

Acquisition Plan



May 2008

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EXECUTIVE SUMMARY

The Open Space Acquisition Plan was developed to meet Salt Lake County's goal of creating a diverse portfolio of conserved lands that improve quality of life and protect ecological health in Salt Lake County. The Plan comprises the tools and process by which the Open Space Trust Fund Advisory Committee recommends projects for funding from the Open and Green Space Bond and the Open Space Trust Fund. It contains two major sections: policy and process and land analysis. The former establishes a Project Selection Process and sets priorities. The latter is a GIS-based (Geographic Information System) analysis designed to identify and evaluate open lands in Salt Lake County and recommended acquisition strategies.

It is anticipated that no single project will meet all the priorities or contain all of the open space conservation values identified through the Project Selection Process and GIS; each project will present unique opportunities and challenges. The recommended process is designed to facilitate good decision-making, and none of the tools, including the GIS, eliminate the need for thoughtful discussion and a weighing of competing factors.

The Salt Lake County Open Space Acquisition Plan recommends placing the highest priority on projects that:

1. **Preserve natural areas with high conservation and ecological values, and particularly land along streams and rivers, including the Jordan River and other riparian corridors.**
2. **Provide land for walking, hiking, and biking trails, such as the Bonneville Shoreline and the Jordan River Parkway trails, and provide other opportunities for outdoor recreation.**
3. **Leverage the Trust Fund and Open Space bond** by expanding existing or planned open space and using conservation easements, donations, and funding partnerships.

The major recommendations of the Open Space Acquisition Plan are:

- Each application for Open Space funding should follow the same process and be evaluated under a consistent Project Selection Process.
- Open Space applications will be evaluated using a combination of quantitative, science-based factors and qualitative, open space conservation factors.
- Lands that are already protected by development constraints, such as slopes, floodplains, and geologic hazards should not be acquired or protected using Open Space Funds unless there are other considerations that make the land especially desirable.
- Open Space projects should be considered side-by-side on a quarterly basis in a competitive process.

The analysis produced using the GIS indicates the following about Salt Lake County's open spaces:

- Parcels in riparian areas, such as along the Jordan River, have high open space conservation values.
- The Trust Fund will not provide sufficient funds to preserve all or even most of Salt Lake County's valuable open space unless additional resources are available.
- Open space is not equally distributed throughout the County, and acquiring parcels in many areas will present challenges.
- The shores of the Great Salt Lake are very ecologically important and will be impacted by planned development in the Northwest Quadrant of Salt Lake City.

Finally, the Open Space Trust Fund committee recognizes that as conditions on the ground change, the GIS and other decision-making tools will need to be adjusted and refined. The Plan provides a map and toolbox to facilitate good decisions and an open accountable process for spending public funds.

“Open spaces are a vital part of any community, in part, because they provide citizens a quick escape from daily urban life. In addition, procuring open space balances development with conservation by establishing buffer zones between cities and natural spaces. Open space projects often involve collaboration between cities, environmental activists and developers; promoting dialogue and understanding while creating solutions that address a variety of needs.”

Environmental White Paper
Mayor Peter Corroon
January 2006

SECTION 1 INTRODUCTION

The Open Space Acquisition Plan outlines the goals, process, and strategies the Open Space Trust Fund Advisory Committee will use to identify and acquire high value open spaces throughout Salt Lake County. The Plan is also a public document that can inform landowners, municipalities, organizations, and residents about open space conservation values and why preserving critical land is so important. The Plan will be updated with new information as Salt Lake County grows and changes, as County priorities evolve, and as additional open space funds become available.

A considerable portion of the plan is dedicated to outlining and explaining the Project Selection Process by which all open space acquisition recommendations will be made. Funds derive from the Open and Green Space Bond (“Bond”) that was passed in 2006, and the Open Space Trust Fund, which is funded through the general fund as funds are available. Collectively, these funds are identified as the Trust Fund. The Plan is written to insure public funds are spent according to the voters’ intent and in the most accountable way possible.

The plan is organized in two sections: policy and process and land analysis. The policy and process section details the Project Selection Process. The land analysis section includes a Geographic Information System (GIS), a database of conserved lands, indices for assigning value to vacant land, and acquisition strategies. Appendices are included that detail the data collected, methodology for creating the indices, and maps. The two section comprise the qualitative and quantitative considerations the Committee will use to determine which open space projects are recommended for funding.

What is Open Space?

Open Space, as defined by the Salt Lake County Open Space Trust Fund, is a parcel of land in a predominantly open and undeveloped condition that is suitable for any of the following:

- natural areas;
- wildlife and native plant habitat;
- important wetlands or watershed lands;
- stream corridors;
- passive, low-impact activities;
- little or no land disturbance; and/or
- trails for non-motorized activities.

Open space lands may be preserved, enhanced, and restored in order to maintain or improve the natural, scenic, ecological, cultural, hydrological, or geological values of the property. Open Space lands, as supported by the functions of the Open Space Trust Fund Advisory Committee, shall be located in Salt Lake County, and only a small portion therein may extend into another contiguous county. As characterized above, the term “undeveloped” does not include man made structures of historical significance.

How is Open Space Preserved?

In Utah’s past, open space primarily comprised public lands owned by federal land management agencies. The U.S. Forest Service, Bureau of Land Management, and National Parks Service control and administer much of the state’s public lands. In Salt Lake County, 105,885 acres of a total of 481,927 acres are federal lands. County residents have benefitted greatly from federal lands maintained in their natural state and used for recreational, solitude, wildlife habitat, and scenic views.

Residents have also benefited greatly from privately owned open spaces, such as farms and ranches, that contribute to a sense of place and the character of the County. Private landowners with conservation values have worked with nonprofit *land trusts* to keep their land undeveloped. Land trusts purchase land to transfer into public ownership, purchase land to be held by the conservation organization, or hold conservation easements that limit future development—all mechanisms to preserve open space in perpetuity. Private landowners who donate development rights may realize tax benefits.

As the County's population has increased and development pressures have mounted, residents, municipalities, community groups, and County leaders have recognized the importance of maintaining open spaces as community assets and have developed a number of ways to preserve them. The State of Utah, through the Quality Growth Commission, established the statewide LeRay McAllister Critical Lands Conservation Fund. In Salt Lake County, the Town of Alta, Draper City, Salt Lake City, and West Jordan City have established open space conservation funds or bonded to protect open space.

In 2004, Salt Lake County established the Open Space Trust Fund ("the Fund") to protect lands throughout the County and for the benefit of all residents. Mayor Nancy Workman and the County Council ("the Council") established the Fund through an appropriation of \$2 million from the general fund. To administer the Fund appropriately, the Mayor and Council established the Open Space Trust Fund Advisory Committee. The twelve-member Committee makes recommendations to the Mayor and Council regarding open space acquisitions, and insures that all purchases meet the values and definition of open space and benefit the public.

2006 Open and Green Space Bond

Salt Lake County became Utah's largest single source of open space preservation funds in 2006 when voters passed Proposition 2, the Open and Green Space bond, approving general obligation bonds up to \$48 million for parks, open space, and trails. The Council appropriated \$24 million of the \$48 million bond for open space. The 2006 bond passed with 71% of the vote. Salt Lake County hired a fulltime Open Space Program Manager in 2007 to administer the Bond and Trust Fund and work with the Committee.

Open Space Planning in Salt Lake County

The Open Space Acquisition Plan ("Acquisition Plan") is part of a continuing dialogue of how natural areas should be preserved within the County. The Acquisition Plan reflects previous studies and incorporates land use and other plans adopted by cities within the County. Four major regional plans have been or will soon be completed that encompass the County: the Wasatch Front Regional Council Open Space Study, the Natural Areas Land Management Plan, Blueprint Jordan River: a Lake to Lake Vision, and the Water Quality Stewardship Plan.

WFRC Study

Completed in 2002, The Wasatch Front Regional Council Open Space Study ("WFRC Study") was conducted by the College of Natural Resources at Utah State University under the leadership of Richard Toth and Swaner Design, LLC and was designed to create a regional framework of the open space needs of WFRC member counties. Using Swaner's "CEDAR" framework for open space analysis and USU's analysis, the report identified alternative scenarios for critical open spaces that were partially based on the needs of local citizens. The report examined how patterns of development would affect quality of life, water quality, wildlife, and agricultural lands. The WFRC Study helped inform the Open Space Trust Fund Advisory Committee's acquisition strategies. It may invite further collaboration among the various cities of Salt Lake County through its regional concept of connected open spaces.

"If Proposition 2 passes, the County Council has voted that half of the funds generated from these bonds will be used to:

- Preserve natural areas, undeveloped open space, wildlife habitat, and scenic views and vistas;*

- Preserve land along streams and rivers including the Jordan River;*

- Purchase land for walking, hiking and biking trails such as the Bonneville Shoreline and the Jordan River Parkway trails; and*

- Provide additional opportunities for outdoor recreation."*

2006 Bond Election Voter Information Brochure



Rose Canyon



H Rock: Foothill Natural Area



Corner Canyon

Natural Areas Land Management Plan

The Natural Areas Land Management Plan is an initiative by the Parks and Recreation Division of Salt Lake County to manage and maintain its open spaces, and was prepared by Bio-West, Inc. The objectives of this plan include defining the natural areas of Salt Lake Valley by landscape, identifying vegetation, developing strategies for maintenance, monitoring, and rehabilitation, and addressing procedures for fire management. Upon completion, this plan may be used by public entities entrusted with maintaining natural areas within the County. The information and techniques listed in this plan will help the Open Space Trust Fund Advisory Committee assess the natural values of its acquisitions and support preservation of targeted properties.

Water Quality Stewardship Plan

The Water Quality Stewardship Plan (“WaQSP”) began in 2006 as a way to address and plan for water quality needs in Salt Lake County’s watershed. This plan is under the direction of the Salt Lake County Public Works Engineering Division. The purpose of the WaQSP is to support and enhance watershed functions (i.e. water quality, habitat, conveyance, and social, recreation, and aesthetic values); establish an adaptive management system; integrate existing planning efforts; identify opportunities for collaboration, restoration, and improvement; assist with procuring funding; and enhance the quality of life for Salt Lake County residents. Upon completion the plan will address what changes need to be made in each of the County’s sub-watersheds. Many of these changes will require improvements made to existing land holdings or the acquisition of additional land rights. It is likely some of the lands identified in the WaQSP are in the areas targeted by the Open Space Acquisition Plan, and the similarity between the plans will support collaboration between the Committee and County Public Works Engineering Division.

Blueprint Jordan River: a Lake to Lake Vision

Blueprint Jordan River is a collaborative, regional plan between three counties and each city along the Jordan River. Envision Utah, a nonprofit planning agency, is managing the planning process under the sponsorship of Salt Lake County and participating cities. The last large scale plan for the Jordan River was done in 1972. Blueprint will invite the public to join in a comprehensive examination of the river corridor, and suggest alternatives that enhance the river as a ecological, economic development, and community amenity.

Open Space Projects

From its inception in 2005, Salt Lake County has acquired or protected nearly 3,000 acres of land, and has done so by leveraging \$11.45 million to protect lands valued at more than \$23 million. Most of the protected land is adjacent to existing publicly owned or protected land, which means the money spent has been leveraged to a far greater extent by creating connected expanses of open space. The following is a list of properties acquired:

Rose Canyon Ranch

Located west of Herriman, Rose Canyon is the largest purchase to date by the Open Space Trust Fund. The parcel contains 1,681 acres, and is contiguous with County-owned Yellow Fork Park and 1,600 acres of land owned by the Bureau of Land Management (“BLM”). The combined 4,000 acre area will be protected for recreation and habitat, and will be cooperatively managed by Salt Lake County and the BLM.

H Rock: Foothill Natural Area

This natural area above Foothill Blvd. has been long been appreciated by the public for its trails and views of the Salt Lake Valley. Utah Open Lands, Salt Lake City Open Space Fund, the LeRay McAllister Critical Lands Conservation Fund, Highland High Foundation, and East Bench Com-

munity Council partnered on this project. The 12 acres of land purchased for \$1.5 million adds to existing Salt Lake City, Salt Lake County, and U.S. Forest Service land, and provides access to the Bonneville Shoreline Trail.

North Salt Lake Open Space

This preserve contains 56 acres at the border of Salt Lake and Davis counties that are ideal for hiking and biking trails and wildlife habitat. The Salt Lake County Council approved \$1.75 million for a conservation easement in 2006 to protect land that is held and managed by Salt Lake City and North Salt Lake. The area is adjacent to Salt Lake City and U.S. Forest Service land, and creates a significant open space preserve on the north end of the County.

Perkins Flat

Located east of Salt Lake City in Emigration Canyon, this 190 acre open space is historically and ecologically significant. It was purchased by Utah Open Lands, which raised private and public donations—including from Salt Lake County—for \$1.4 million acquisition. The property is conserved in perpetuity through a conservation easement held by Utah Open Lands. Perkins Flat is adjacent to protected U.S. Forest Service Land, and provides a buffer along Emigration Creek in a very popular and heavily used part of the County.

