

Wasatch Open Lands Board Meeting (WOLB)

Feb 8, 2021; 6:30 pm MT

Public Agenda

Send any public comments to: openlands@wasatch.utah.gov .

DRAFT MINUTES

Attendees:

Heidi Franco, Marilyn C., Steve F., Steve S., Tracy T., Dallin K., Wendy Fischer, and Marie Schleicher, Justin Keys, Carolyn Murray, Dustin Grabau.

AGENDA:

1- Public Comments - None

2- Discussion on past or current NOI's.

Wendy Fisher with Utah Open Lands and colleague Marie Schleicher:

Hougaard Property/Jacobsen/Diamond J property on Lake Creek. 49 acres to preserve, yet reserve 21 acres with 3 lots as part of easement. Suggestion to put all property in easement including 3 lots.

Hougaard Property
Area of Possible Retention: 21 acres



Boundaries are approximate.
Map not intended for use as survey.

Family wants 3 homes on property, 21 acres retained on 3 home sites.

Do have water rights.

Are open on a trailhead site yet not certain on site.

NO federal funding on this property, so reliance only on WOLB funding.

Does not include the white hatch mark of the existing house/property.

MC: ballpark cost for easement cost? Potentially \$4 million.

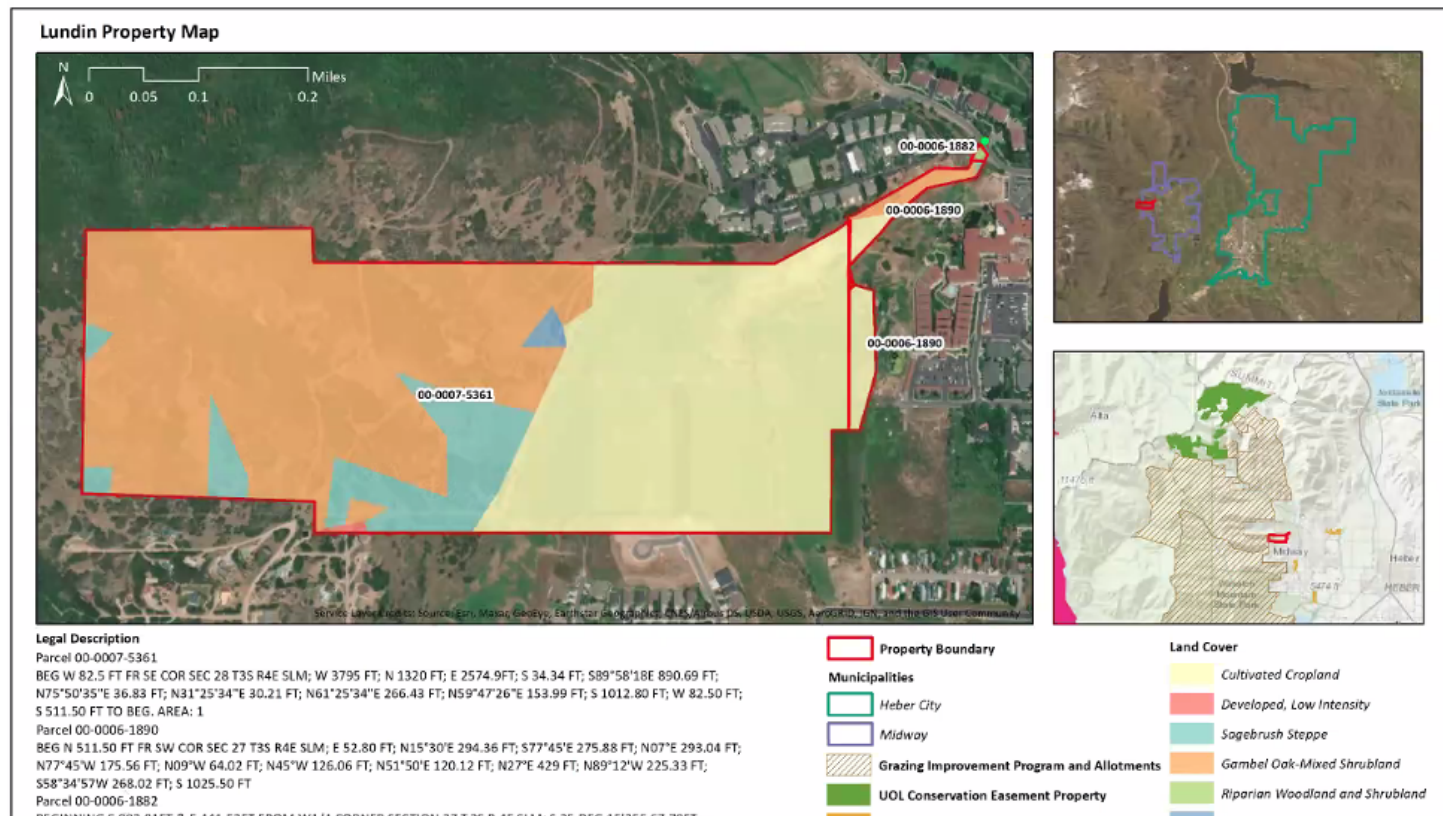
Scenic, agricultural value and public access for trailhead. No other public access.

