

DRAFT MINUTES

Wasatch Open Lands Board Meeting (WOLB)

Nov. 8, 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=Y2xEU1lHV1Z6Y2xGK1ZOTTTdaY1RaZz09>

Dial in: +1 669 900 6833 US

Meeting ID: 868 6748 1810

Passcode: 291694

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

Attendees: Dustin G., Dallin K, Dr. Steve Stevens, Tracy Taylor, Steve Farrell, Marilyn Crittenden, Heidi Franco

AGENDA:

1- Public Comments

2- Approval of Sep 13, 2021 Minutes.

Motion: S Farrell

2nd: S Stevens

Vote: Unanimous

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

Update of Muirfield NOI, no further City Council decisions, how to prove lot of record, no further changes to conservation easements. May wait until spring for water table analysis. Discussion of market corrections.

UDOT Comments: submitted by WOLB, Summit Lands, Midway City, UOL, asked if NRCS and USDA to also comment.

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

Should WOLB up a 'technical advisory committee' to promote open space for WOLB?

-WOLB isn't going to do projects on our own.

-WOLB focus on funding & vetting.

-Ask Farm Bureau to set up an open space committee (Steve F)? Could be a tool for farmers and ranchers. Brett Holmes, contact him to set up a local open space committee, 6-7 farmers/ranchers. Committee could represent WOLB mission, SLC, and UOP education. Get

people involved and want to look at it. Set up mtgs so we could meet with them and explain outreach, process, etc.

Wasatch County will have a tour to Kohler Farm with meeting with questions to show importance of agricultural base in valley.

-Watershed Plan. Collaborate with them. When we get NOI's ask Provo River Water users or CUP to contribute to projects? Ask SLC Metro also?

-HVSSD conservation easements – Short discussion.

Midway City Council UDOT Comments.

Dickman property didn't proceed with an NOI at the present.

Mtn Spa update with City Council. Spa development going through discussion/planning process, not sure on application. Not been to water board yet for commercial development. Not building on estate lots yet.

Tracy: Due Diligence to present to County Council, keep on file with WOLB and County Attorney on summary of documents.

County Attorney's office keeps conditions, minutes, easement recordings. Does closing document list all players?

**Future condition: that closing documents list all participants, all financing also. Get a copy of everything for our records. Need to verify all projects.

**Can ask UOL and SLC for this information now.

**Ask Jon W what closing documentation he received.

**Chair can send email to UOL and SLC this month. Send to Jon, Dustin, and WOLB records.

- Dustin: publish an annual report to the County Council. Become a public record. Year end report to CC. Present in January.

Reserve of Open space bond money is in PTIF.

Spent \$2.3 million of \$5 million.

-Can we get staff support? Run the zoom meeting/prepare minutes, do administrative things. Social media.

-Consider new Chair?

*What about linking this website to our WOLB website?

<https://www.utahopenlands.org/kohler-dairy-campaign>

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

**GOAL: Prepare Annual Report for County Council meeting, Jan 19th, Wed. work meeting, no formal action.

-Do NOT hold Dec 13, 2021 meeting but instead make a googledoc for the proposed Annual Report, set up and share with group. Add in UOL and SLC; by the end of December get google doc up and running. Review/finalize it on the Jan 10th.

****Steve F:** Extel Group, interested in offering a conservation easement on SW corner of North Village Resort property. Perhaps Friends of Heber Valley or others would contribute? Plus WOLB? If purchase price is \$17 million, then perhaps 20% or \$3 million towards that.

Also opportunity to purchase 23 acres along previous bypass road alternative on west side. Provide a good buffer around property to prevent development. What about corridor preservation fees? No, yet asking price is worthwhile. Potentially purchase now, then after bypass road route is decided then come to WOLB for conservation easement.

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

Motion: Dr Steve

2nd: Tracy Taylor

Vote: Unanimous.

2021 Meeting Schedule:

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

~~Dec 13, 2021~~

Jan 10, 2021