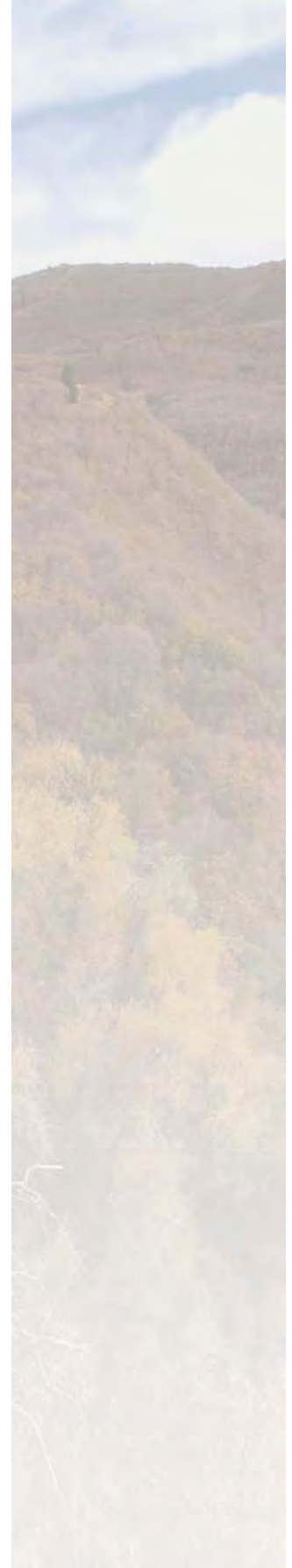
Corner Canyon Conservation Easement

Draper approved a \$7 million bond and partnered with Salt Lake County and the Trust for Public Lands to acquire the Corner Canyon property in 2005. Corner Canyon is 1,000 acres of mountain terrain that forms the backdrop for Draper City and connects to expansive publicly owned land in the Wasatch Mts. The area is important for recreation and wildlife habitat, and will be protected in perpetuity by a conservation easement held by Salt Lake County.

Grandeur Peak

The 14 acres at the base of Grandeur Peak has been preserved through the efforts of Utah Open Lands, Save Our Canyons, Trust for Public Lands, and Salt Lake County. The area is an important trailhead for the Bonneville Shoreline Trail and provides the connecting point for the PRATT trail as it makes its way to the Jordan River. The conservation easement is held by Utah Open Lands and will allow the public to continue using the land's trails to access public lands and wilderness areas.

Source: <http://www.openspace.slco.org/index.html>, All photos taken from the Open Space Trust Fund site.



“Raw, wild beauty is a deeply held American value. It is its own declaration of independence... In the open space of democracy, beauty is not optional, but essential to our survival as a species.”

The Open Space of Democracy
Terry Tempest Williams

SECTION 2 MISSION, PURPOSE, VALUES, AND PRIORITIES

Mission

The Salt Lake County Open Space Trust Committee serves to review land acquisition opportunities for the purpose of preserving, protecting, and conserving Open Space located in Salt Lake County for the enjoyment of County residents and the public at large.

Purpose

- Make recommendations for the acquisition of land and conservation easement located in Salt Lake County to the Salt Lake County Council and the Salt Lake County Mayor;
- Educate and advocate for the continued preservation of open space, critical to sustaining the quality of life for Salt Lake County residents and future generations.

Values

- Human Renewal by protecting natural aesthetics, visual relief, and a natural buffer between communities;
- Preservation and Conservation of:
 - Wildlife habitat
 - Wetlands and watershed lands
 - Native plant habitat
 - Stream corridors
 - Historic and non-motorized trails;
- Stewardship in perpetuity of the natural environment;
- Sustaining the quality of life for County residents and future generations;
- Passive, low-impact activities and recreational opportunities;
- Archaeological and historic sites and resources.

Priorities

The Salt Lake County Open Space Acquisition Plan recommends placing the highest priority on projects that:

1. Preserve natural areas with high conservation and ecological values, and particularly land along streams and rivers including the Jordan River and other riparian corridors
2. Provide land for walking, hiking, and biking trails, such as the Bonneville Shoreline and the Jordan River Parkway trails, and provide other opportunities for outdoor recreation
3. Leverage the Trust Fund and Open Space bond by expanding existing or planned open space and using conservation easements, donations, and funding partnerships.

A note on trailheads: creating regional and local trail systems requires the construction of trailheads for parking. While Trust Fund monies are not intended for paved or improved areas, the Committee recognizes that recommending purchases of land for trailhead construction *may* serve open space goals. The Trust Fund emphasizes creating trail access versus trailheads, but each project should be considered and evaluated on its unique merits and within the context of broader priorities, including providing additional recreational opportunities.

SALT LAKE COUNTY OPEN
SPACE ORDINANCE**2.93.010 Open space trust
fund advisory committee.**

There is hereby created the Open Space Advisory Committee, hereinafter referred to as the "committee." The committee shall be composed of twelve members: six citizen members representing each of the council districts; three citizen members at-large from within Salt Lake County; and three non-voting members, comprising a representative from Parks and Recreation, a representative from Planning and Development Services, and a representative from the Real Estate Division. The mayor, with the advice and consent of the council, shall appoint the committee's citizen members. The non-voting members shall be selected by their respective department heads... To the extent possible, citizen members shall be chosen from a broad array of professional and citizen backgrounds, and with emphasis on those knowledgeable in land conservation, natural resources, recreation and wildlife management, landscape architecture or planning, real estate, finance, public relations, business, and fund raising.

SECTION 3

PROCESS FOR APPLICATION TO THE TRUST FUND

Guiding Principles

From the outset, the Mayor, Council, and Committee recognized that making public funds available to purchase land may be seen by some as an opportunity to profit at public expense. Therefore, the following principles have been established to guide the Project Selection Process for expenditure of Trust Fund monies.

- The process should be clear and transparent to the public;
- The process should be clearly accountable to the residents of Salt Lake County;
- The process should be consistently applied to all applicants;
- Project selection should be based on objective data, as much as possible;
- Subjective evaluations need to reflect the public's interests, hence they should be completed by the volunteer citizen Open Space Trust Fund Committee;
- To avoid the appearance of conflict of interest, no County official or staff member should have any material or financial interest in a project, relationship to any parties involved in a project, or involvement in the selection of projects outside of the established process;
- Staff time and other County resources devoted to the process should be used in as efficient a manner possible;
- The process should be rigorous and reflect a full evaluation of proposed projects; and
- The process should allow the best projects to emerge with funding through a competitive evaluation of proposals.

Role of Parties

Salt Lake County

There are a number of County functions involved in the Project Selection Process. The Open Space Trust Fund Committee evaluates and recommends acquisitions, and the Open Space program staff administers the program. Beyond these, additional County organizations and officials play important roles in the preservation of open lands in Salt Lake County. This section addresses the roles each of the County entities play in this process.

Open Space Trust Fund Committee

The twelve-member Open Space Trust Fund Advisory Committee has nine voting members—six citizens representing each of the Council districts and three at-large citizen appointees—and three non-voting members who are County staff representing the County's real estate, planning, and parks and recreation divisions. The non-voting members provide information and expert advice. A representative from the District Attorney's office is assigned to attend meetings and provide legal advice. By ordinance, the role of the Committee is to:

- Advise the county council and county mayor on the preservation, acquisition and development of real property which may be used or which is currently being used for open space;
- Develop criteria for assigning priorities to real property acquisition;
- Review and evaluate acquisitions of open space property by Salt Lake County; and
- Issue written recommendations to the county council and the county mayor with respect to proposed acquisitions or proposed expenditures of trust funds (Salt Lake County Ordinance 2.93.020).

County Mayor

The Mayor appoints the Open Space Trust Fund Committee members and, as chief executive of the County, oversees the hiring of Open Space program staff. If projects are recommended to the Mayor by the Open Space Trust Fund Committee, the Mayor, at his or her discretion, forwards the requests to the County Council for funding approval.

County Council

The County Council controls the County budget, and all expenditures of County funds must be approved by the Council. The County Council votes to approve all proposed open space acquisitions that have been recommended by the Committee and forwarded for funding by the Mayor.

Open Space Staff

Open Space staff are responsible for the administration of the Open Space program including::

- Documenting all actions, analysis, and recommendations made regarding open space funding applications;
- Coordinating with other County departments regarding open space planning and acquisition;
- Coordinating with land trusts, land conservation organizations, townships, community councils, local municipalities, and other community organizations to generate interest in the program and applications for funding.

As part of the application process, open space staff functions include:

- Reviewing pre-applications to insure threshold criteria are met;
- Presenting pre-applications to the Committee during monthly meetings;
- Documenting the pre-application review and recommendation;
- Coordinating with applicants to secure additional information as outlined in the final application;
- Verifying all information included in the final application;
- Presenting qualifying final applications to the Committee for quarterly review;
- Documenting the Committee's review of applications and recommendations for approval or denial to the Mayor;
- Preparing and presenting quarterly briefings to the County Council regarding the disposition of all applications made to the Trust Fund; and
- Tracking real estate transactions for approved projects.

Other County Departments

Other County agencies involved in open space include but are not limited to Parks and Recreation, Real Estate, Planning and Development Services, and Flood Control Engineering. Their roles includes:

- Identifying potential open space parcels;
- Providing expert advice and additional information to the Staff and Committee; and
- Making application to the Trust Fund for County initiated projects.

In the past, applications from other County departments were reviewed using a separate approval process. To insure that the guiding principles of 1) consistency in the process, 2) allowing for a competitive review of applications, and 3) avoiding conflicts of interest are followed, applications generated internally within the County should follow the same procedure as those from generated outside of it.



"What is such a resource worth? Anything it costs. If we never hike it or step into its shade, if we only drive by occasionally and see the textures of green mountainside change under wind and sun, or the fog move soft feathers down the gulches, or the last sunset on the continent reddens the sky beyond the ridge, we have our money's worth."

Wallace Stegner

Landowners

Conservation-minded landowners are the centerpiece of Salt Lake County's Open Space program; without them no open space would be preserved. Landowners who wish to preserve their lands are encouraged to approach the County directly and make application to the Fund or work with a land trust or conservation organization to make application. Landowner resources are listed on the Open Space website at www.openspace.slco.org.

Community Councils and Townships

Community councils and townships are in unique positions to identify potential open space projects and willing landowners in their areas. Local councils may make application directly or identify appropriate organizations to make application for projects in their areas. The landowner must be notified and agree to the application.

Environmental Advocacy Organizations

Environmental advocacy groups often have information about properties with high conservation values that are at risk of being developed or removed from their natural state. These organizations, in conjunction with the landowner, may contact the Open Space staff about pursuing these properties or work with land trusts to package an application.

Land Trusts and Conservation Organizations

Land trusts are organizations that secure open lands by acquiring fee simple title or development rights through conservation easements, transfer of development rights, or other mechanisms. The land trusts active in Utah are:

- **The Nature Conservancy**

Founded in 1951, the non-profit has worked worldwide to protect threatened lands and waters. It has a track record of preserving 117 million acres of land and 5,000 miles of rivers by using scientific facts, a non-confrontational style, and collaboration and problem-solving with various institutions. In Utah, it protects several locations throughout the state, including: Dugout Ranch, The Great Salt Lake Shorelands Preserve, and 180 acres of the La Sal Mountains. Its Living Lands and Waters Campaign endeavors to raise \$43million to preserve Utah's landscapes. (Source: www.nature.org)

- **Utah Open Lands**

Founded as the Summit Land Conservation Association, the organization was established to protect open space in response to growing development. In 1995, they expanded their mission to include the entire state. They have completed thirty-eight land protection projects as of this date and have conserved over 44,000 acres under conservation easements. (Source: www.utahopenlands.org)

- **Trust for Public Lands**

The Trust for Public Lands was created in 1972 to conserve natural areas through targeting lands to be protected, identifying and raising funds for conservation, aiding in the process of land transactions, and obtaining and distributing new information regarding conservation issues and techniques. It has preserved over 45,000 acres of land in Utah, including Zollinger Fruit and Tree Farm in Cache County and Corner Canyon in Draper. (Source: www.tpl.org)

Salt Lake County has protected open space by acquiring full fee title and by acquiring conservation easements. (For a full discussion of conservation easements see page 5-1.)

Municipalities

The sixteen municipalities in Salt Lake County are important partners in the conservation of open space in the County. The Trust Fund strongly encourages leveraging purchases whenever possible with the municipality in which the property is located so that the benefits of the pre-

served land accrue to the local residents as well as the County as a whole. Four municipalities—Salt Lake City, Town of Alta, West Jordan, and Draper City—have or have used open space funds to protect lands within their jurisdictions. The County can serve an important role in supporting and promoting open space programs in all cities in the County.

Public

Residents of Salt Lake County have demonstrated at the ballot box that they overwhelmingly support open space. The public has high expectations that Salt Lake County's Open Space Trust Fund will acquire important, valuable, rare, and ecologically significant lands with high public benefits. The Acquisition Plan and Open Space Trust Fund Advisory Committee should serve as tools for the public to exercise their interest in open space.

