,99856133513# US (Houston)
Join instructions

1. **Welcome and Roll Call**

2. **Public Comment for Items Not on the Agenda**
   a. Public Comment by Karen Riley via email on August 4, 2026.
   2026 11 Meeting Public Comment 1.pdf
   b. Public Comment by Paula Weyen-Gellner via email on August 8, 2026.
   2026 11 Meeting Public Comment 2.pdf

3. **Consideration of Approval**
   a. Approval of OSAC meeting minutes from the August 4, 2026 meeting.
   2026 08 04 OSAC Minutes (Draft).pdf

4. **Work Session**

5. **Board Comments**

6. **Staff Comments**
   a. Update on OSAC Bond funds by Jess Kirby, Director, Lands & Natural Resources Department.
   b. Announcement from Rachael Brard, Program and Project Manager, Lands & Natural Resources Department.

7. **Next Meeting is Scheduled**

a. The next OSAC meeting is scheduled for January 5, 2026 at 6:00 PM, location TBD.

8. Closed Session - ***Property Acquisition***

9. Adjourn

If you would like to submit written comments on an item, please email Rachael Brard at rbrard@summitcountyutah.gov 24 hours prior to the scheduled meeting. Your comments will be made part of the meeting record. *Members of OSAC, OSAC regional advisory committees, presenters, and members of the public may attend by electronic means, using Zoom (phone or video). Such members may fully participate in the proceedings as if physically present electronically, via Zoom, and at the anchor location as noticed above. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Rachael Brard at rbrard@summitcountyutah.gov or 480-240-0943 prior to the meeting.*

Outlook

Please Consider Pursuing Preservation of the Final 55 Acres of Round Valley

From Karen Riley <karenrileyatc@gmail.com>
Date Tue 8/4/2026 4:49 PM
To Rachael Brard <rbrard@summitcountyutah.gov>

You don't often get email from karenrileyatc@gmail.com. Learn why this is important

Dear Members of the Open Space Advisory Committee,

I am writing to ask the Open Space Advisory Committee to consider pursuing the acquisition and permanent preservation of the approximately 55-acre Park City School District parcel within Round Valley.

I understand the property is not currently listed for sale. However, I hope the Committee and Summit County will consider proactively approaching the School District to explore whether they would be open to discussing a potential purchase or other pathway to permanently preserve this land as open space.

Round Valley is one of our community's most valued open spaces, supporting walking, running, biking, skiing, and year-round connection to nature. This 55-acre parcel appears to be the final unprotected piece of the Round Valley landscape, and preserving it would help complete and secure this system for future generations.

Given its location, the parcel presents a meaningful opportunity to strengthen open-space connectivity, protect wildlife habitat, and preserve the scenic and recreational character of the area.

Preservation could also include limited, low-impact recreational use. For example, a small beginner-focused bike area or beginner trail system on an appropriate portion of the parcel could serve families and children while keeping the vast majority of the land as open space, consistent with existing uses in Round Valley.

This opportunity may not always exist. Once land is developed, it is no longer recoverable as open space. For that reason, preservation efforts often require initiating conversations before a property is formally offered for sale.

I respectfully ask the Committee to consider:

- Whether this parcel should be identified as a priority for future open-space acquisition;

- Whether Summit County or the Committee could initiate a conversation with the Park City School District regarding long-term plans and potential conservation options;
- What funding sources, partnerships, or conservation tools could support preservation; and
- Whether this parcel could ultimately be permanently protected as part of Round Valley.

There may not be a "For Sale" sign today, but that should not prevent beginning the conversation.

We have an opportunity to thoughtfully complete Round Valley. I hope the Committee will explore all avenues to preserve this final piece so future generations can continue to enjoy this landscape.

Thank you for your service and your commitment to preserving Summit County's open spaces.

Sincerely,
Karen Riley
Trailside Resident

Karen Riley
440-552-3622 | KarenRileyATC@gmail.com

Outlook

Trailside Open Space Preservation

From Paula Weyen-Gellner <paulagellner@gmail.com>
Date Thu 8/6/2026 12:26 PM
To Rachael Brard <rbrard@summitcountyutah.gov>
Cc jeff gellner <jefegellner@gmail.com>

You don't often get email from paulagellner@gmail.com. Learn why this is important

Summit County Council Members,

We are writing as neighbors and residents of Trailside in Park City who love the open space, trails, and wildlife habitat at the end of Highland Drive.

