

Wasatch Open Lands Board Meeting (WOLB)

August 9, 2021; 6:30 pm MT

Held Online and in Wasatch County Building, downstairs Conference Room, 25 N Main, Heber City, UT

Online Login Link: <https://us02web.zoom.us/j/86867481810?pwd=Y2xEU1lHV1Z6Y2xGK1ZOTTdaY1RaZz09>

Dial in: +1 669 900 6833 US

Meeting ID: 868 6748 1810

Passcode: 291694

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

ATTENDEES: Heidi Franco, Dr. Steve Stevens, Marilyn Crittenden, Tracy Taylor, Ashley Farrell, Matt Brower, Dustin Grabau, Grant Ammon, Steve Farrell joined at 6:45 pm.

AGENDA:

1- Public Comments

2- Approval of July 12, 2021 Minutes.

Motion: Marilyn C.

2nd: Dr. Steve S.

Vote: Unanimous

3- NOI – Notice of Interest Applications: Board discussion, updates, & action.

Heber City NOI – Muirfield Park Presentation

By Matt Brower, Heber City Manager

-Brief Overview: Houston Property already bought by Heber City because Houston not willing to extend closing date without increasing price. Verified 1 development right.

Still waiting to verify and negotiate with McDonald property.

Mathematical Comparison between Muirfield Park parcels/conservation easement cost per development unit per Kohler Legacy Farm parcels/conservation easement cost per development unit.

Gave mathematical breakdown of high-low range of North Fields cost of Conservation Easement per development unit. Trying to find a range of conservation easement cost in North Fields.

Steve F: asked about the 22% of total cost to Kohler Farm

Marilyn C & Tracy T: values are not divided that way. Look at appraisal, most of the value of the property was on west side, not east side. Weighted to the west side. Wants to compare it that way.

Dr. Steve S: conservation easement buys off development rights, compare to east side versus west side.

Cheryl Fox: Presented on conservation easement clauses for Muirfield Park expansion. Protect water habitat, wetlands, open space in perpetuity.

Steve F: Will anything built on the property? Does it cover the full 14.38 acres?

Cheryl: no commercial, housing development, passive recreation (natural area, no lights) trails, restoration or enhancement of water, wetlands. Now covers the south McDonald and Houston property.

Marilyn C: no pavilions? Boweries?

Cheryl: existing structure on property, can do fencing, existing building may be remodeled, no bathroom or kitchen facilities, no new buildings; walkways, trail markers, trash cans, gates, bench, picnic tables.

Steve F: How much of the property will be included in easement?

Matt B: Only on Houston and southern McDonald property, not northern McDonald lot.

Steve S: How close are the power towers to McDonald

Matt: On north side of north McDonald property.

Dustin: is there hesitancy to put conservation easements on north McDonald property? Because of eminent domain in bypass.

Cheryl: no tax deduction being sought by City, so not tied to utility easement in McDonald. Gave Summary on slides 9 & 10.

Update of McAllister Grant Site Visit on Aug 3, 2021. Quality Growth Commission stayed 2 hours+ on Houston property, asking questions, etc., for MacDonald property.

Heber City asks WOLB for a positive recommendation to County Council.

-Conservation Easement Draft Discussion by Cheryl Fox, Summit Lands Conservancy

Board Action/Discussion:

Steve F: wants the Board to have a closed session with all WOLB members, wants to work out internal issues. Wants an extra meeting.

Tracy T: wants a copy of the conservation easement to be discussed in closed session.

Steve F: Motion to table until special meeting/extra meeting for closed session to discuss precedents for the future. Wants to ensure it meets criteria with all other projects.

2nd: Tracy T

Vote in favor: Tracy, Marilyn, Steve F, Steve S

Those voting against: Dallin K and Heidi F.

Discussion to set date for special meeting: Aug 16th, 7 pm; Steve F will check with Justin K.

Update: Steve S and Steve F: Closing Date projected for Kohler Farm; in September 2021.

Update: Cheryl Fox: Closing Date projected Mtn. Spa, water protest period ends Aug 31st, close on or before Sep 10th.

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

Nothing from County Council, Midway City.

Heber City: Update on North Village Resort, maybe not be annexed as of next week; willing to move density yet then buy land twice to move density. Would WOLB be willing to the NV portion of land to then let developer buy land elsewhere?

*Discussion on potential TDR issue.

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

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

Motion to adjourn: Dallin K

2nd: Marilyn C.

Vote: Unanimous

2021 Meeting Schedule:

2nd Monday of the month at 6:30 pm.

Sep 13, 2021

Nov 8, 2021

Dec 13, 2021