Project Selection Process

To insure an open, accountable, and objective process, the Committee has established rigorous Project Selection Criteria. As part of the Acquisition Plan, the application criteria and process have been updated to reflect a newly developed land inventory and priority analysis; to further refine the roles of County staff, officials, and Open Space Trust Fund Committee; clarify the process for applicants; and streamline the County's process with those of its partners.

The application process consists of two steps:

Pre-application in which staff and the Committee determine that an application meets the threshold criteria established by the Committee with input from the Mayor and Council, and therefore *qualifies* for further consideration; and

Final Application that consists of a more thorough evaluation of the merits of the application by the Open Space Trust Fund Committee in a quarterly review of all qualifying applications.

Figure A shows the Project Selection Process.

Pre-Application

Each project must meet *all* of the following threshold criteria to be considered:

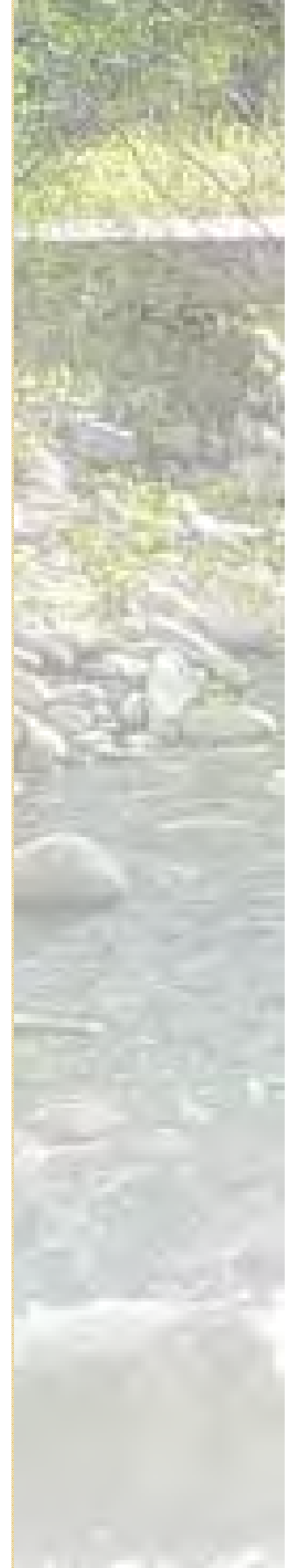
- The majority of the property is in Salt Lake County, and only a limited portion may extend into another contiguous county;
- There is a willing landowner who is engaged in the conservation of the property and is willing to enter into good faith negotiations with Salt Lake County personally or through an agent;
- The property has significant open space conservation values;
- The project is a land or conservation easement acquisition only and not a request for improvements, developed structures, or parks; and
- The appropriate title and ownership appear to be free of obvious problems.

If the project meets the threshold criteria, the open space conservation values will be analyzed using the mechanisms described in detail in Section 4 of this plan.

Open Space and County staff will conduct a preliminary site visit and complete their review of the pre-application in a timely manner. Qualifying properties will be submitted to the Open Space Trust Fund Committee for review, evaluation, and recommendation on a monthly basis.

The Committee reviews pre-applications at its regularly scheduled meetings held on the third Wednesday of the month. Meeting schedules are available online at

<http://www.openspace.slco.org>.



“An entrenched stream or river is one on a flat plain that has cut a trench deep enough to contain its flow, even in flood conditions. A stream becomes entrenched when some change takes it out of equilibrium—a change in climate or land use, for example, or the uplift of land over which the river flows. Depending on the gradient of the stream and the make-up of the terrain it cuts through, the stream will be classified as heavily, moderately, or slightly entrenched.”

Michael Collier

Final Application

The Committee reviews final applications on a quarterly basis, and will use the following factors in its evaluation:

Cost: the terms of the acquisition will allow the County to maximize its assets and leverage the Trust Fund through landowner donations, discounts, funding partnerships, and land value.

Community benefit: the project will be beneficial to local communities and the County at large

Conservation: the project protects lands that are important for the ecological health and function of the County

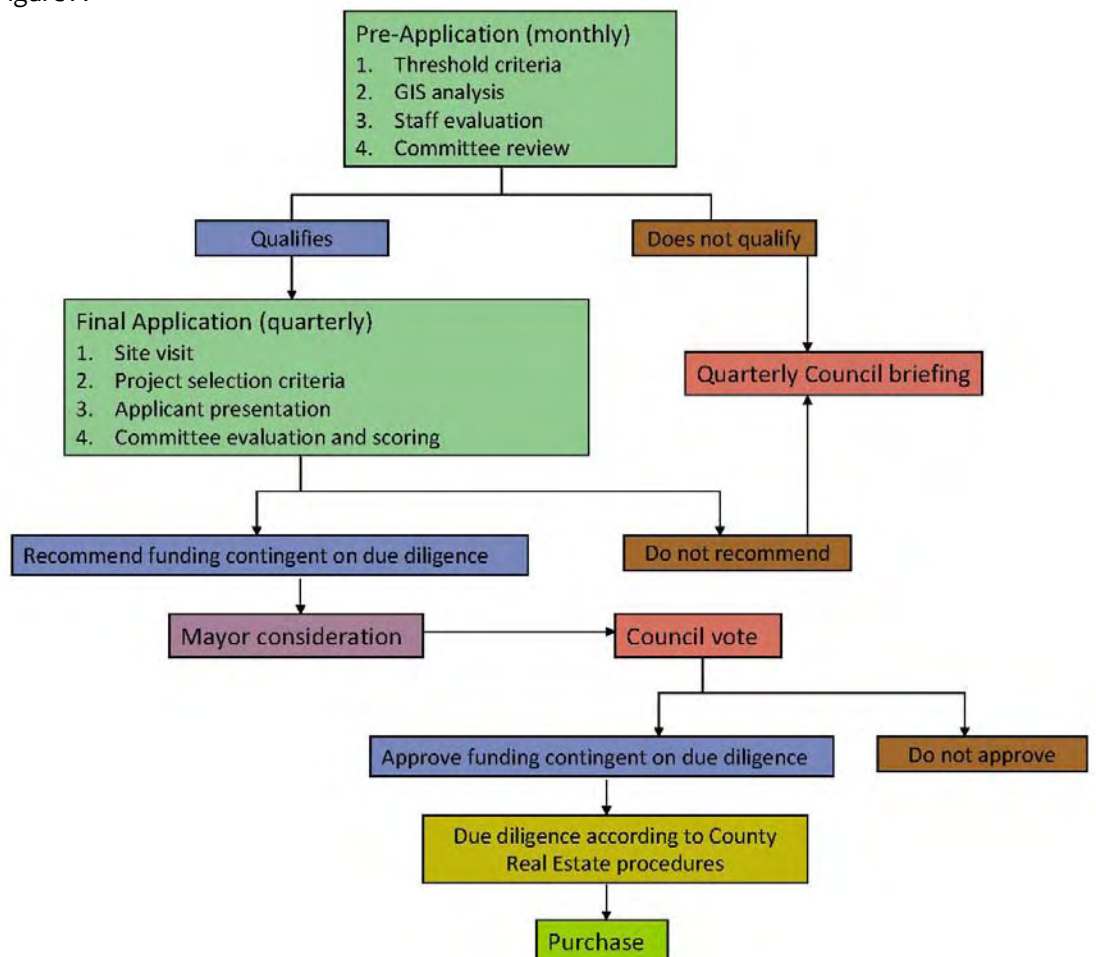
Human renewal: projects have scenic and aesthetic values and provide respite, renewal, and solitude

Connectivity: the project will add to the existing or planned open space system and enhance ecological, hydrological, and recreational vitality

Stewardship: the project will be protected in perpetuity, and its open space conservation values will be preserved through good management and enforcement

Feasibility: the project is for land that is in a largely undisturbed condition and can be safely and appropriately implemented

Figure A



“The land speaks to us through gestures. What we share as human beings is so much more than what separates us. If we listen to the land, we will know what to do.”

The Open Space of Democracy
Terry Tempest Williams

SECTION 4 LAND EVALUATION

Purpose

The land analysis section of this document identifies critical parcels based on the values and priorities established by the Open Space Trust Fund Committee. As previously mentioned in Section 1.1.4, a significant amount of information relating to the prioritization of open spaces in Salt Lake County was created prior to the undertaking of the Acquisition Plan. One of the goals of this plan was not to recreate this information but rather to create a better platform for understanding the information in a concise, cohesive, and uniform manner that facilitates sound decision-making throughout the County.

Approach and Methodology

In 2006, Salt Lake County’s residents approved a \$48 million bond for parks and open spaces in a voter referendum; \$24 million of the bond is intended for open space. Currently undeveloped land values average seven dollars per square foot (Table I); based on this average value the County would only be able to preserve 78.7 acres of natural open space, or just shy of 60 football fields. Due to these numbers the County must be strategic and timely in choosing where to invest in order to maximize the public’s investment.

Table I. Vacant Land Values for Salt Lake County, 2007

Property Type	Average Price per Square Foot	Number of Parcels	Number of Acres
Agricultural Production (Animals)	\$2.18	21	185
Agricultural Production (Grain)	\$4.87	747	15,153
Agricultural Production (Ranch)	\$12.48	2,337	120,293
Mining	\$13.51	2,316	80,216
Vacant Land Residential	\$8.80	5,756	86,400
Vacant Land Industrial	\$2.01	3,581	39,493
Vacant Land Mobile Home	\$0.17	162	511
Vacant Land Commercial	\$1.43	2,586	7,545
Vacant Lot Condominium	\$1.82	425	7
Vacant Land Recreational	\$3.47	1,325	3,160
Undeveloped Property	\$8.73	1,392	2,362
Grand Total	\$7.01	20,648	355,326

Source: WEPC; Salt Lake County Assessor’s Office

Timing will play an important role in land acquisition decisions. With Salt Lake County’s population growing at an average annual rate of 1.7 percent, or 15,600 persons per year, demand for development on all existing undeveloped parcels will continue until little to no land remains in its natural state without some form of protection. (Map 1 in Appendix F shows the extent land has already been developed for urban uses in Salt Lake County.) The demand to convert undeveloped land to urban land uses will result in the loss of historic family farms, informal recreational lands, and scenic view sheds in order to make way for new urban centers, housing units, and highways. As the urban footprint continues to expand across the Salt Lake Valley, it is important to act now to preserve the key lands before it is too late. Preserving lands with high conservation value will allow future generations to enjoy some of the same environmental features that are currently present, but not currently protected.

While timing is important, it is even more important to measure each possible land acquisition in terms of its conservation values. The presence of certain ecological features – such as vegetation, water resources, and wildlife corridors – not only improve or sustain the current environmental health of the County’s ecosystem, they also improve the quality of life for County residents. Beyond strictly environmental terms, natural open spaces also have recreational and psychological values that contribute to the quality of life for Salt Lake County residents. Due to this direct connection to improving the quality of life, the open space conservation value of a property is derived from both its ecological and recreational attributes. Targeting land acquisitions with high conservation values will maximize the benefit to the community.

How then, with limited resources, should Salt Lake County preserve its greatest remaining assets of natural open space? The answer to this question requires careful analysis of existing conditions along with the direction of future development. The Acquisition Plan proposes an Open Space model that is a compilation of 30 unique factors influencing the current environmental, recreational, and development environments in Salt Lake County. Using computer modeling software, known as GIS, all of these factors are mapped across all 481,927 acres of land located within Salt Lake County. The model create an analysis that shows key priority areas and leads to a ranking system between parcels for all parcels not already under public ownership.

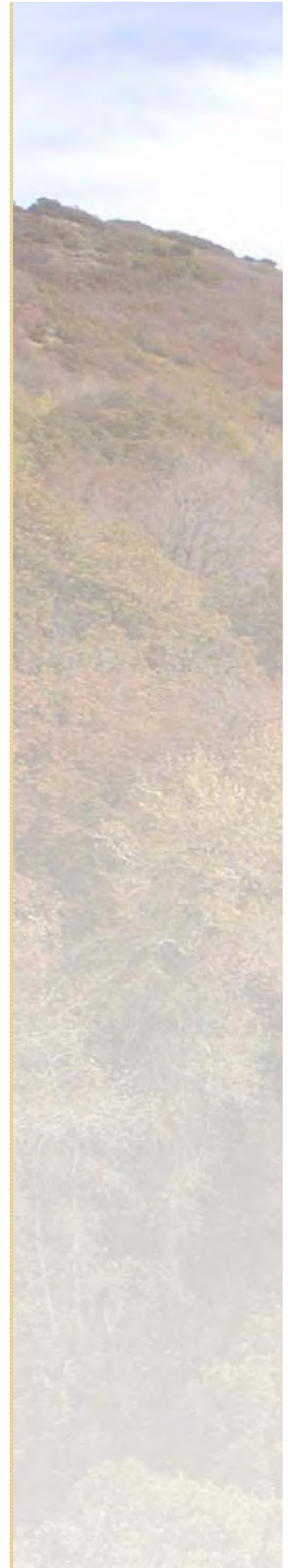
The model’s two components are a **Conservation Importance Index (CII)** and a **Development Pressure Index (DPI)**. The two are combined to create a composite **Open Space Index (OSI)**. The model provides an objective analysis of *existing* conditions in order to provide a sound and rational basis for the Committee to discuss applications. Because the model captures a snapshot of conditions based on best current data, and because conditions on the ground change rapidly, County staff will “ground-truth” the analysis during the evaluation process. The model itself will be updated as new datasets become available.

