

Wasatch Open Lands Board Meeting (WOLB)

May 9, 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/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, Steve Farrell, Dr. Steve Stevens, Dustin Grabau, Maddy Sherbert, Dallin Koecher, Tracy Taylor, Justin Keys, Wendy Fisher of UOL.

AGENDA:

1- Public Comments – Open to All

2- Approval of April 11, 2021 Minutes.

Motion to approve: S Farrell

2nd: Dr. Steve S.

Vote: Unanimous.

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

*Lundin Family NOI and Utah Open Lands.

Steve F: Issues with legal & appraisal issues, so no public hearing yet.

Wendy Fisher: Did a site visit with NRCS on April 27, 2021.

Conservation values: viewshed, visible through out Heber Valley. Prime soils, irrigation, outskirts of town boundaries of Midway; Wildlife Habitat, several types of fowls, elk; cultural values, example of Rock House root cellar restoration. Eligible structure for historic register.

Appraisal for fee title is done, Fall 2021 = \$12.4 Million.

Then \$6-7 million likely the 50-65% of fee value for conservation easement.

Timeline:

-keep moving forward with NRCS, [again site visit on April 22nd]

-need to work through CE requirements of NRCS

-work through *new* appraisal requirements with NRCS.

-don't have a final appraisal, but looking within the ballpark so far.

-does fit with County Code for open space bond money.

-Opportunity of private funding for Lundin NOI, outside of Utah.

Look at DEQ funds to prevent further septic tanks in North Fields with water quality issues?

May want to acquire conservation easements along with streambed restoration, so work lasts.

Can we include CUWCD in our discussions? Doing conservation funding for flip the strip, but can they fund easements to protect water quality?

WOLB can be the first pledge in, but put in the last dollars.

Steve Farrell: is the Board comfortable pledging up front?

Dustin G: potentially pledge to do the funding proposal of 20% of project's costs or fund only the cost of the conservation easement for projects with no development value/development rights.

*Allan Giles: asking Wendy to contact him, need to get NRCS involved. Further west than potential bypass alternatives.

*Michel [Kissel] NOI – Wendy/UOL: Adjacent to Kohler Property. Next to viewshed, within North Fields, did Site visit with NRCS also. Did show NRCS perspective within the North Fields that are highly visible from all surrounding highways.

NRCS was impressed and interested in conservation values.

**NRCS asked Wendy to submit all four-five projects within this area: Lundin NOI, Michel NOI, Laren Gertsch NOI and Allan Giles NOI also.

Lundin – potentially \$6-7 million conservation value? (NRCS potentially pay 50% of this?)

Michel – potentially \$4-4.45 million?

Gertsch – potentially \$

Giles - ?

Dustin G: If UOL is asking for a public hearing notice please tell us by May 23rd, so make next June 13, 2021.

*Short discussion on how to get consistent funding for LeRay McAllister fund.

*Received the Gifford Hickey/Rio Gaucho LLC, from Liz Lewis (contact person). This is a 20 acre parcel in North Fields, but already have a home on it so no development rights on it. Not sure if there are any lots of record within the 20 acres, so no development potential on it. Questions asked if money were being asked from Open Space bond if no development rights? Ask Liz Lewis to come to a meeting (Dustin).

Discussion of no money being exchanged from open space bond moneys, because already developed. Hard to appraise IF zoning laws change in the future. Could entertain a discussion about stewardship maintenance payments, conservation easement potentially out of open space bond if interested in that.

Alan Giles NOI – Justin Keys is being retained by Allan Giles for work outside of the NOI. Disclosed potential conflict of interest.

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

Dr. Steve Stevens: working on Lundin NOI and Michel NOI's; perhaps going for another open space bond? Running out of current bond money, come up with solutions on small lots also.

Discussion of Mt Spa project going to planning commission this week in Midway. Looking at their resort plan.

Heber City will send Muirfield proposed conservation easement to Jon Woodard and will execute after review. Once reviewed and executed, then invoice the County.

County have a transit open house meeting on June 7th senior citizens center to invite public; and on June 15th to talk with Councils in Valley.

Also talk about ordinance to oppose Western Route D through County Council. Talk about it this week and hopefully pass by May 18th.

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: Tracy Taylor

2nd: S Farrell

Vote: unanimous

2022 Meeting Schedule:

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

June 13, 2022

July 11, 2022

August 8, 2022

Sep 12, 2022

October 10, 2022

November 14, 2022

December 12, 2022