

Wasatch Open Lands Board Meeting (WOLB)

April 12, 2021; 6:30 pm MT

Public Agenda

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

Attendees:

Board Members: Heidi Franco, Steve Farrell, Marilyn Crittenden, Dallin Koecher, Justin Keys, Tracy Taylor, Steve Stevens,

Others: Matt Brower, Ann Zimmerman, Cheryl Fox, Ashley Farrell.

AGENDA:

1- Public Comments – None.

2- Approval of March 8, 2021 Minutes.

Motion: Steve Stevens

2nd: Marilyn Crittenden

Vote: Unanimous

3- Consideration or updates of past or current NOI's.

-Heber City NOI for Muirfield Park/Houston/McDonald Properties: ppt presentation by Matt Brower and Ann Zimmerman.

Three parcels for 14.38 acres

\$1 M total purchase, plus \$500,000 in improvements. NOI application is for \$500,000 of County Open Space Bond money for conservation easement. City funds will pay for the rest as well as the future amenities cost. City is applying for other grants to help on their portion.

-no annexation discussion as of yet on these parcels.

-Explanation of City option agreements, appraisals done, NOI for Houston; not for McDonald yet.

RMP easement on most northern part of McDonald's property, 60 by 69'. Location discussed.

Discussion of water rights included in NOI and whether there are lots of record with development rights on parcels.

Cheryl Fox: Discussion of contiguous lots and incentives to them for open space easements.

Further discussion on lots of record for building rights with Wasatch County. Discussion on the impact of lots of record to the submitted appraisals. He's more open to Heber City purchasing development rights and letting easement be held for purchase of dev rights.

Discussion of access to McDonald property through Houston Property.

Discussion of future city funded amenity costs.

Further discussion of checking on included water rights.

Discussion of Army Corp of Engineer requirements/notice.

Discussion of any landowner contributions.

Justin: Will City will give up development rights in exchange for \$250,000 on each parcel.

Dallin K: Could Wasatch County be the partner to on this project? Are there other partners?

Board Direction for this NOI:

Dr. Steve Stevens: should have a conservation easement, so uses remain.

Steve F: City needs more due diligence, check on lots of record/developable rights per parcel (should any development rights be owned by city and given up in easement); check wetlands development with army corp; water rights included or not; (yet ok if city can use water); what is sewer access? (Matt: now only in Muirfield park). Septic tank for McDonald pavilion.

Justin: discussion of open space money being used for land purchases versus conservation easements.

Cheryl Fox – Informed Board that Summit Lands Conservancy already received award for stewardship grant to help with conservation easement for Muirfield's proposed NOI's. Must use it within a year.

Matt B.: City is applying for three grants this year on this NOI, with the Open Space Bond money being one of them.

Mtn Spa Conservation Easement update (Already approved by County Council): water purchases is approved for use. Developer is looking to close in July.

At May they'll start community fundraising, working with new Midway organization; more interest in estate lots.

Cheryl will send us info for her breakfast advertisement on April 22nd.

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

- Discussion of promoting conservation easements at HVSSD, NVSSD, etc., land.

- Marilyn would like to explore.

Justin: does Summit Land want to hold any potential easements?

Cheryl: Costs \$15,000-20,000 for easement plus figure out stewardship maintenance.

Another \$20,000 - \$70,000. Can do community fundraising. She thinks conservation easements are the strongest tool nationally. Need to find out conservation values also, appraisals, etc.

5- Discussion on drafts of two Video scripts.

- *Pause on video scripts until after focus groups discussion. Reconsider next month.

- *Create a focus group to talk with farmers to see their issues/questions.

- *Incorporate their questions/issues into landowner packets and on county/city websites/videos/radio spots.

April 20th, 7 pm Farm Bureau Meeting –Justin will attend – THANKS!!

ASSIGNMENTS: Steve & Marilyn/Justin will contact two, Heber City will ask Open Space Comm to do it 2-3 landowners; Steve S & Midway Open Space Comm contact 2-3. Contact each other about who we are talking to so no duplication.

*Ask: ***What do they think of open space program/bond in County? Why are landowners hesitant? What are their concerns about land conservation?***

Dallin: will give monthly radio updates on WOLB activities. *Be on next Tuesday, April 20th. – every two weeks thereafter. Goes on KPCW once a month. Tracy: be sure to track any feedback related to radio spots. Justin is willing to be on the radio panel. Maybe KPCW - This Green Earth show.

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

7- Closed Session per U.C.A. 52-4-205 if needed.

Justin: Motion to go into closed session regarding real estate purchases.

2nd: Steve Farrell

Vote: Unanimous.

To Come Out of Closed Session:

Motion: Marilyn C

2nd: Tracy T.

Vote: Unanimous

To Close Meeting:

Motion: Marilyn C

2nd: Tracy T.

Vote: Unanimous

2021 Meeting Schedule:

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

May 10, 2021

June 14, 2021

July 13, 2021