The Open Space model addresses two main concerns of the Committee: to seek lands with high conservation values and to prioritize land under significant development pressure. The model addresses the first, conservation values, through an analysis of locations of known open space, vegetation patterns, sensitive species habitat (including threatened and endangered species, big game animals, fish, and avian habitat), the Great Salt Lake shoreline, all other water bodies, streams, springs, ground water recharge zones, shallow ground water, wetlands, prime agricultural soils, planned open spaces, and trails.

The second concern, development pressure, is addressed through an analysis of markers for existing development, the location of all lands currently being converted for residential use, planned road and transit infrastructure expansion, the location of all lands converted to urban uses from 2002 to 2007, change in real estate land values, projected population and employment growth, and all adopted future land use plans for each city within the county. The combination of all these indications provides a good indication of the conservation value of a parcel in Salt Lake County, as well as the relative threat each parcel is facing from existing development pressures.

The CII is subdivided into four major components: hydrology, flora and fauna, proximity to open space, and agricultural lands. Hydrology accounts for the largest percentage of the composite score followed by flora and fauna, proximity to open space, and agricultural lands. In addition to the raw data, each of the 30 unique components of the model was weighted first by experts in ecology, planning, real estate, and economics. The model takes as its starting point the goals and values already adopted by the Committee, Mayor, and County Council.

After both the CII and DPI were created in GIS, the Open Space Committee weighted the output of this model to focus most closely on its policy objectives. The Committee decided to weight conservation importance at 80 percent of the total score and development pressures at 20 percent of the total score of the composite OSI. Figure B shows the weighting for components in the composite Open Space Index; Figure C shows weighting for each of the compo-



“Open lands open minds. In the open space of democracy, we are listening -- ears alert-- we are watching -- eyes open -- registering the patterns and possibilities for engagement” ... “Our strength lies in our imagination, and paying attention to what sustains life, rather than what destroys it.”

The Open Space of Democracy
Terry Tempest Williams

nents of the Conservation Importance Index; and Figure D shows the composition of the Development Pressure Index.

Findings from this analysis indicate that development pressures are greatest along the western and southwestern edges of the County. Results of this analysis also indicate these same areas have the highest conservational value to the County. Additionally, the Conservation Importance Index show high scores along the shores of the Great Salt Lake and the southern portion of the Jordan River. Map 5 in Appendix F shows the top 10 percent of vacant lands as identified by the composite index.

Due to the strength of the unbiased expertise used in the creation of the Open Space model, findings can be trusted as objective and independent. Benefits to this type of system are numerous; however, the most important is the ability for policy makers, key stakeholders, and the general public to trust that decisions of the Committee were made in a critical, impartial, and scientific manner to the greatest extent possible.

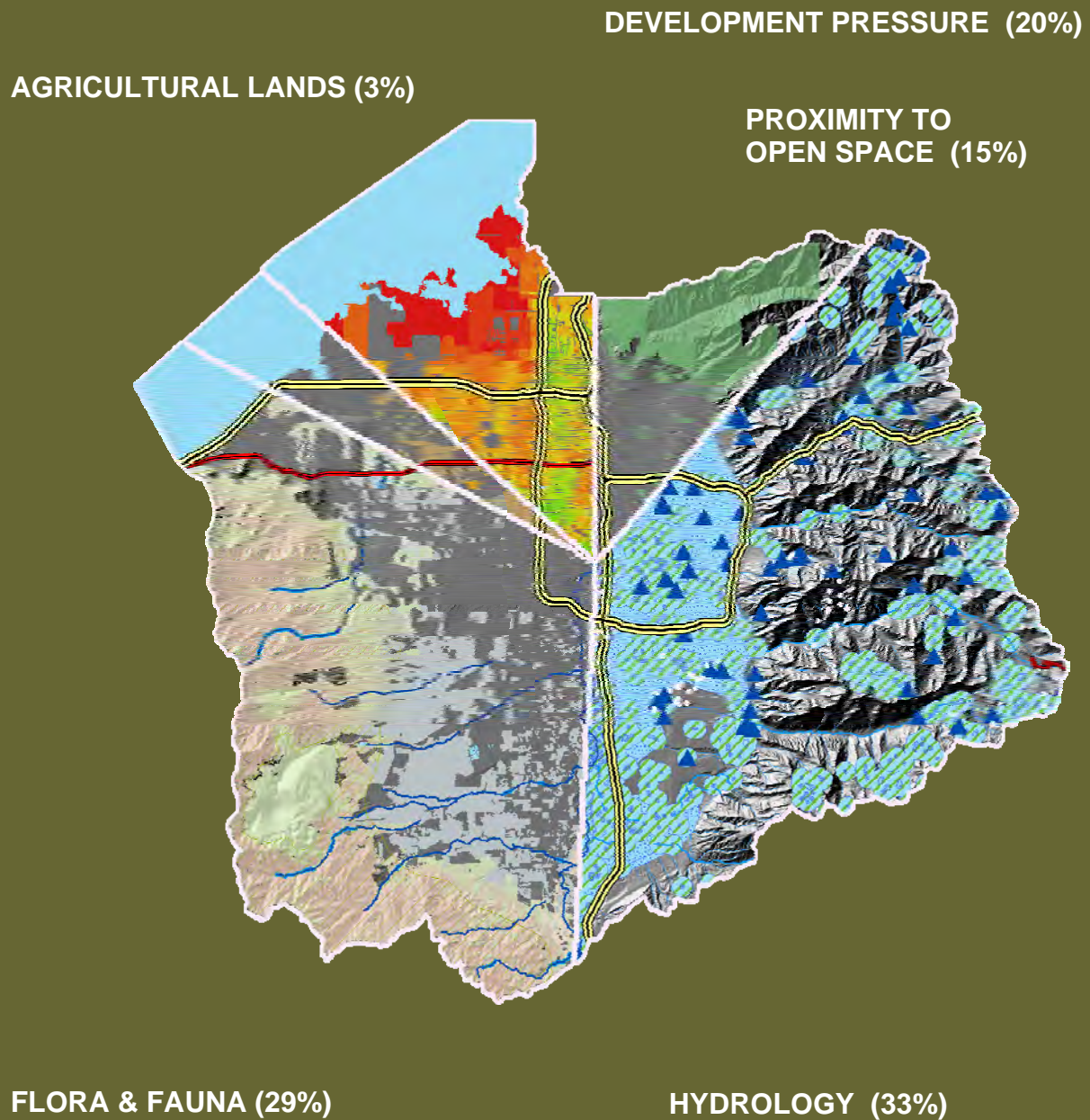
Note on agricultural land: farm and ranch land has statewide significance, and preserving them is a priority conservation goal of the LeRay McAllister Critical Lands Conservation Fund. Agricultural land is considered in the Plan for its statewide significance and the fact that farms may contain the only remaining open space in an area, have historical significance, reflect the County’s earlier days, and are important to the County’s residents. That said, the Trust Fund is not placing a priority on preserving farming but on considering farm and ranch land within the context of the larger priorities and goals. Each project should be considered on its merits and for the variety of conservation values it holds. Agricultural values may be one of many values a parcel contains.

Figure B

Modeling Open Space

Combined Open Space Index

Including Both Conservation Importance and Development Pressure



* Note: Weighting can be changed to display alternative scenarios.

Figure C

Modeling Open Space

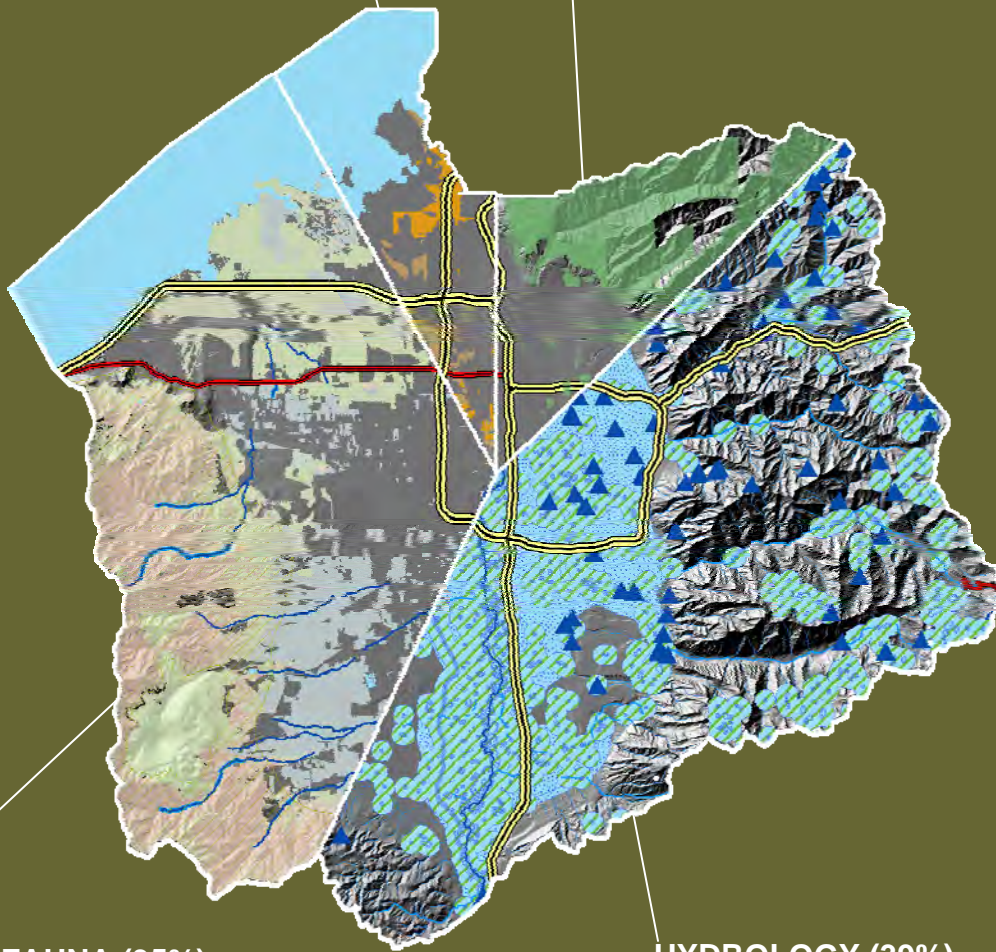
Conservation Importance Index

AGRICULTURAL LANDS (8%)

- Soil Conditions
- Prime Agricultural Areas

PROXIMITY TO OPEN SPACE (18%)

- Existing Open Space
- Planned Open Space
- Trails



FLORA & FAUNA (35%)

- Vegetation
- Avian Habitat
- Fish Habitat
- Sensitive Species Habitat
- Threatened & Endangered Species
- Riparian Vegetation
- Stream Conditions

HYDROLOGY (39%)

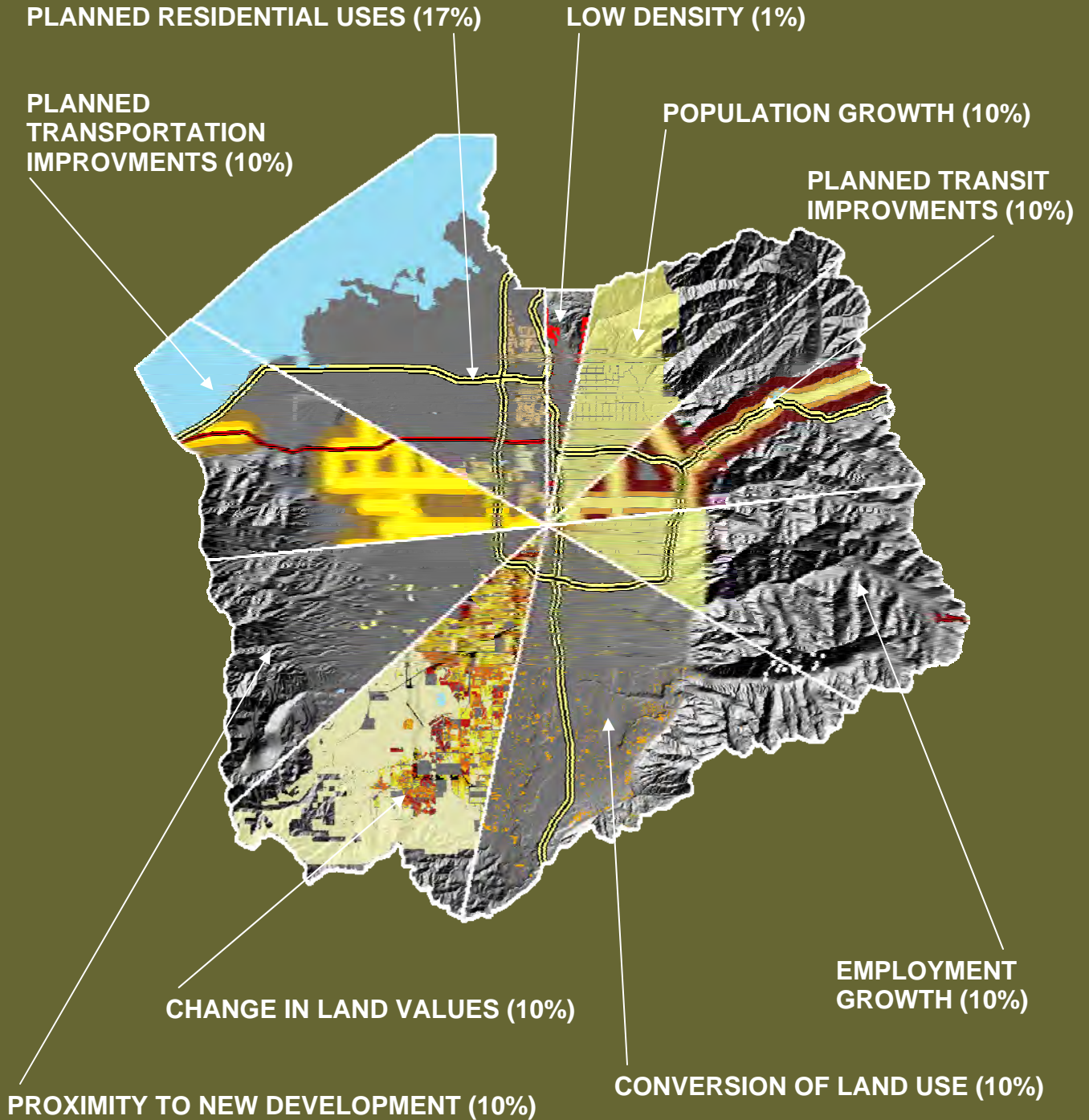
- Water Bodies
- Ground Water Recharge Zone
- Natural Springs
- Wetlands
- Shallow Ground Water

