

**MINUTES OF THE
WASATCH COUNTY COUNCIL
FEBRUARY 5, 2025**

The Wasatch County Council met in the regular session live and by zoom at 4:00 p.m. and the following business was transacted.

PRESENT: Chair Karl McMillan
Councilman Mark Nelson
Councilman Erik Rowland
Councilwoman Colleen Bonner
Councilman Spencer Park
Councilman Luke Searle
Councilman Kendall Crittenden

STAFF: Dustin Grabau, the Wasatch County Manager
Heber Lefgren, the Assistant Wasatch County Manager
Jon Woodard, the Assistant Wasatch County Attorney
Scott Sweat, the Wasatch County Attorney
Tiarra Cooper, from the County Manager's Office
Wendy McKnight, from the Wasatch County Clerk's Office
Rick Tatton, Court Reporter via zoom
Jerry Jones, from the Wasatch County Clerk's Office

PRAYER/REMARKS: Councilman Mark Nelson

PLEDGE OF ALLEGIANCE: Let by Councilman Erik Rowland and repeated by everyone

Chair Karl McMillan called the meeting to order at 4:00 p.m. on Wednesday February 5, 2025, and indicated that all the Wasatch County Council Members are present. The record should also show that the Wasatch County Council is meeting in the Wasatch County Council Chambers located in the Wasatch County Administrative Building at 25 North Main, Heber City, Utah 84032. Chair Karl McMillan then called the first agenda item.

OPEN AND PUBLIC MEETING AFFIDAVIT

The Open and public meeting affidavit was made a part of the record.

ADMINISTRATIVE ISSUES FOR FUTURE MEETINGS

Chair Karl McMillan then asked if there were any Administrative Issues that need to be discussed at future meetings.

Dustin Grabau, the Wasatch County Manager, indicated that there was one e-mail which is a request from CAMS, the Community Alliance for Main Street, for you to consider appointing a Council Member to their board. That is according to their bylaws, and we would consider that for a future meeting if you want to appoint someone to be on that CAMS board. Chair Karl McMillan indicated that it would be great, let's put that on a future agenda to be discussed.

Councilman Luke Searle also indicated that the Heber Valley Arts Center Group which I believe is the Wasatch Arts Council would like to come and give us an update of their art center and have a new focus on their outdoor amphitheater being built and would like to come potentially on our second meeting in March for a work meeting to come and discuss that.

LEGISLATIVE ITEMS FOR FUTURE MEETINGS

Chair Karl McMillan then asked if there were any legislative items for future meetings.

Councilman Luke Searle indicated that maybe at the next work meeting we could discuss things that we would like to set some priorities of what we want to accomplish over the year and some things have already been said like the general plan, good movement in the new County Administration Building. Chair Karl McMillan indicated as a Council let's try that because at least it will be feedback from those on the Council.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Pam Patrick, Wasatch County resident, addressed the Wasatch County Council and thanked the members of the Council for running for the positions they hold. When you are talking about the public being involved and people tell me and the one thing, they say at the 4:00 p.m. meeting you do it because you want to hear from the public. People say that you don't care, and you don't listen, and I indicated to them how many meetings you have attended You can't just show up for one meeting and base your opinion on one meeting. Things need to be communicated by you guys, and they really don't know the difference between the City Council and the County Council. Possibly if you visit with people one on one that might do a lot of good.

COUNCIL

DISCUSSION AND CONSIDERATION OF ISSUING A LETTER OF SUPPORT FOR A PROPERTY ACQUISITION PARCEL BY THE UTAH DIVISION OF WILDLIFE RESOURCES.