We ask you protect the Trailside and Round Valley parcel from the proposed 200-unit development by Mercy Housing, PC School District and the YMCA. This land:

- Scores a 1 out of 10 on the County's own Land Prioritization Map for developability
- Sits on Summit County's mapped wildlife habitat and big-game migration routes
- Has only one road in and out, a single-access trailhead that cannot safely serve 200 households
- Borders Round Valley, a protected open space
- Is covered by an adopted plan directing the County to protect open space and sensitive lands, guard viewsheds and wildlife corridors, and maintain low density

In addition, the project stated purpose and name is misaligned across all proposal elements. Specifically,

- **Housing Proposal**: Summit County Support is inappropriate given the proposal location, the scale of which would be a direct attack on, and degradation of, the quality of life and home values for an existing neighborhood of single-family homes populated by working class Park City - teachers, fireman, physical therapists, ski resort marketing and operations, etc. This is a neighborhood of the demographic the District is purporting to support. All in addition to destruction of established recreational open space and wildlife habitat.

  Recommendation: if housing is really a concern, consider the dozens of single-family and multi-unit housing options already available and vacant in the Silver Creek development a few hundred yards away.

- **Community Proposal**: Summit County Support is inappropriate as cover for a commercial-scale YMCA rec center in an established neighborhood of single-family homes. The high traffic volumes associated with this type of facility are obviously best suited for commercially zoned areas. It is more than a bit disingenuous that the proposed YMCA “community“ center would degrade and destroy an existing Park City residential neighborhood, open space, and wildlife habitat.

Recommendation: look at existing commercial zone areas across the freeway or elsewhere in Summit County. The basin rec Fieldhouse is amazing. I've used it on and off for 13 years as many of us have, no homeowner should be forced to have it on their street.

Thank you for your focus on, and service to, preserving this community and land.

Jeff and Paula Gellner
5794 Kingsford Ave

MINUTES
OPEN SPACE ADVISORY COMMITTEE (OSAC)
Tuesday, August 4, 2026

NOTICE is hereby given that the Open Space Advisory Committee will meet, on
Tuesday, August 4, 2026 at 6:00 PM
electronically, via Zoom, and at the anchor location of
Summit County Courthouse,
Executive Conference Room, 60 N Main St. Coalville, UT 84017 .
(All times listed are general in nature, and are subject to change by the Board Chair)

To participate electronically in the OSAC meeting:
Join Zoom: https://summitcountyut.zoom.us/j/99856133513
Meeting ID: 998 5613 3513

To listen by phone only:
One tap mobile
+12532158782,,99856133513# US (Tacoma)
+13462487799,,99856133513# US (Houston)
Join instructions

DRAFT

1. **Welcome and Roll Call**
   - Jess Kirby, Director, Summit County Lands & Natural Resources (L&NR)
   - Rachael Brard, Program & Project Manager, Summit County Lands & Natural Resources
   - Billy Kurek, Resource & Restoration Manager, Summit County Lands & Natural Resources
   - Terry Diston, Vice Chair
   - Bridget Hayes, Chair
   - Joan Card
   - Jack Kellner
   - Phares Gines
   - Wes Siddoway
   - Kate Sattelmeier, Summit Land Conservancy
   - Lauren Page, Summit Land Conservancy
   - Kathy Chappell, landowner
   - Tom Chappell, landowner

2. **Public Comment for Items Not on the Agenda**
   a. Email from Katie Wright (attached)
      - Committee commented that she should send comments to Planning

Commission as they are re-doing the General Plans. Rachael Brard to follow up via email.

3. **Consideration of Approval**
   a. Approval of OSAC meeting minutes from the March 3, 2026 meeting.
   2026 03 03 OSAC Minutes (Draft).pdf

Terry Diston made a motion to approve OSAC meeting minutes from March 3, 2026. Wes Siddoway seconded, and all voted in favor, (6-0). Abstain: Zane Woolstenhulme, Dorothy Adams, Daniel Gillenwater.

4. **Board Comments**
   a. No Board Comments

5. **Staff Comments**
   a. Update on willing landowner outreach letter status.
   Willing Landowner Outreach Letter_Letterhead.pdf
      - L&NR staff will review the list and OSAC will revisit the list in future meetings.
   b. Discussion of OSAC funding successes and remaining funds. *Jessica Kirby, Director, Lands & Natural Resources*
      - Highlighted recent closing on East Hoytsville which utilized OSAC funding ($550,000 from OSAC – corrected from meeting in which it was stated that both OSAC and ESAP funds were used)
   c. Working with Summit Land Conservancy to put on a Legacy of Open Space potential fundraiser event.
      - Bridget Hayes stated that L&NR staff should out to Leadership Class 2.
   d. Bridget Hayes and Terry Diston serve on the Eastern Summit County Planning Commission and Bridget urged L&NR staff to work with Mustapha.
   e. Introduced new L&NR employee Billy Kurek.