* Note: Weighting can be changed to display alternative scenarios.

Figure D

Modeling Open Space

Development Pressure Index



* Note: Weighting can be changed to display alternative scenarios.

In accordance with 170 (h) of the IRS Code, to be considered for preservation, lands must exhibit at least one or more of the following criteria:

- Property that contains endangered, threatened, or ecologically significant species, or natural systems;
- Property that is valuable to the community as open space due to its proximity to developing areas, or its impact on a view corridor;
- Property that is valuable to a community because of its historical or cultural value or its proximity to an historically significant area;
- Property that includes or contributes to important wildlife habitat or migration corridors;
- Property with significant agricultural or forestry resources;
- Property with wetlands, flood plains or other lands necessary for the protection of water resources;
- Property that contains significant or unique ecosystems or natural features (geological hazards and formations could apply);
- Property which is adjacent to or in close proximity of land already preserved by federal, state, local, or other conservation agencies.

Utah Open Lands
<http://www.utahopenlands.org>

SECTION 5 ACQUISITION STRATEGIES

The Bond and Trust Fund monies total roughly \$25 million. On the face, this may appear to be a great deal of money, in actuality, at current average market values for land, it could fund the fee-title acquisition of less than 100 acres. Therefore, it is important to identify ways to leverage these funds in a manner that will preserve the greatest amount of land with the highest conservation values for the least amount of money possible. The following is a discussion of potential approaches.

Restrict funds for areas that will otherwise remain undeveloped

Local land use law and building codes limit development on lands that have certain characteristics, such as parcels that are too steep (often with slopes greater than 30 percent), lie within floodplains, are on fault lines or in geological hazard areas, or have soils conditions that will not support construction. Recognizing that ordinances can change and new technology can address slope or soils issues, for the most part, these lands can be considered **lands restricted by ordinance from development**. To the extent that land use or building codes already exclude development, these lands should not receive scarce trust funds unless unique characteristics make the lands highly desirable. The Committee may consider using a conservation easement on these lands to preclude future development.

Land that will be preserved as open space through development exactions should similarly be excluded from funding from the Trust Fund. In some instances, developers will receive increased density or some other consideration within their development in exchange for establishing open space on their sites. Such open lands should also be excluded from Trust Fund monies because there is already the opportunity for preservation outside of direct purchase. Again, the Committee could facilitate the creation of a conservation easement on these lands, either for the County or a land trust.

Land that is inaccessible and may never face a threat of development may still be important land to preserve for its inherent ecological values; however, the Trust Fund puts a priority on land that is accessible for public use and non-motorized recreation.

Acquisition of less than fee simple title

Land is often described in real estate law textbooks as having a “bundle of rights.” When a party controls the entire bundle, the term used to express this form of ownership is *fee simple title*. This is the most expensive form of ownership as it allows the property owner to use the property with no limitation (other than applicable land-use laws and ordinances). However, the “bundle” can be segregated into its component rights, such as mineral rights, water rights, etc., and, most important for the preservation of open lands, development rights. Isolating and restricting development rights can insure that land will be protected in perpetuity.

Protection is typically accomplished through the creation of a *conservation easement* whereby a land trust or other qualifying agency holding the easement can enforce the protection of the conservation values of a property. Other easements and partial sales of interests in land can be used to limit all development rights, water rights, etc. The value of the development rights is generally the difference between the value of the land if developed and the value of the land if placed in a conservation use (open space, agricultural use, etc.). Conservation easements are highly regulated by the Internal Revenue Service and Treasury Department (see sidebar for IRS definitions). They can only be held by qualifying land trusts or public entities. Landowners who donate a conservation easement will often realize a significant tax benefit. The sale of development rights is an attractive alternative to a full fee simple title sale. Conservation easements may be the only way a land trust can acquire a controlling right in the land it seeks to protect.

Public entities, such as Salt Lake County, can purchase and hold conservation easements on land held by private landowners, land trusts, or other public entities. Salt Lake County seeks to conserve open lands that have multiple public benefits including access for passive recreation or respite or simply visual access to open lands held by private entities. The elimination of development rights provides open lands for the larger public enjoyment without adding lands to the public portfolio.

Partnerships

Partnerships with private and public sector groups can extend the reach of the Open Space Trust Fund. Public partnerships with local municipalities are an obvious starting point for this discussion.

All the cities in Salt Lake County have established open space as elements in their general plans. One of the criteria for evaluating critical lands for acquisition is the relationship of the parcel to existing open space systems or networks. Parcels with the highest OSI score have been identified in the Plan for each municipality in the County. Potential strategies for securing these lands as open space will vary by community. Not all municipalities contain targeted open space parcels. Table 2 shows the total acres that scored in the top 10 percent of the OSI by city. Also highlighted in the table and on the map in Appendix G are those parcels that have been

Table 2. Vacant Acreage with High OSI Scores by City

City	Acres in Top Tier of Potential Open Space
Salt Lake City	3,821
Bluffdale City	1,885
West Jordan City	1,698
Herriman City	794
Draper City	708
South Jordan City	512
Riverton City	421
West Valley City	371
Sandy City	325
Midvale City	127.
Cottonwood Heights City	116
Murray City	45
Taylorsville City	27
South Salt Lake City	6
Holladay City	1

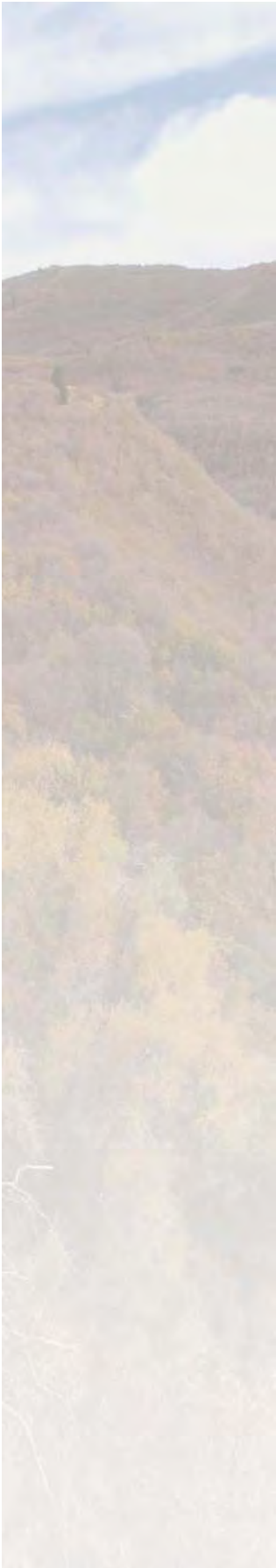
identified in municipalities' future land use maps as open space and have scored in the top 10 percent of the OSI.

The **State of Utah** is another potential partner in the preservation of open lands. The Department of Natural Resources and the Department of Agriculture both manage open lands or hold conservation easements. The LeRay McAllister Critical Lands Conservation Fund typically receives an annual appropriation for the preservation of important open space throughout the state. Nonprofit organizations, municipalities, and land trusts are allowed to apply to the fund for matching money.

Private land trust organizations are specifically established to preserve open space. These organizations are listed in Section 1 and serve as a tremendous resource in preserving open lands through direct acquisition or through conservation easements. The Nature Conservancy, for example is focused on acquisitions on the shoreline of the Great Salt Lake (among other areas) and would partner with Salt Lake County in securing these lands. Utah Open Lands identifies and secures conservation easements on land with strong conservation values. The Trust for

"A land ethic, then, reflects the existence of an ecological conscience, and this in turn reflects a conviction of individual responsibility for the health of the land. Health is the capacity of the land for self-renewal. Conservation is our effort to understand and preserve this capacity."

Aldo Leopold



Public Lands acts as an intermediary in securing lands for eventual public ownership. These are examples of private organizations that are well placed to partner with Salt Lake County.

Private landowners can contact the Trust Fund directly to sell lands with conservation value to the County. Since landowners may receive a substantial tax benefit if they donate value or sell a conservation easement, interested landowners should consult a tax specialist or work with a certified land trust to insure their contribution is valid. Salt Lake County cannot give tax advice.

Leverage

Leverage is a high priority for Salt Lake County's Open Space Trust Fund, Mayor, and Council. Leverage can be accomplished in three ways: through funding partnerships, donations and discounts, or with adjacent land. While there is not a set percentage of the total project cost that must be matched, projects with funding partners and leveraging funds are ranked and rated higher. In particular, the Committee looks for landowner participation that demonstrates an interest in land conservation and not simply in a land sale. Salt Lake County works only with willing landowners. Landowners will be fairly and adequately compensated for the sale of their property for open space but should not expect the County to pay above fair market value or support land speculation. All open space purchases for fee title or a conservation easement are subject to due diligence, including, but not limited to, an appraisal, survey, title report, and Phase I environmental assessment.

Most of Salt Lake County's open space projects have additional leverage in the form of adjacent land. For example, the Rose Canyon acquisition was for 1,681 acres, but the land is adjacent to 1,600 acres of BLM land and 800 acres of County land which makes for roughly 4,000 contiguous acres of open space available to the public. Expanding existing open space or acquiring land near planned open space has the additional benefit of providing larger contiguous areas important for ecological health.

A note on mineral rights: The mining heritage of the Wasatch and Oquirrh Mountains in Salt Lake County may create a situation where it is difficult to acquire the full fee title of property because the mineral rights have long since been segregated from the property and are held by third parties. The absence of the mineral rights should not exclude the property from consideration for acquisition, but the due diligence related to the acquisition should require some assessment of the likelihood/potential for mineral exploitation and the risk that the property will be disturbed for mining purposes in the future. A requirement that mineral rights be included in all acquisitions could limit the ability of the County to secure important watershed areas.

“One means of sanity is to retain a hold on the natural world, ... Americans still have that chance, more than many peoples.”

Wallace Stegner

APPENDIX

APPENDIX A: INTRODUCTION TO THE TERMS OF THE OPEN SPACE INDEX

APPENDIX B: GIS METHODOLOGY

APPENDIX C: DATA SOURCE INFORMATION

APPENDIX D: OPERATIONAL GUIDELINES OF OPEN SPACE TRUST FUND COMMITTEE

APPENDIX E: ORDINANCE

APPENDIX F: MAPS

“There are some who can live without wild things and some who cannot. Like winds and sunsets, wild things were taken for granted until progress began to do away with them. Now we face the question of whether a still higher 'standard of living' is worth its cost in things natural, wild and free.”

A Sand County Almanac
Aldo Leopold

APPENDIX A

INTRODUCTION TO THE TERMS OF THE OPEN SPACE INDEX

As a way of prioritizing lands in Salt Lake County for open space acquisition, two indices were developed to gauge the conservation importance of the land and the existing development pressure on the land. The first index, the Conservation Importance Index (CII), measures how important the land's characteristics are from a conservation point of view. The second index, the Development Pressure Index (DPI), measures the likelihood of the land being developed in the near future. The DPI includes data such as planned infrastructure improvements and projected demographic change in the area. After both indices are completed a third and final index is created as a compellation of both the CII and DPI. This final index, the composite Open Space Index (OSI), is the multiplicative product of the CII and DPI.