Dustin Grabau indicated that Kate Richardson from Wildlife Resources will be discussing this matter with the Council and she is doing it by Zoom. Kate Richardson from Wildlife Resources addressed the Wasatch County Council and presented a power point presentation and then indicated that the Utah Division of Wildlife Resources (DWR) is looking to acquire property as an in-holding in the Currant Creek, Wildlife Management Area. The Utah State Code required that the DWR present the proposed purchase. They are seeking a letter of support for this property of which is already under contract. We would just like a motion approving the letter of support as proposed regarding this one acre of ground and would like to close at the end of March. The reason we are doing this is to get that out of the current Wildlife Management Area. There are a lot of wildlife that use this one-acre area. Dustin Grabau indicated that the Council has drafted a letter in support of what is being asked for which is in support of getting this land acquisition of one acre of privately owned property.

Councilman Spencer Park made a motion that we approve the manager or the chairman to sign that letter in support of this and change it from Commissioners to Council in the letter. Councilman Mark Nelson seconded the motion and the motion carries with the following vote:

AYE: Chair Karl McMillan

AYE: Mark Nelson

AYE: Erik Rowland

AYE: Kendall Crittenden

AYE: Colleen Bonner

AYE: Luke Searle

AYE: Spencer Park

NAY: None.

BOE ADJUSTMENTS AND RECOMMENDATIONS FOR APPROVAL

Jerry Jones, from the Wasatch County Clerk's office, addressed the Wasatch County Council and indicated that we are seeking approval for two assessor adjustments. One is a factual error was discovered with regard to the basement of the subject property and is a very big property with a value of \$8,506,000 and after inspection it was noted that the subject property didn't have a basement, so the market value was adjusted and are seeking an \$8,254 credit to reflect the correct

taxable value.

The second one is similar. It is a condominium unit that had incorrect square footage, and the correct footage is 389sf and this resulted in about a \$165.00 dollar credit back.

Councilman Kendall Crittenden made a motion that we approve the recommendations for adjustments of these two properties that have been indicated. Chair Karl McMillan seconded that motion, and the motion carries with the following vote:

AYE: Chair Karl McMillan

AYE: Luke Searle

AYE: Kendall Crittenden

AYE: Spencer Park

AYE: Colleen Bonner

AYE: Erik Rowland

AYE: Mark Nelson

NAY: None.

UPDATE ON 2018 OPEN SPACE BOARD AMOUNTS AS OF JANUARY 2025.

Dustin Grabau, the Wasatch County Manager, addressed the Wasatch County Council and indicated that this matter has been requested to be heard when the public hearings are held.

COUNCIL/BOARD REPORTS

Councilman Kendall Crittenden indicated that a past Wasatch County Commissioner Moroni Besendorfer has passed away.

Councilman Kendall Crittenden indicated that her sister-in-law gave me a card which is a thank you card for the flowers that was sent by the Council for the passing of her husband Ron Crittenden. If you want to read it we will have it in the Council room if any of you would like to read it.

Councilman Kendall Crittenden indicated that with regard to Heber Power they do a street light write-off for our jurisdictions where they write off the cost of streetlights and for 2024 that the voided cost for Wasatch County was \$19, 632.36.

Councilman Kendall Crittenden indicated that Heber City sent a notice of an annexation to be granted, and it is in the Sorensen area and staff needs to look at it and see if we have any reason to protest the matter. It is a very small annexation up along Highway 32. And it is 40.85 acres.

Councilman Kendall Crittenden that we talked a week or two ago about the School Board replacement for Tyler Bluth and the School Board is advertising that they are open for letters of intent for anyone who is interested in applying for that open seat which is for Heber City south. The deadline for those letters of intent is due February 18th at 4:00 p.m. and interviews will take place. There were two years left on his current term and whoever they appointed will finish out his term.

Councilman Kendall Crittenden indicated that the Issue Conference is on March 5th 6:00 to 8:30.

Councilman Kendall Crittenden indicated that the water law conference is coming up and those that are interested need to let us know.

Councilman Kendall Crittenden indicated that regarding the Meals on Wheels program is coming up where political people can go and deliver Meals on Wheels to senior citizens involved with the meals on wheels. This is through the month of March and the individuals on the Council indicated that March 20th would be good for Council Members.