Wes Siddoway made a motion to enter closed session for property discussion. Jack Kellner seconded, and all voted in favor, (6-0). Abstain: Zane Woolstenhulme, Dorothy Adams, Daniel Gillenwater.

Terry Diston recused himself from part of closed session discussion.

6. **Closed Session: Property Acquisition**

7. **Work Session – 7:42 PM**
   a. Stuffing envelopes for willing landowner outreach.
      - L&NR staff and OSAC determined that the landowner list needs to be reviewed and the final remaining bond amount after allocated funds needs to be determined before sending out letters.
      - Discussed potential for auction for conservation sale on Ure Ranch and lease availability in November 2026.

8. **Next Meeting is Scheduled**
   a. The next OSAC meeting is scheduled for Tuesday, September 1, 2026 at 6:00 PM, location TBD.

9. **Adjourn – 7:50 PM**

Terry Diston made a motion to adjourn.

If you would like to submit written comments on an item, please email Rachael Brard at rbrard@summitcountyutah.gov 24 hours prior to the scheduled meeting. Your comments will be made part of the meeting record. *Members of OSAC, OSAC regional advisory committees, presenters, and members of the public may attend by electronic means, using Zoom (phone or video). Such members may fully participate in the proceedings as if physically present electronically, via Zoom, and at the anchor location as noticed above. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Rachael Brard at rbrard@summitcountyutah.gov or 480-240-0943 prior to the meeting.*

MINUTES

SUMMIT COUNTY

Open Space Advisory Committee (OSAC)

RICHINS BUILDING

1885 W. UTE BLVD., PARK CITY, UT, 84098

TUESDAY, MARCH 3, 2026

Meeting also conducted via Zoom.

NOTICE is hereby given that the Open Space Advisory Committee will meet, on Tuesday, March 3, 2026 at 6:00 PM electronically, via Zoom, and at the anchor location of
Summit County Health Department in Quinn's Junction - Downstairs Conference Room,
650 Round Valley Dr, Park City, UT 84060.
(All times listed are general in nature, and are subject to change by the Board Chair)

DRAFT

1) Welcome and Roll Call

Bridget Hayes
Wesley Siddoway
Joan Card

Jess Kirby, Director, Summit County Lands & Natural Resources
Rachael Brard, Program and Project Administrator,

Dorothy Adams
Zane Woolstenhulme
Daniel Gillenwater
Jack Kellner
Deb Bishop, Public

Summit County Lands & Natural Resources
Lynda Viti, Deputy County Attorney, Director, Summit County

2) Public Comment for Items Not on the Agenda

Deb Bishop - Lives in Hoytsville. Presented knowledge about plot of land for sale for potential NOi. She is not the landowner. Jess Kirby gave background for how to present NOIs through the OSAC process. Bridget Hayes commented that OSAC is currently doing landowner outreach. Deb is interested in motivating the landowner to enter the conservation space.

3) Consideration of Approval

Lynda Viti commented that members can vote to approve minutes even if they were not present at the meeting, as long as they have reviewed the minutes.

3.a) Approval of OSAC meeting minutes from the February 3, 2026 meeting.

Attachment: Cover Page

Attachment: 2026 02 03 OSAC Minutes (Draft).pdf

Zane Woolstenhulme made a motion to approve OSAC meeting minutes from the February 3, 2026 meeting.. Joan Card seconded, and all voted in favor, (7-0). Absent: Terry Diston, Phares Gines.

3.b) Discussion and possible approval of a willing landowner outreach letter to solicit additional Notices of Interest (NOIs).

Board and staff commented on proposed letter. Suggestions include: Add open space numbers from minutes from previous meeting. Narrow the letter down to one page. Bridget Hayes: Highlight this is a voluntary process and OSAC's outreach does not mean that the property is guaranteed to be recommended to County Council. Joan Card: The letter suggests that property has been through criteria, recommended a change to be more general - "may" meet criteria. Mention that they can remain on the land if desired. Jess Kirby: OSAC should pull back on development/sprawl language - suggests striking a balance between development and protection, having open space integrated into development. Jack Kellner: Echoed Jess's comments and desire to shorten to one page. Rachael: Consider word choice on preservation vs conservation/protection.

Next Steps - Dan and Jack to edit. Once edited we can approve via email as long as there is not

discussion. Staff will make edits and send to Lynda for approval.

Timeline and recipients will be determined in closed session.