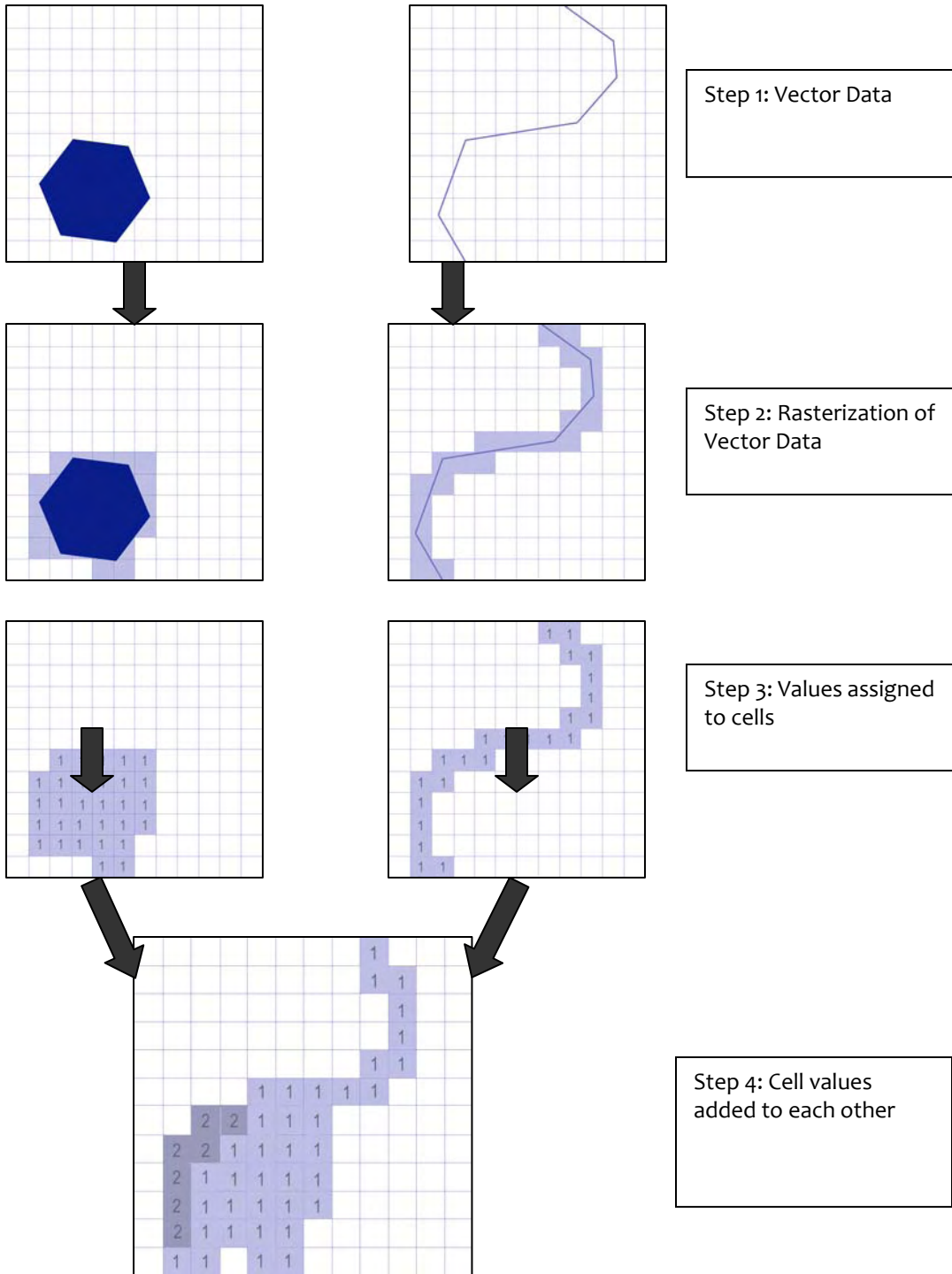
All indices are based on existing data collected from various governmental and private entities during September and October 2007. Further details on information sources can be found in the discussion of each of the individual elements added to both of the indices. All data was collected in the form of a shapefile so it could be used with Geographic Information System (GIS) technology. GIS software allows data to be viewed spatially on a map.

Most data layers collected for the Open Space Index were first received in vector format (a form that is based on coordinates of points, lines, and shapes). To make this data usable for the index, it had to be converted from a vector format to a raster dataset (a form of data with a grid-like composition; each square of this grid is referred to as a cell). In the rasterization process, if a raster cell has part of any vector feature the cell is marked as having that feature. When using raster datasets, a virtual grid is superimposed over the surface of the County, and all cells are marked with numeric values. The numeric value of the cell indicated if the feature described in the previous vector file is present, and, if so, to what degree.

This raster data transformation creates an additive index, which combines all pertinent datasets into one data layer. Since each data layer is aligned with the same grid, all the cells are aligned over each other adding together the values of all overlapping cells. The addition creates a final value for each cell in the index. Areas with more features impacting the index receive a higher final score than areas with fewer features.

Ecological analysis for the CII was coordinated with the Utah Branch of SWCA Environmental Consultants, Inc. The CII identifies critical lands influenced by the presence of wetlands, slopes, water bodies/hydrological features, habitat for threatened and endangered species, wildlife, avian species, fish species, flora, and soils.

The DPI includes data on the change in valuation from agricultural lands to urban land uses, the number of acres lost from 2002 to 2007, plans for future transportation improvements as identified by Wasatch Front Regional Council, current land use, zoning regulations and future land use plans.



“Reflection, with deep time spent in the consideration of others, opens the door to becoming a compassionate participant in the world.”

The Open Space of Democracy
Terry Tempest Williams

APPENDIX B GIS METHODOLOGY

The two indices, DPI (**Development Pressure Index**) and CII (**Conservation Importance Index**), are summarized in a composite OSI (**Open Space Index**) and presented on the attached map to express the urgency of acquiring land in areas that are both environmentally sensitive and subject to urban development pressure. Variables used for the CII were reviewed for their appropriateness by staff ecologists at SWCA, and were derived from state, local, and federal agencies. The DPI variables were derived from state, local, federal, and proprietary sources, and follow a methodology inspired by an index developed for the Wisconsin Department of Transportation to identify priority management corridors. The resulting analysis displays the cumulative open space index values over the entire County for privately held lands.

Index values were calculated throughout the County in a GIS in 30 by 30 meter grid cells. Index scores were associated with individual parcels according to the conservation traits or development pressures that could reasonably be assigned by virtue of their proximity to the parcel. In other words, a larger parcel may be scored higher than any one grid cell on the County-wide map since its boundaries may be associated with more than one non-overlapping ecologically sensitive area. For example, a parcel of several acres may overlap wetlands, a stream, and a ground water recharge area on one portion of the site and steep slopes on another. The same is true for large parcels in areas where there is significant development pressure as urban encroachment may originate from a variety nearby developments or planned public improvements.

The CII variables considered in this analysis include areas associated with water resources (streams, lakes, wetlands, shallow groundwater, groundwater recharge areas, springs, and the 100 year flood plain), areas proximal to existing and planned open space, existing habitat, existing riparian areas, valuable agricultural soils, steep slopes, and existing historic trails. A listing of these variables and how they were adopted for use in the index is included in Appendix C. The presence of each variable was weighted by SWCA and the Committee according to their conservation importance and Open Space Trust Fund values and priorities, and the results were summarized into a single index for conservation importance. Publicly held lands were excluded from the grid cell output of this index.

Variables utilized in the DPI include a variety of factors commonly associated with urban encroachment, such as rapid population and employment growth in neighboring areas, projected population and employment growth, active residential development projects, current public policy (zoning and future land use), historic rates of land conversion to residential or commercial uses, the location of vacant and underutilized property, and proximity to planned transportation investments. These variables were scored according to their relative impact on future development patterns as outlined in the Guo* article and the analyst’s professional experience. Again, these scores were summarized in the same manner as the CII, and the two indices were combined to provide a composite Open Space Index of conservation importance and the urgency of consideration due to expected development pressure.

The recommended use of the model output is to use it as a planning tool that illustrates generalized areas suitable for consideration under the Open Space Trust Fund, and to give an initial estimate of the conservation and development characteristics of a given parcel. Candidate parcels must be surveyed individually to ascertain actual conditions on the ground; index scores provide reasonable probability of which variables may be associated with the site. Such composite scores at the parcel level will be used in the initial application review but should not be considered determinant of any one parcel’s qualifications.

*Guo, J. Y., Hidayat, D., Cipra, D. (2007) *Estimating the Emerging Development Pressure for Corridor Preservation*. Transportation Research Annual Board Meeting 2007, paper #08-2963. Wisconsin Department of Transportation.

APPENDIX C

SPECIAL NOTE ON DATA QUALITY AND CONSISTENCY OF SCALE:

Since the data sources were derived for a variety of purposes, many were developed at varying scales, and thus vary in their spatial accuracy and precision. All indices assume a minimum scale of 1:100,000, and present data in grid cells of 30 by 30 meters. Positional accuracy cannot be assumed to exceed +/- 51 meters. This strategy was pursued to conform to the scale and format of the majority of available data sources as well as to avoid computer processing that would be impractical under the budgetary limits of this analysis.

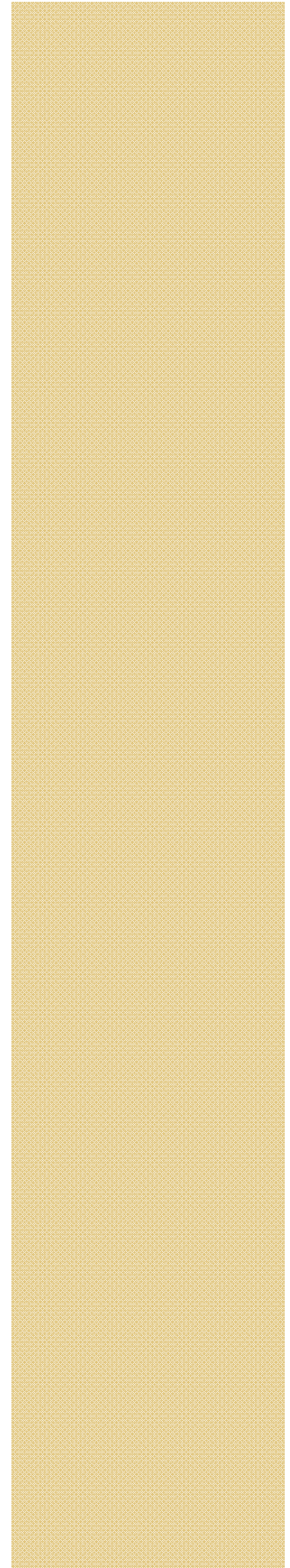
The inherent risk of this approach is the introduction of large spatial inaccuracies by employing such broad-brush generalizations. *Therefore, the suggested use of the model output is to utilize it as a planning tool that illustrates generalized areas suitable for consideration under the Open Space Trust Fund program and to give an initial estimate of which variables may represent characteristics of a given parcel.* In most cases, an index variable was considered potentially associated with a given parcel if a representative grid cell's center fell within 15 meters of the parcel boundary. The table below presents the variables used in each index, the name of the table column for which individual scores may be found for each parcel in the County, the weight rank assigned to each variable, their associated raster (i.e. the layer of 30 by 30 meter grid cells reflecting scores for that variable) utilized in creating the composite County-wide map, and the original minimum scale of the input data. All relevant data has been provided to the project manager of the Open Space Trust Fund.

