

Wasatch Open Lands Board Meeting (WOLB)

Sep. 12, 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: Dustin Grabau, *Dallin Koecher*, *Dr. Steve Stevens*, *Steve Farrell*, *Tracy Taylor*, *Heidi Franco*, Garrick Hall, Kelly Scorzato-Young, Susan Scorzato, *Justin J Keys*, [*Marilyn Crittenden*, Board member is excused]. **Italics are WOLB members.*

AGENDA:

1- Public Comments – Open to All

Email from Susan Scorzato received on 9/12/22: Asking about Michel/Kissel NOI progress, WOLB gave report that it is progressing with Utah Open Lands Trust.

2- Approval of August 8, 2022 Draft Minutes.

Motion: Dallin Koecher

2nd: Dr. Steve Stevens

Vote: Unanimous

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

Steve F: Tracy contacted Alan Giles, Cheryl Fox, SLC now working with him. He is still ready to go forward.

Heidi F: reported on land survey needs/boundary line adjustments needed before Heber City can execute conservation easement with Summit Lands Conservancy and get reimbursement. Dustin: processed as a 'record of survey'. For Heber City to get reimbursement from conservation easement: 1- Jim Kaiserman, County Surveyor wants to record them. Kaiserman will make sure it doesn't overlap other properties. He will use it as an attachment to the parcels. Gives Dustin the okay once this is done. 2- Dustin will tell Matt and I, then Heber City will execute it, give Dustin a copy of executed agreement for reimbursement. Process checks on Friday. Check or ACH deposit.

Idea from Dr. Steve and Steve F: put up a sign that this land is permanently conserved by Heber City, Wasatch County and WOLB, etc.

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

Steve F: County Report, 2 things:

1-Lundin NOI, some issues- now a temporary restraining order. One of the adjacent property owners says they have a first right of refusal given back in 1995.

2-Existing conservation easements already within county, County Council didn't know about but with increasing tax assessments now are coming out. One in Snake Creek area, another 400 acres in Lake Creek, want to stay on greenbelt. One in Blue Sage development with cluster development with large area with an existing conservation easement for public use.

*Possible County Council ordinance to value conservation easements. Yet there's no set guidelines from State Tax Commission and Assessor has to go by market value. Hard to establish market value. Greenbelt values haven't changed much with recent tax valuations; set by the State.

What could WOLB recommend to County Council about valuation of these properties?

Discussion of if properties qualify for greenbelt, viewsheds, or what?

Propose an ordinance to let County Assessor set their own value, set it as a percentage of market or tax value 50% or 20%, etc. Can ask Council to set a blanket percentage, or let property owners contest it?

County needs to identify these properties, WOLB could include existing easement in our Annual Report, maps.

County's ordinance could be set higher than greenbelt level?

Dustin: proposed ordinance would need to be universally applicable.

County Attorney is researching this.

Better policy is to incentive greenbelt status, not give same tax benefit as greenbelt without agricultural uses.

The potential ordinance could be put in place for next year. Could be an incentive to use conservation easement if passed. Be careful on who holds the easements, and ensure it is in perpetuity, & be approved by WOLB. Ask existing conservation easements to be reviewed by WOLB, become a single source; perhaps to become updated. Require a map for all conservation easements from County Records Office.

*Ask County staff to do research to find mapping of existing conservation easements.

Could ask Tax Commission to look at for our County.

Dr. Steve Stevens:

Midway Open Space Comm had a meeting, still working on small parcels.

Discussed Lundin Property, pulled from City Council agenda because of concerns.
Volksmarch this weekend, WOLB is invited to attend. 10 am walk; Noon walk, including Mountain Spa as part of the walking path. There is an app for this.
Kem Gardner property on the southern part, and western piece on Snake Creek, still pending to finish dedication to the City.

Heidi F:

-Ask Kendall to come to Red Ledges Park ribbon cutting.

-Preparation for Oct 10, 2022 meeting with UDOT:

The items that we would like to discuss with the board are:

- 1) Discuss concerns related to the bond and how it relates to the EIS.
- 2) Discuss any future conservation easement that we should be aware of.
- 3) Discuss how open space will be addressed in the EIS.

Dustin: Create a map for existing and potential NOI/easements. Include JSSD property as potential, county property that county already owns, and city property, show all of property in the southfields, on west side.

*Dustin: Use definition on open space bond language, citizens are willing to pay for this. Voted on by high percentage of voters. That's the focus on WOLB.

-Dallin K: could UDOT ensure conservation easements up to potential road, no buildings, maybe trails within easement. Makes it a better road for people to take with easements.

Tracy: If original bypass route is used, then conservation easements around the city's beltway route, use the easement elements.

Dustin G: how much extra land will be condemned, how wide the ROW?

Justin: discussion of bypass road routes.

Agricultural Protection Area discussion.

Could it be used for small parcels?

Discussion of application in County areas.

County Health department requirements: alternative septic tanks, how many feet between septic and groundwater.

County roads, county easements, not enough ROW, ditches on both sides, need improvements. Snow removal problems.

Motion: Tracy T – to cancel the Oct 10, 2022 WOLB meeting because of Columbus Day

2nd: Justin Keys

Vote: Unanimous

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

-See where we are in November. See if need to skip Dec 12, 2022 meeting, and meet Jan 9, 2023.

6- Closed Session per U.C.A. 52-4-205 if needed. None Held.

Motion to Adjourn: Dallin K

2nd: Tracy

Vote: Unanimous

2022 Meeting Schedule:

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

~~October 10, 2022~~ *Cancelled for Columbus Day Holiday.

November 14, 2022

December 12, 2022