

Wasatch Open Lands Board Meeting (WOLB)

March 14, 2022; 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/82484154653?pwd=TVBRcW9SRlc1cHJsMTISOER5alpCUT09>

Meeting ID: 824 8415 4653

Passcode: 046345

Call: (346)-248-7799, enter Meeting ID: 824-841-54653#, Then passcode: 046345#

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

Attendees: Dustin Grabau, Marilyn Crittenden, Steve Farrell, Steve Stevens, Tracy Taylor, Justin Keys, Dallin Koecher, Heidi Franco (chair); Cheryl Fox (SLC Land Trust), Wendy Fisher (UOL Land Trust), Nora Lundin, Matt Brower.

AGENDA:

1- Public Comments – Open to All

Cheryl Fox: thank you to WOLB's support of Mtn Spa project with a complex twenty-six part closing. SLC awarded a plaque to WOLB, thanking us for supporting the project.

2- Approval of Jan 10, 2021 Minutes & the Nov 8, 2021 Minutes.

Motion to approve: S Farrell (on both)

2nd: Dr. Steve Stevens

Vote: Unanimous

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

Muirfield Nature Park NOI

Matt Brower: presentation on Houston and McDonald parcels.

Focused on southern McDonald parcel of 5 acres. Feb 22 appraisal now \$100,000 per acre.

McDonald lot is confirmed for one development right on southern lot as lot of record.

Currently drafting a REPC (Real Estate Purchase Contract) for southern lot, wants conservation easement and requests WOLB recommendation to County Council for 25% matching open space bond money.

Total Costs:

Houston parcel: 4.25 acres, plus water rights = \$450,000 x .25 = 112,500 from Open Space Bond money.

McDonald southern parcel: 5 acres = \$500,000 x .25 = \$125,000 from Open Space Bond money.

Ask for 25% grant match of up to \$250,000 (includes the total cost of conservation easement with SLC for \$40,000 and their \$25,000 grant for stewardship maintenance. Out of the additional \$15,000 needed for conservation costs, Heber City also ask for additional \$12,500.)
-Total Muirfield Nature Park Open Space Bonding Request is up to \$250,000 as a 25% match to Heber City funds on Houston Parcel & water rights, McDonald parcel, and Conservation Easement costs.

Conservation Easement language agrees to WOLB conditions. Ensures public access.

Board Discussion:

S Farrell: can city hold easement?

Cheryl F: SLC would, not City. SLC does not recommend it so City could not revoke the easement by itself.

Justin K: survey the building or keep as a non-rental?

Reviewed Conservation Easement language restricting commercial uses, no rental of building.

Discussion on parking spaces, and use of metal building.

Discussion of reservation fee or not. Dirt floor in building as of now.

S Farrell: put building on foundation?

Tracy T.: no parking stalls on wetlands.

M Crittenden: use only currently parking spaces.

No parking decided on 600 West on Houston parcel.

S Farrell: Figured 25% match of \$978,000 x .25 = \$244,500

Ask Justin to go through the conservation easement language.

Motion to advance the Muirfield Nature Park NOI to a public hearing: Dallin K

2nd: S Farrell (added in 'up to \$250,000 amount)

Vote: Unanimous.

Recommendation from WOLB:

*Add in chart showing stewardship maintenance grant versus total costs.

*Update the NOI to final proposal and final numbers, get in April 4th to Heidi/Dustin.

*WOLB do public hearing on April 11th.

On May 4th to County Council with public hearing

Wendy Fisher – UOL NOI's

Presentation for Lundin Family NOI

Conservation Easement on 119 Acres.

Will include water rights for irrigation.

Strong viewsheds for Heber Valley.

Adjacent to Wasatch Mountain State Park.

Unique features: NRCS identified historic structure on property, 1860-70's; very unique for homesteads at that time frame, with a part of stream that runs through root cellar. Protection

of conservation easement to restore that historic structure. Could be a future opportunity for curated public education. 2 other historic structures: cabin and foundation of original homesteading. Should qualify for national historic register on those properties. Will get historic designation, help with NRCS application also. Provide a trail connection on west side, on higher part of property to Wasatch Mountain state park. Also Nora Lundin has heritage breeds on property which adds to the character of the property. Wildlife habitat as well. Unique wetlands features should be protected.

Appraisal done for fee title, yet Lundin family is willing to forego development value to protect land. Perhaps up to 25% contribution of landowners.

WOLB members looked at map of parcels, trail area, potential firebreak. Wendy F says family is willing to allow for a sustainable, connecting trail.

S Farrell: There is access agreement between Lausanne Way and over to Wasatch Mountain State Park.

Wendy F.: Mike's house is not part of this deal the 119 acres. Also the 4 acres by trailer court – that's in a separate parcel.

Tracy T: asked about other trail perhaps coming out of Swiss Oaks.

Nora Lundin: road from Zermatt is a private dirt road for access only. The gate is by Bigler Lane connection. Proposing a parking area over by Lausanne Way. Hopes the trail system would be above the Lausanne Way road access, up higher on the ridge. Potentially link trail to Walker's property across Lundin property.

Potential trail connection through Swiss Alpine down to Midway Cemetery?

Fire access/emergency access road: possible across bottom of foothills running top to bottom, yet also need Condie property access? There is already a water line easement at bottom of foothills that could be an emergency fire access for Lime Canyon and Swiss Oaks developments.

S Farrell: This emergency access road is really needed.

Nora Lundin: 25' gravel road with crash gates. Yet NOT a trail because of continued grazing of cattle.

Wendy F: need to protect agricultural/grazing uses with fire emergency access road.

S Farrell: this will open up access to state park.

Nora Lundin: Open up access to Sid's and Faucett's Canyons/draws also – all the way to Cummins Parkway.

S Farrell: who are funding partners? NRCS, WOLB, Midway Bond, McAllister funding, private foundation potential funding (will meet with them in April), perhaps other foundations for historic preservation.

Motion to go into closed session to discuss the purchase of real property: S Farrell

2nd : Marilyn Crittenden

Vote: unanimous

Motion to come out of closed session: Marilyn C

2nd : Justin

Vote: unanimous

WOLB recommendation to hold public hearing for Lundin Family NOI on April 11, 2022 also.

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

S Farrell: *Need to update code so County can also be potential property owner using Bond money.

New NV Resort Property Owner met with some County Council members.

Dustin said they wanted \$18 Million.

*Discussion of County's North Fields property, 20 acres, #080114, along bypass corridor, possibility to put on conservation easement, then put up for sale perhaps get \$50,000+ an acre? Current grazing agreement.

S Farrell: WOLB should wait until Heber Valley Corridor route is known to decide about this North Fields property.

*Another 40 acres that JSSD owns, County maybe buy it and put on conservation easement?

Dustin: maybe change the interlocal agreement also, along with code?

S Farrell: doesn't think we need to change interlocal agreement.

Justin: Code already allows county to purchase property in code. WOLB could give a positive recommendation to County Council for County to buy property. Discussed UDOT's potential Bypass road alternative routes.

M Crittenden: WOLB should discuss which options are viable in North Fields.

Tracy: Possibility to talk with UDOT before May options come out. If Bypass goes through North Fields it impacts everything WOLB does.

Dr Steve Stephens: Midway is still working on options to save smaller parcels.

No other updates from Heber City.

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 : Steve Farrell

Vote: unanimous

2022 Meeting Schedule:

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

April 11, 2022

May 9, 2022

June 13, 2022

July 11, 2022

August 8, 2022

Sep 12, 2022

October 10, 2022

November 14, 2022

December 12, 2022