Dustin Grabau, the Wasatch County Manager, indicated that Councilman Erik Rowland, Councilman Kendall Crittenden and Council Woman Colleen Bonner while they were at UAC Day on the Hill had a meeting with members of the State Institutional Trust Lands STILA. One of the take aways from that was that we should have a meeting with Heber City Council to discuss some next steps and my suggestion is that we use that same subcommittee to meet with the subcommittee of Heber City Council Members and talk about a proposal that we can be united on as we work with the development partners of that piece of property. We will try and schedule to meet with them as soon as possible. Councilman Erik Rowland indicated that the things that were clarified that were very helpful is that the Christensen project and the STILA are not tied together and can be treated individually. The second is that they are not looking to do affordable housing but for zoning request they simply want to match the zoning of the neighboring area. Also, there are some options that could make this work. In my view it was very positive and a very helpful meeting. They were also willing for a land swap.

Councilman Luke Searle indicated that we have been able to talk with Representative Mike Kohler and didn't get to talk to Senator Winterton but we did have some good conversations with some bills that could impact Wasatch County and some were good and some were bad.

MANAGER'S REPORT

Dustin Grabau, the Wasatch County Manager, addressed the Wasatch County Council and indicated that the Deputy Sheriff Merit Commission serves as a body that has the duty, power, and responsibility to discharge Utah State Code Title 17, Chapter 30 State Code outlines the composition of that body, which is their members are subject to certain restrictions. Wasatch County has posted on its website for applications to fill the expirations of two seats. The only

applications were the two members currently working on the commission. Staff recommend the appointment of Leo Lucey and Greg McPhie to fill those board positions.

Councilman Erik Rowland made a motion that we approve both those individuals as stated. Chair Karl McMillan seconded that motion, and the motion carries with the following vote:

AYE: Chair Karl McMillan

AYE: Mark Nelson

AYE: Erik Rowland

AYE: Spencer Park

AYE: Colleen Bonner

AYE: Kendall Crittenden

AYE: Luke Searle

NAY: None.

The record should show that after the previous matter was discussed and a vote was taken, Todd Bonner addressed the Wasatch Council Manager and asked when the notice was put out for the Deputy Sheriff Merit Commission. Dustin Grabau indicated that it was posted on our website for the last two weeks Todd Bonner indicated that he is aware of several people that would like to be a part of that. I don't know how many people are aware of how to run your website. Because I got on it, last night and it is very difficult to maneuver. The reason that I am so concerned about this is because my understanding is that Leo Lucey, Greg McPhie and Joe Dunbeck, the three that are there, have not even accomplished what they are supposed to have accomplished in all the years they have been there so far. I would suggest that to maybe re-advertise so that the people know because I for one would like to put in. Dustin Grabau indicated that if there is another opening for a board member, we could reopen it if there is another board opening available.

ACCEPTING NOMINATIONS FOR THE NATIONAL COWBOY RECOGNITION.

Dustin Grabau, the Wasatch County Manager, addressed the Wasatch County Council and indicated that they will be putting that out to the public to make sure that the public is aware. In the past great individuals have been nominated for this recognition. We will bring back the names that have been received in a meeting in March for consideration of their names from Wasatch County.

Councilman Erik Rowland made a motion that we go into Closed Session for matters of personnel and pending litigation. Council Woman Colleen Bonner seconded the motion, and the motion carries with the following vote:

AYE: Chair Karl McMillan

AYE: Mark Nelson
AYE: Colleen Bonner
AYE: Spencer Park
AYE: Kendall Crittenden
AYE: Luke Searle
AYE: Erik Rowland

NAY: None.