Conservation Importance Index Column	Definition or Categories Included	Weight For Rasters	Category	Raster	Original Scale
ssurgo	SURRGO soil categories: prime farmland if irrigated and farmland of statewide	3	Agricultural Lands	ssurgo	1:100,000
vegetation_ag	Agriculture as determined by REGAP data	3	Agricultural Lands	vegetation_ag	1:100,000
biggame	Significant moose, elk and mule deer habitat	1	Flora & Fauna	biggame	1:100,000
criti_hab_tier1	Habitat performs specific and unique functions for various species. Listing of the sensitive species could increase to Threatened and Endangered, mandating protection. Wildlife habitat indicators were created by making a species richness model using the "Utah State Sensitive Species List" from the Utah Division of Wildlife Resources. Habitat was determined using data from the ReGAP (Geographic Approach to Planning) Analysis Program of the USGS. Tier 1 consists of 5-9 species overlapping each other.	4	Flora & Fauna	hab1	1:100,000

Conservation Importance Index Column	Definition or Categories Included	Weight For Rasters	Category	Raster	Original Scale
criti_hab_tier2	Tier 2 is 2-4 species overlapping.	3	Flora & Fauna	hab2	1:100,000
criti_hab_tier3	Tier 3 is 1 species overlapping.	1	Flora & Fauna	hab3	1:100,000
riparian_tier1	Riparian Canopy in Good or Fair Condition (for Fish Habitat)	2	Flora & Fauna	riparian	
riparian_tier2	Riparian Canopy in Excellent Condition (for Fish Habitat)	1	Flora & Fauna	riparian	
hydromod	Stream and Rivers (for Fish Habitat)	3	Flora & Fauna	hydromod	
vegetation_tier1	Alpine, Aspen/mixed conifer forest, Cliff and canyon, Maple ravine woodland, Playa, Riparian woodland, Subalpine grassland. (ReGap Data)	5	Flora & Fauna	vegetation	1:100,000
vegetation_tier2	Gambel oak-mixed montane shrubland, Sagebrush shrubland, Salt desert scrub, Semi-desert grassland, (ReGap Data)	4	Flora & Fauna	vegetation	1:100,000
vegetation_tier3	Agriculture, Emergent marsh, Juniper woodland (ReGap Data)	3	Flora & Fauna	vegetation	1:100,000
vegetation_tier4	Invasive grass and forbland (ReGap Data)	2	Flora & Fauna	vegetation	1:100,000
vegetation_tier5	Disturbed (ReGap Data)	1	Flora & Fauna	vegetation	1:100,000
avian_tier1	Riparian Woodland and Shrubland (ReGap Data)	5	Flora & Fauna	bio2	1:100,000
avian_tier2	Agriculture, Bigtooth Maple-Gambel Oak Woodland, Sagebrush Shrubland Grassland (ReGap Data)	4	Flora & Fauna	bio3	1:100,000
avian_tier3	Emergent Marsh (ReGap Data)	3	Flora & Fauna	bio4	1:100,000
avian_tier4	Alpine/Subalpine, Pinyon-Juniper Woodland, Playa/Greasewood Flat (ReGap Data)	2	Flora & Fauna	bio5	1:100,000
avian_tier5	Open Water (ReGap Data)	1	Flora & Fauna	bio6	1:100,000
lakes_fromslco_project	Existing lakes and shorelines (not including Salt Lake which is accounted for in critical elevations). This data provided by Salt Lake County	4	Hydrology	lak1	unknown (assumed 1:24,000)

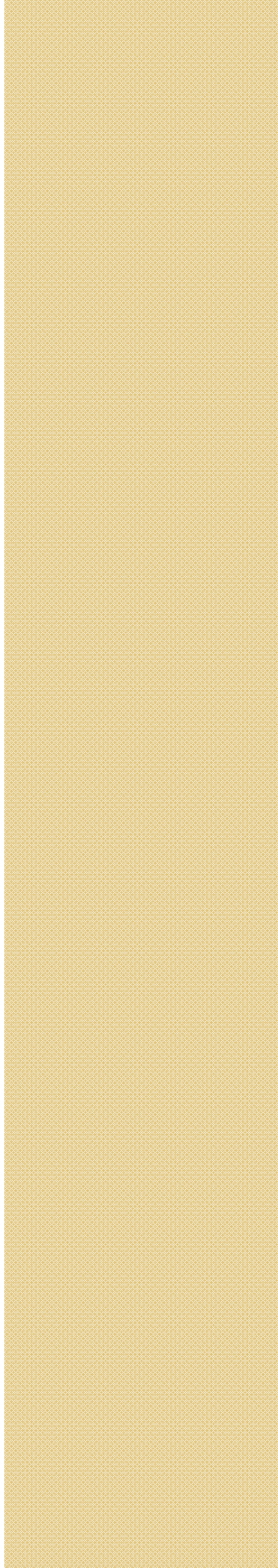
Conservation Importance Index Column	Definition or Categories Included	Weight For Rasters	Category	Raster	Original Scale
critical_elevations	Protection at these elevations allows for flood attenuation during periods of high water. Provides refuge for wildlife in case of high water levels in the Great Salt Lake. The highest level of 1285.341 m was used as the critical elevation for protection. Elevation was derived from USGS 7.5-Minute DEMs using 30- x 30-meter data spacing	4	Hydrology	cri1	1:24,000 resampled to 1:100,000
sgid_u024_springs_15m	Natural Springs are rare, difficult to replicate, contribute to riparian and vegetation health. Recommended buffers identical to wetlands.	5	Hydrology	sp1	1:100,000
sgid_u024_springs_610m	610 meter buffer	1	Hydrology	sp2	1:100,000
sgid_u024_springs_91m	91 meter buffer	3	Hydrology	sp3	1:100,000
sgid_u024_wetlands_clip_15m	Wetlands are rare, difficult to replicate or recreate. There are less and less areas to do mitigation within the SL Valley. 15. 24 m or 50' is buffer required by ACOE. 91.44 or 300' is recommended buffer for water quality protection. 609.6 of 2,000 is recommended general wildlife buffer*.	5	Hydrology	wet2	1:24,000
sgid_u024_wetlands_clip_610m	610 m buffer.	1	Hydrology	wet2	1:24,000
sgid_u024_wetlands_clip_91m	91 m buffer.	3	Hydrology	wet2	1:24,000
sgid_u500_shallowgroundh2o	Contamination of shallow ground water is possible with the development of open space. Characteristics of naturally occurring groundwater often similar to wetlands. The coarse scale of this data reduces its utility for analysis but was included due to the relative importance of shallow groundwater on the environment.	4	Hydrology	gro1	1:500,000
streams_fromslco_project_15m	Protection of water quality as well as riparian and wetland habitats. Recommended	4	Hydrology	st1	1:24,000

Conservation Importance Index Column	Definition or Categories Included	Weight For Rasters	Category	Raster	Original Scale
re- charg_saltlake _project	<p>Ground water recharge zones are rare and irremediable once destroyed. Primary and secondary zones included. The most densely populated areas in Utah extend for almost 100 miles along the base of the Wasatch Range and contain 85 percent of the State's population. The water supply for this metropolitan area is from rivers flowing out of the mountains and from aquifers that underlie the cities and towns.</p> <p>Aquifers get their water from recharge areas where water from rain, snow, or in streams infiltrates into the aquifers. These areas are highly susceptible to contamination because water moves rapidly from the land surface to the ground water and, thus, can carry contaminants spilled on the surface to the water aquifers.</p> <p>The USGS, in cooperation with the Utah Department of Environmental Quality, mapped the ground-water-recharge areas along the most densely populated areas in Utah to provide State and local agencies with detailed scientific data for developing ground-water protection initiatives.</p> <p>The USGS study provides information to State, local, and municipal governments; private firms; and citizens for use in planning and zoning for protection of ground-water supplies in the most populated areas of the State. The protection of ground-water supplies from contamination is critical for providing potable water to the citizens of Utah and for economic development and future growth.</p>	5	Hydrology	re1	



Conservation Importance Index Column	Definition or Categories Included	Weight For Rasters	Category	Raster	Original Scale
streams_fromsl co_project_610 m	610 m buffer.	1	Hydrology	st1	1:24,000
streams_fromsl co_project_91 m	91 m buffer.	3	Hydrology	st1	1:24,000
all_open_space_and_easements	Open space parcels with unspecified ecological values receive less weight than those that do. Providing connectivity is existing open space is crucial in habitat and viewshed preservation and restoration. A buffer of 402.336 meters or 1/4 mile was used to express this relationship.	3	Proximity to Open Space	os1	minimum scale of 1:100,000 (components varied)
region-alfu_may8_openspace	Proximity to planned open space. Open space parcels with unspecified ecological values receive less weight than those that do. Connectivity to planned open space could provide habitat and viewshed restoration. A buffer of 402.336 meters or 1/4 mile was used	2	Proximity to Open Space	rg1	minimum scale of 1:100,000 (components varied)
sgid_u500_ponyexpress	Trails can provide buffers to sensitive open space from development. This trail follows the route of the historic pony express. The coarse scale of this data reduces its utility for analysis but was included at the County's request.	1	Proximity to Open Space	pe1	1:500,000
trails	Historic trails and county maintained or planned trails	3	Proximity to Open Space	trails	
Maximum CII Index Value		71			
Highest Observed CII Valued		37			
* Keate, N. 2001. Functional Assessment of the Great Salt Lake Ecosystem Slope and Depressional Wetlands. Utah Division of Wildlife Resources.					

Development Pressure Index	Definition	Weight For Rasters	Raster	Original
FAR	Floor to area ratio measures the intensity of development on a parcel. It is expressed by the ratio of total floor area of the building (for all floors)/total area of the parcel. Low FAR - current intensity of development on parcel <.05 for residential (equivalent to 2000 sf structure on one acre), < .1 for commercial (equivalent of 20,000 sf on 5 acres). These areas are buffered to within 30 meters of boundary to test for adjacency.	1	far	1:24,000
sub1	Buffers indicating distance of area from currently active residential development projects. Buffers of .25 mile radii used. Data provided by NewReach, Inc.	3	sub	1:24,000
sub2	Buffers indicating distance of area from currently active residential development projects. Buffers of .5 mile radii used. Data provided by NewReach, Inc.	2		1:24,000
sub3	Buffers indicating distance of area from currently active residential development projects. Buffers of 1 mile radii used. Data provided by NewReach, Inc.	1		1:24,000
Transit	Buffers indicating proximity to planned future transit improvements. Buffers of .25 mile radii used. Data provided by Wasatch Front Regional Council.	3	transit	
transit2	Buffers indicating proximity to planned future transit improvements. Buffers of .5 radii used. Data provided by Wasatch Front Regional Council.	2	transit	
transit3	Buffers indicating proximity to planned future transit improvements. Buffers of 1 mile radii used. Data provided by Wasatch Front Regional Council.	1	transit	



Development Pressure Index	Definition	Weight For Rasters	Raster	Original
Vacant land	Parcel marked vacant or under-utilized if its code indicates such. Codes used include: "200";"Ind-Other ";;"Industrial Non-Typical" "202";"Ind-Cnvrsn ";;"Industrial Conversion" "203";"Ind-Mixed ";;"Industrial Mixed" "501";"Salvage-Bldg ";;"Salvage Building" "516";"Used Car Lot ";;"Used Car Lot" "518";"Car-Wash ";;"Car Wash" "593";"Mini-Whse ";;"Mini Warehouse" "594";"Storage-Whse ";;"Storage Warehouse" "811";"Farm Animals ";;"Agr. Production (Animals)" "812";"Prod Farm Gr ";;"Agr. Production (Grain)" "816";"Ranch Livstk ";;"Agr. Production (Ranch)" "817";"Poultry ";;"Agr. Production (Poultry)" "818";"Dairy ";;"Agr. Production (Dairy)" "850";"Mining ";;"Mining" "901";"Vac-Res-Dev ";;"Vacant Land Residential" "902";"Vacant-Indus ";;"Vacant Land Industrial" "903";"Vacant-MN ";;"Vacant Land Mobile home" "904";"Parkg-Lot-Rv ";;"Recreational Vehicle Parking" "905";"Comm-Vacant ";;"Vacant Land Commercial" "908";"Condo-Vac Lot ";;"Condo Vacant Lot" "920";"Lnd-SL-Ut-Cnty ";;"Vacant Land in SL & Utah County" "999";"Undev ";;"Underdeveloped Property"	5	vac	1:24,000
Transportation	Buffers indicating proximity to planned future road improvements. Buffers of .25, .5 and 1 mile radii used. Data provided by Wasatch Front Regional Council.	3	transport	
transportation2		2	transport	
transportation3		1	transport	

Development Pressure Index	Definition	Weight For		Original
		Rasters	Raster	
Land conversion to residential	Proximity to areas that have converted to a residential land use between 2002 and 2007. Buffer of .25 mile radii used.	3	newres	1:24,000
Land conversion to commercial	Proximity to areas that have converted to a commercial land use between 2002 and 2007. Buffer of .25 mile radii used.	3	newcom	1:24,000
mvc1	Proxy for areas with greatest intensity of demand (highest increase in values per acre for residential property). Areas ranked 1 to 3. Areas grouped by natural breaks assuming that classes be defined by smallest differences within each class and the largest differences between classes.	1	resvidx	1:24,000
mvc2	Moderate growth in value	2		1:24,000
mvc3	High growth in value	3		1:24,000
Population growth	Area within which parcel centroid falls. Ranked 1 to 3 based on natural breaks ranking of absolute growth projected for time period 2010 - 2020. Growth projections provided by the University of Utah DIGIT Laboratory. These projections include projections of growth for Kennicott Land holdings based on adopted master plan. See www.geog.utah.edu/~as4297/documentation.ppt	1	taz-Population	1:100,000
popgrowth2	Moderate population growth	2		1:100,000
popgrowth3	High population growth	3		1:100,000

Development Pressure Index	Definition	Weight For Rasters	Raster	Original
Employment growth	Area within which parcel centroid falls. Ranked 1 to 3 based on natural breaks ranking of absolute growth projected for time period 2010 - 2020. Growth projections provided by the University of Utah DIGIT Laboratory. These projections include projections of growth for Kennecott Land holdings based on adopted master plan. See www.geog.utah.edu/~as4297/documentation.ppt	1	employment	1:100,000
emp-growth2	Moderate employment growth	2		1:100,000
emp-growth3	High employment growth	3		1:100,000
Planned residential	Planned future residential use	5	future	minimum scale of 1:100,000 (components varied)
Maximum DPI Index		35		

APPENDIX D OPERATIONAL GUIDELINES

OPERATIONAL GUIDELINES FOR THE SALT LAKE COUNTY OPEN SPACE TRUST FUND ADVISORY COMMITTEE

ARTICLE 1. FORMATION OF BOARD, DELEGATION OF AUTHORITY, MEMBERSHIP, RIGHTS OF MEMBERS, ETC.