Still need to do conservation easement appraisal.

Discussion of property's qualifications for NRCS money, associated water shares, easement access for existing home within property, need for conservation easement appraisal, weed and irrigation management plan.

NOI – Lundin Farms in Midway, 122.89 acres.

*Will get historic homestead registered federally on this property. This can raise the ranking in NRCS. Prime farmland soils, currently farmed, will get NRCS do Phase 1 environmental analysis.



VIEWSHED: can see from throughout valley, directly behind Zermatt, contiguous to Wasatch Mountain state park. Maybe get a trail connection to state park and adjoining canyons. Do have heritage breeding animals on property. NOI applicants concerned about liability with potential trail. Yet potential for trailhead on southside in adjoining subdivision for canyon access. Do have fee title appraisal. Applicants are currently willing to make a contribution of 40%. Making NRCS application this week. UOP will come back to us next month with more information. Wendy has a draft preliminary purchase agreement, and will apply for McAllister Funds. This will likely take a year to go through NRCS, McAllister funding, etc.

Closed Session: Marilyn C made motion to go into closed session, Steve S. 2nd; Unanimous vote

Discussion of land purchases per state code U.C.A. 52-4-205

Motion to come out of closed session: Marilyn C.

2nd: Justin K

Vote was unanimous to come out of closed session.

Meeting proceeded.

3- Updates from Wasatch County Council, Midway City and Heber City on open space bond funding, and preservation efforts.

Midway Update:

1st - Mtn Sp Property – getting water available, filed change application last week for the estate lots for 70 acre feet of water. FLUP mtg tomorrow with Steve on water rights/purchases. Change application will take through the summer to get approved. Delay closing until summer 2021. Then all water should be secured for easement.

-2nd - a discussion is creating an entrance off main street up to memorial hill. Is this project asking for money from Midway open space board? Ask developer to build that as condition of development?

-3rd – How do we help smaller properties that do not qualify for federal/state funds? No options yet, still discussing.

How much \$\$ left in Midway Bond: \$1.5-\$1.75 Million remaining.

*Discussion of conservation fee funding for annexation ERU's.

Heber City: Potential NOI for park land; look at density entitlements, is property in city or county. What density are we purchasing? Are they buildable lots? Must be put on an easement. Can land be farmed? What if property owner submits an NOI, potentially receives funding, & then sells to City at much lower value? WHEN did it become a lot of record? Any buildable rights? Doug Smith has a determination form to see if buildable; does property have road frontage.

4- Discussion on 2021 priorities and goals to promote open space preservation.

*Steve: If we can get action/NOI in North Fields, then we can publicize that.

Tracy: Update the WOLB website, look at terms for at large members. List board members, list their terms, and contact information of openlands@wasatch.utah.gov . List new meeting dates of 2021. Email Tracy anything else needed to update WOLB website.

*Marilyn and Steve get reappointment from County Council at their Feb 17th meeting. Tracy will submit application. Reappoint: Tracy T, for four-year term, 2021 – 2025. Justin can be reappointed in 2022 – 2026.

5- Miscellaneous Items, call for next month's agenda items.

Motion to adopt minutes: Dec 2020 and Jan 2021. Steve F made motion; Justin K - 2nd.
Unanimous vote to approve.
Discussion of in person meetings versus virtual, timing.

6- Closed Session per U.C.A. 52-4-205 if needed. (Held above.)

Motion to adjourn: Justin K
2nd: Marilyn C.
Unanimous vote to adjourn.

2021 Meeting Schedule:

2nd Monday of the month at 6:30 pm; held online until further notice.

March 8, 2021

April 12, 2021

May 10, 2021

June 14, 2021