Attachment: Cover Page

Attachment: Willing-landowner-inquiry-template_2026-0221dag.docx

4) Board Comments

No board comments

5) Staff Comments

Jess Kirby passed out 910 Ranch closing swag. Rachael Brard commented on IT improvements.

6) Next Meeting is Scheduled

Next meeting is scheduled for Tuesday, June 2 @ 6:00 PM, likely at the South Summit/Kamas Library and virtually.

7) Closed Session: Property Acquisition

Wesley Siddoway made a motion to leave closed session and Enter Closed Session. Daniel Gillenwater seconded, and all voted in favor, (7-0).

8) Adjourn

Daniel Gillenwater made a motion to adjourn. Joan Card seconded, and all voted in favor, (7-0). Absent: Terry Diston, Phares Gines.

If you would like to submit written comments on an item, please email Rachael Brard at rbrard@summitcountyutah.gov 24 hours prior to the scheduled meeting. Your comments will be made part of the meeting record. Members of OSAC, OSAC regional advisory committees, presenters, and members of the public may attend by electronic means, using Zoom (phone or video). Such members may fully participate in the proceedings as if physically present electronically, via Zoom, and at the anchor location as noticed above. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Rachael Brard at rbrard@summitcountyutah.gov or 480-240-0943 prior to the meeting.

Meeting minutes and recordings appear at summitcountyutah.gov/meetings. When in the electronic version of the minutes, clicking on the hyperlinked times takes you to that spot in the meeting recording.

Outlook

I'm FOR it + I love Open Space: Ordinance 1016

From Katherine Wright <katherine.d.wright@gmail.com>
Date Tue 8/4/2026 11:01 AM
To Rachael Brard <rbrard@summitcountyutah.gov>

You don't often get email from katherine.d.wright@gmail.com. Learn why this is important

Dear Open Space Advisory Committee,

I'm writing today to encourage a yes on Ordinance 1016. I love open space, and I believe that it works best when balanced with urgent housing needs. It doesn't need to be open space vs. housing - in fact, the more we favor density, the more we can balance our communities with open space.

I recreate in Round Valley all the time - it is special. The neighborhoods around it benefit from access to nature and recreation. I think housing belongs next to open space and near existing neighborhoods. Please support ordinance 1016 allowing us to balance our needs for both open space and housing.

Sincerely, Katie

--
Katie Wright
435-659-8929

County Lands & Natural Resources
1885 W Ute Blvd. Ste 400
Park City, UT 84098
summitcounty.info/countylands

7/28/2026

RE: Opportunity for Voluntary Land Conservation under Summit County Open Space Program

Dear Landowner,

In November 2021, voters in Summit County approved a $50 million General Obligation Bond (known as the "Open Space Bond") dedicated to conserving open space, supporting agricultural heritage, protecting natural resources, expanding passive recreation, and integrating open space with responsible growth. To date, Summit County has utilized and leveraged these bond funds to protect more than 16,700 acres of land.

The Summit County Open Space Advisory Committee (OSAC) continues to seek willing landowners interested in land conservation projects that may be eligible for funding through this bond program. Based on our review of regional conservation values and working lands across the county, your property may be a candidate for this program. Properties are evaluated by OSAC based on criteria that consider factors such as water protection, development pressure, agriculture preservation, wildlife habitat, heritage, recreation, and community benefit.

Summit County offers several voluntary land protection mechanisms, including fee title purchase, conservation easements, and full or partial donations. Participation in the program is entirely voluntary, and landowners choose the approach that best aligns with their goals and estate plans. Landowners interested in conservation easements can retain ownership of their property, continue agricultural operations, and guide the structure of the agreement.

If you are interested in having your property evaluated, the first step is to submit a Notice of Interest (NOI). The NOI is a no-cost, informational form that informs Summit County of your willingness to have your property evaluated for conservation. There is no obligation to proceed beyond submitting an NOI, nor is there a guarantee that your property will be selected for the program following evaluation. Upon evaluation, if a positive recommendation is given, the NOI and recommendation are reviewed by the County Manager and County Council.

You may submit an NOI online at the County's portal here: summitcounty.info/NOIform

If you have questions, would like to discuss this program in further detail, or would like assistance with the NOI process, please visit summitcounty.info/NOI or contact Jess Kirby, Director of Lands & Natural Resources at jkirby@summitcountyutah.gov or 435-336-3028.

We value your land stewardship, and the role private landowners play in preserving Summit County's scenic, agricultural, and ecological character. We thank you for considering this inquiry.

Sincerely,

The Summit County Open Space Advisory Committee