

Wasatch Open Lands Board Meeting (WOLB)

April 10, 2023; 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, Karl McMillan, Steve Farrell, Steve Stevens, Justin Keys, Tracy Taylor, Dallin Koecher, Cheryl Fox, Dustin Grabau, Tiarra Cooper.

AGENDA:

Welcome

1- Public Comments – Open to All

Cheryl Fox: thank you and congratulations on Muirfield Nature Park easement being recorded!

Summit Land Conservancy working on two other projects without WOLB funding. Info on SLC, 20th anniversary in 2022. Conservation breakfast on Tuesday, May 16th 8:30 am, Silver Lake Lodge WOLB is invited, and County Council. Go to 'we save land.org' to sign up.

Question on Ure Farmland Project. Summit County has four years to buy it. Weekly meetings for RFQ for a project manager. 15 parcels, some with NRCS funding applications, some conserved for recreational open space, housing, gardens, etc.

2- Approval of Feb 13 and Feb 27, 2023 Draft Minutes.

Motion to approve: Karl McMillan

2nd: Steve Stevens

Vote: unanimous

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

--Muirfield Conservation Easement executed. Sent to County, Dustin G, and Jon Woodard.

4- Finalize 2022 Annual Report to County Council.

Looking to present to County Council at 4 pm, May 10th with Heidi Franco and Justin Keys.

Motion to approve Annual Report pending financial numbers verified by Dustin: Justin K

2nd: Karl M

Vote: unanimous

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

-Discussion of County Enforcement in contract with Alan Giles, Flying A Ranch NOI

Did make application to NRCS,

Enforcement action is easement held in abeyance for three years to get NRCS funding, yet if no matching funds then Giles will have two months to refinance and pay back the money at the same PTIF interest rate. If Giles do not want to refinance then easement will be enforced on all acres.

Is there a final conservation easement? WOLB needs a final copy.

-Discussion of JSSD property, 47 acres; there are land/water funds through NRCS that it could qualify for. Upcoming meeting for JSSD to discuss. Who owns property? JSSD owns 70% of it, NVSSD owns 30% of it (approximate percentages). Not counting the 6 acres privately owned. Question about the 20% match standard? JSSD does have an appraisal from last fall, and also need another appraisal for NRCS only, not IRS. No timing yet. JSSD needs to have \$2-3 Million to finish water treatment plant.

-Discussion of proposed County Dark Skies Ordinance/WOLB Recommendation.

-Discussion of WOLB questions, impacts to North Fields/agriculture; one zone for the entire County versus agricultural areas. Uplighting discussion on targeted lighting.

Midway: no news. Could OPAC give WOLB a copy of their annual report to Midway City?

Heber: Jordanelle Ridge open space easement: HOA maintain, City or County oversight/enforcement, SLC would hold easement? SLC drafted a letter of intent with Sorenson, sent on April 10, 2023. Maintenance difference between HOA maintenance on subdivision trails versus the other trails outside of the development?

-Steve F: Discussion of private conservation easements within County. Hope to get a list of all of them. Then make a proposal to the County on the taxation on them. Go to Recorder's Office to find out—need coding on County's records if land is encumbered. In Summit County there is an 'X' at the end of the parcel numbers. Taxed at not the market rate. Tiara will search for Recorder's Office and compile list. Ask UOL and SLC about any easement ownership. Send contact information to Tiara for UOL and SLC. SLC says it is state law to tell Assessor if Easement on property. For those that were grandfathered before state law, how do we ensure that easement is legitimate? How do we ensure in perpetuity? Work through County

Recorder's office to flag it so Assessor can recognize it? Will apply to Gardner easement property. Tiara will talk with IT to see how to flag it.

*Send out mailing to all greenbelt owners and ask if they have an existing conservation easement or if they are interested in it? County is trying to compile a list all existing conservation easements to protect their tax value.

Justin K: could create buzz if property owners knew their property taxes would decrease with easements?

Tracy T: could County put in letter with tax notices asking if there are private conservation easements on property?

Steve F: Need to set up standards, processes between Recorder and Assessor's office. Recognize difference between 'common area' versus 'open space.' Difference in value between 'common area' versus 'open space' or conservation easement on private property. Private property and 'open space' is taxes/paid for by owners, even HOA's.

Justin K: Need to distinguish between 'common space' versus 'open space' that is NOT deeded to HOA on plat; owned by private owner/developer.

Steve F: Discussion of Homestead Golf Course 'open space', 99 year lease with Homestead.

Justin K: these easements are 'low hanging fruit' to protect open space.

Steve F: use Wolf Creek Ranches for taxable parts versus greenbelt parts.

How do we get more people involved in Open Space preservation?

Dallin K: could we use Chamber networks, City newsletter to talk about open space easements. Create a PR Campaign. Costs: couple of thousand dollars. Use Kohler Farm on WOLB website.

Cheryl F: Several ways to promote open space conservation: work with individual owners, business partners, mix of partners, advertise to younger generation about saving farmland within families.

Tracy T: County could advertise in tax notices about asking for existing easement notification to County from property owners. Add it to any promotional efforts. Go to a website and list info in Recorder's Office?

Steve F: will RMP put a conservation easement on their 20 acre piece north of Muirfield?

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

- marketing/PR campaigns for future.

- Tierra assignments and support.

7- Closed Session per U.C.A. 52-4-205 if needed. – None Needed.

Motion to adjourn: Justin K

2nd: Karl M

Vote: unanimous

2023 Meeting Schedule:

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

May 8, 2023

June 12, 2023

July 10, 2023

August 14, 2023

September 11, 2023

October 9, 2023

November 13, 2023

December 11, 2023