Section 1. Name, Authority, and Purpose of Committee. The name of the organization shall be the Salt Lake County Open Space Trust Fund Advisory Committee (“the Committee”). The Committee was established by the Salt Lake County Legislative Body, pursuant to Chapter 2.93 of the Salt Lake County Code of Ordinances (the “Ordinance”), for the purpose of advising the Salt Lake County Mayor (the “Mayor”) and the Salt Lake County Council (the “Council”) and the Salt Lake County Community Services Division (the “Division”) on the acquisition of available Open Space.

Section 2. Period of Duration. The Committee shall exist perpetually or until such time as it is dissolved by the County Legislative Body in accordance with the ordinances of Salt Lake County and the laws of the State of Utah.

Section 3. Membership. Any resident citizen of Salt Lake County may be appointed as a member (“Member”) of the Committee by the Mayor with the advice and consent of the Council.

Section 4. Rights of Members. All Members, including the Committee Chair, shall be entitled to vote on all matters properly brought before the Committee for action.

Section 5. Committee Meetings. Committee meetings shall be held periodically at such times and at such places as shall be determined by the Committee Chair and Department staff.

Section 6. General Powers. The business and affairs of the Committee shall be managed by its Members.

Section 7. Number, Tenure and Qualifications. Pursuant to the Ordinance, the number of Members of the Committee shall be composed of seven members; six citizen members representing each of the Council districts; and one citizen member at-large within Salt Lake County. Recommendations for new or additional Members of the Committee may be submitted by the Committee to the Mayor, the Council, and the Division for consideration. Members of the Committee shall serve a term of three (3) years, beginning on October 1 of the year appointed. Members can be renewed for a second term of three years (3), not to exceed a total of six years (6), except that initial Committee Members may be renewed for an additional year (1), not to exceed a total of (7) years. Members can be reappointed after having served the total number of allowable terms if they have not served as a Member of the Committee for at least two years (2) from the date of their most recent expired term. Members shall continue to serve until their successors are duly appointed and qualify to serve, or until their earlier death, resignation or removal.

Section 8. Quorum. At Committee meetings a majority of the Members present shall constitute a quorum for the transaction of business, except for the approval of minutes, an action which may be taken by a simple majority of Members present. In the event that there a quorum cannot be established because of a tie vote of those Members present, the proposed action may be tabled for a subsequent meeting, unless it is determined by a simple majority that absentee

votes may be required and/or necessary in order to establish a quorum for an action that is time-sensitive.

Any action taken by a majority of the quorum at any meeting of the Committee shall be considered the act of the Committee, except as may be otherwise specified by the Ordinance or these Operational Guidelines.

Section 9. Action Without a Meeting. Any action required or permitted to be taken by the Committee in a meeting may be taken without a meeting if consent of the proposed action, and setting forth the action so taken, shall be given by at least two-thirds of all Members of the Committee. Setting forth an action so taken can only be sought in the event that an extreme and/or time-sensitive circumstance can be cited by the Committee Chair and/or the Department staff. Consent may be given in writing, orally, by facsimile or electronic mail. Member consent shall be recorded by a designated employee of the Department by recording the form in which a Member's consent was given, by whom the consent was received, and the date and time at which the consent was given.

Section 10. Removal. Any Member may be removed from office in accordance with the provisions of a County ordinance dealing with removal of persons as member of County advisory boards. In the event that the Members of the Committee determine, by a two-thirds majority vote of all Members, that it is in the best interest of the Committee or of the County that a Member be removed, the Committee may make a recommendation to the Department, the Mayor and the Council to initiate removal proceedings.

Section 11. Vacancies. A Member may resign at any time by giving notice of such resignation to the Committee Chair and to the Department staff. The Mayor with the consent and approval of the Council shall appoint any vacancy occurring in the membership of the Committee.

Section 12. Compensation and Reimbursement. Committee Members shall receive no compensation for their services, except as determined and provided by the Council. If authorized by the Council or the Department, Members may be reimbursed for any reasonable expenses they may incur for activities conducted or meetings attended at the request of the Department or the Council. Committee Members shall not be prohibited from dealing with the Department, the Mayor or the Council in any other capacity and receiving compensation thereof.

Section 13. Duties. The duties of the Committee shall be: To transact necessary business as may be referred to it by the Department, the Mayor and the Council;

To make recommendations to the Department, the Mayor and the Council related to the acquisition of available Open Space.

To report to the Department, the Mayor, and the Council concerning, upon request, concerning its dealings.

Section 14. Standing and Ad Hoc Committees: The Committee may create or abolish such standing and ad hoc sub-committees as it may deem necessary to promote the purposes and carry on the work of the Committee. The head of each standing sub-committee shall be responsible for preparing a periodic report to the Committee on their activities and work. Such reports will be presented at the time and place designated by the Committee Chair and the Department staff.

ARTICLE II. OFFICERS

Section 1. Number and Title of Officers. The officers of the Committee shall be a Chair and a Vice-Chair. Each officer shall be elected by a majority of the Members of the Committee constituting a quorum. Such other officers, such as sub-committee heads, as may be deemed neces-

sary, may be elected by the Committee or appointed by the Chair. In its discretion, the Chair may leave unfilled, for any such period as it may determine, the office of the Vice-Chair.

Section 2. Election and Term of Office. The officers of the Committee shall be elected by the Committee at its first meeting each year held after October 1, except during the first year the Committee is established, wherein the election of officers shall be determined by the Department with the consent of a majority vote by Committee constituting a quorum. In subsequent years, if the election of officers cannot be held at the first meeting each year after October 1, such election shall be held as soon thereafter as convenient. Each officer shall hold office for one (1) year, and if reelected, cannot serve as for more than two (2) years, or until successors shall have been duly elected and shall have qualified, or until the officer's death, or until the officer shall resign or shall have been removed in the manner provided herein.

Section 3. Chair. The Chair shall be the principal executive officer of the Committee and, subject to the control of the Mayor, Council, the Department and Members of the Committee, shall generally supervise and control all the business and affairs of the Committee. When present, the Chair shall preside at all meetings of the Committee. The Chair may sign any contracts or other instruments that the Committee has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Chair or by these Operational Guidelines to some other officer or agent of the Committee, or shall be required by Ordinance or law to be otherwise signed or executed; and in general shall perform all duties incident to the office of Chair and such other duties as may be prescribed by the Board from time to time, including:

- to assist the Department in the development of the Committee's meeting agendas;
- to attend and conducting all Committee meetings;
- to encourage the full participation in Committee discussions and deliberations;
- to appoint ad hoc subcommittees, as necessary;
- to support the staff of the Department;
- to assist in the recruitment and orientation of new Committee Members;
- to represent the Committee before the Mayor and Council and at public events, as necessary.

Section 4. Vice-Chair. In the absence of the Chair, or in the event of the Chair's death, inability or refusal to act, the Vice-Chair shall perform the duties of the Chair and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chair. The Vice-Chair shall perform such other duties as from time to time may be assigned by the Chair or by the Committee.

ARTICLE III. CONTRACTS AND SERVICES BY COMMITTEE

MEMBERS AND OFFICERS

The Members and Officers of the Committee may be interested, directly or indirectly, in any contract relating to or incidental to the operations of the Division or Salt Lake County and the Division; provided, however, that any contract, transaction, or other interaction shall be at arm's length and disclosed to the Committee before voting on a related matter.

ARTICLE IV. WAIVER OF NOTICE

Whenever any notice is required to be given under the provisions of these Operational Guidelines or under the provisions of an ordinance of Salt Lake County, a waiver thereof in writing, signed by the person or persons entitled to such notice, or a waiver given by verified communication, whether given orally, electronically, or by verified communication, whether provided in writing, given orally, by fax, electronic mail, or by telecommunications, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE V. AMENDMENTS TO OPERATIONAL GUIDELINES

These Operational Guidelines may be altered, amended or repealed and new Operational Guidelines may be adopted by an affirmative vote of a majority of the Committee present, constituting a quorum, except as otherwise provided by law.

APPENDIX E

SALT LAKE COUNTY OPEN SPACE ORDINANCE

2.93.010 Open space trust fund advisory committee.

There is hereby created the Open Space Advisory Committee, hereinafter referred to as the “committee.” The committee shall be composed of twelve members: six citizen members representing each of the council districts; three citizen members at-large from within Salt Lake County; and three non-voting members, comprising a representative from Parks and Recreation, a representative from Planning and Development Services, and a representative from the Real Estate Division. The mayor, with the advice and consent of the council, shall appoint the committee’s citizen members. The non-voting members shall be selected by their respective department heads. Each citizen member shall serve for a term of four years and may not serve more than two successive terms. The terms of the initial citizen members shall be for such periods from one to four years so as to provide that at least two terms expire each year. To the extent possible, citizen members shall be chosen from a broad array of professional and citizen backgrounds, and with emphasis on those knowledgeable in land conservation, natural resources, recreation and wildlife management, landscape architecture or planning, real estate, finance, public relations, business, and fund raising. The mayor shall provide the committee with the appropriate staff support.

2.93.15 Definitions.

For the purposes of this chapter, the following terms, phrases, words, and their derivations shall have the meanings given in this section:

A. “Open Space” means a parcel of land in a predominantly open and undeveloped condition that is suitable for any of the following:

- natural areas;
- wildlife and native plant habitat;
- important wetlands or watershed lands;
- stream corridors;
- passive, low-impact activities;
- little or no land disturbance; and/or
- trails for non-motorized activities.

Open space lands may be preserved, enhanced and restored in order to maintain or improve the natural, scenic, ecological, historic, hydrological or geological values of the property. As characterized above, the term “undeveloped” includes historically significant or minimal man-made structures.

B. “Committee” means the Salt Lake County Open Space Trust Fund Advisory Committee.

C. “Fund” means the Salt Lake County Open Space Trust Fund created by this chapter.

2.93.020 Function of the committee.

The committee shall advise the county council and the county mayor on the preservation acquisition and development of real property which may be used or which is currently being used for open space. The committee shall develop criteria for assigning priorities to real property acquisition. The committee shall review and evaluate acquisitions of open space property by Salt

Lake County, and shall issue written recommendations to the county council and the county mayor with respect to proposed acquisitions or proposed expenditures of trust funds which promote open space within the county.

2.93.025 Ongoing Inventory

On an ongoing basis, the committee shall, in coordination with other entities and activities, use their best effort to inventory open space opportunities within the county.

2.93.030 Open space trust fund

There is hereby created a special revenue fund to be designated as the Salt Lake County Open Space Trust Fund (the “fund”). The fund shall be used exclusively for the purposes set forth in Section 2.93.040. There shall be deposited into the fund all amounts appropriated by the county council for open space acquisition, donations or intergovernmental revenue received by the county for open space acquisition, and all revenues received by the county from the sale of designated open space properties which are allowed or required to be reinvested in open space acquisition. Revenues in the fund shall be expended by the county pursuant to appropriations through the county budget process.

2.93.040 Expenditures from the fund

The moneys accumulated within the fund shall be utilized for the following purposes:

- A. Acquisition of fee title to open space property, acquisition of conservation easements, or acquisitions of such other interests in real property that serve to preserve open space;
- B. Payment of debt service on indebtedness incurred by the county for the acquisition of fee title to open space property, acquisition of conservation easements, or acquisition of such other interests in real property that serve to preserve open space.
- C. Appraisals and other items of expense permitted by law in connection with the acquisition of land, conservation easements, or interest in land or the issuance of debt for the acquisition of land;
- D. Appraisals, Environmental Site Assessments, Title Reports, Surveys, and other items of expense permitted by law in connection with promoting open space within the county including but not limited to the acquisition of land, conservation easements, or other studies or surveys that may be necessary to determine the value, ownership, and desirability of certain open space within the county.
- E. Partnership in, or contribution to, open space protection projects involving lands, conservation easements, or other interests in real property where the county will be a funding participant only, or where open space land will be held and managed by an entity other than the county. However, in any such case: 1) the open space interest being protected must meet the definition set forth at Section 2.93.015; and 2) the county shall retain a permanent and non-revocable reversionary interest in the land, or conservation easement, or other interest in the land that provides the county with oversight and enforcement or in the event the administering entity ceases to exist or fails to properly administer the open space property at issue.

2.93.050 Property acquired with fund proceeds.

Property acquired with the fund shall be deemed to be property in public use. Fund proceeds may be used to acquire open space properties located within incorporated cities and towns, and to acquire open space properties which are located in an adjoining county.

APPENDIX F

MAPS

Map 1: Urban Footprint

Map 2: Development Pressure Index (DPI)

Map 3: Conservation Importance Index (CII)

Map 4: Composite Open Space Index (OSI)

Map 5: Top Scoring Parcels for Open Space

Map 6: Future Land Use

Map 7: Undeveloped and Vacant Properties

Map 8: Land Values per Square Foot

Map 9: Types of Existing Open Space

Map 10: Parks and Trails

Map 11: Results of 2006 Bond Election