**MINUTES OF THE
WASATCH COUNTY COUNCIL
CLOSED SESSION
FEBRUARY 5, 2025**

Chair Karl McMillan indicated that the Wasatch County Council is now in Closed Session to discuss personnel and pending litigation. The record should also show that the Wasatch County Council and others are meeting in the Wasatch County Council Chambers located in the Wasatch County Administration Building located at 25 North Main, Heber City, Utah, 84032

PERSONNEL

PRESENT: Chair Karl McMillan
Councilman Mark Nelson
Councilman Erik Rowland
Councilwoman Colleen Bonner
Councilman Kendall Crittenden
Councilman Luke Searle
Councilman Spencer Park

OTHERS: Jared Rigby, the Wasatch County Sheriff
Joan Gould, from the County Manager's Office
Scott Sweat, Wasatch County Attorney
Heber Lefgren, Assistant Wasatch County Manager
Dustin Grabau, the Wasatch County Manager
Tiarra Cooper, from the Manager's Office

Dustin Grabau, the Wasatch County Manager, addressed the Wasatch County Council and others in the Closed Session for personnel. No minutes were taken of this matter because of its sensitivity.

PENDING LITIGATION

PRESENT: Chair Karl McMillan
Councilman Luke Searle
Councilman Kendall Crittenden
Councilman Spencer Park
Councilwoman Colleen Bonner

Councilman Erik Rowland
Councilman Mark Nelson

OTHER'S PRESENT: Wendy McKnight, from the Clerk's Office
Tiarra Cooper, from the Manager's Office
Jared Rigby, the Wasatch County Sheriff
Joan Gould, from the Manager's Office
Heber Lefgren, the Assistant Wasatch County Manger
Scott Sweat, Wasatch County Attorney

Dustin Grabau, the Wasatch County Manager, addressed the Wasatch County Council and others in closed session and indicated that

Councilman Spencer Park made a motion to leave the Closed Sessions and go back into the regular Wasatch County Regular Agenda. Councilman Kendall Crittenden seconded the motion, and the motion carries with the following vote:

AYE: Chair Karl McMillan

AYE: Mark Nelson

AYE: Spencer Park

AYE: Colleen Bonner

AYE: Kendall Crittenden

AYE: Luke Searle

AYE: Erik Rowland

NAY: None.

Chair Karl McMillan indicated that the time is 6:00 p.m. The record should indicate that Item No. 3 on the regular agenda will be addressed, which was an update on the 2018 Open Space bond amounts along with two public hearings. The record should indicate that we are meeting in the Wasatch County Council Chambers located at 25 North Main, Heber City, Utah 84032 and the date is Wednesday February 5, 2025.

UPDATE ON 2018 OPEN SPACE BOND AMOUNTS AS OF JANUARY 2025

Heidi Franco, Heber City Mayor and Chair of the Wasatch Open Lands Board, addressed the Wasatch County Council, and indicated that she is hoping this is one of the best meetings that you have ever held in the last decade because it is to me. Five years ago, if we would have thought that the Open Space bonds money could be all approved and all spent within five years and none of us would have guessed that but tonight is the night that can go down in history of Wasatch County. Tonight, we will be talking about how to finish spending the ten million dollars of Open Space bond money from 2018.

Heidi Franco gave an update on the 2018 Open Space bond amounts, so this is as of last month it was approved for ten million dollars. It has been spent down to the \$1,692,000 million that is left but other projects have been approved so she then presented the 2025 projects that we are bringing to you tonight. If you decide to approve them then that means all the ten million dollars of bond money will have been approved to be spent but you have a short fall of the \$58,000 that we discussed on how it could be covered. There have been nine projects, five years over 623 acres which is almost one square mile. We did not know where we could be five years ago. There is sixty-six million plus of conservation value and that we have only spent ten million. We hope on fifty-eight thousand and you see that is over a six time leverage. That is incredible in government and when have you ever seen that being done by government before or at least in Wasatch County. We don't feel like we are done and we want to serve you and want to advise you and we will

continue to help these approved projects get over that finish line because we do keep checking in with what the update is as well as what you are doing but want to continue to accept and that new applications given your roll back money that you have available in the County and appreciate understanding that a little bit more so we know better to bring you given that budget. To protect our county's roll back we would ask the County Council to consider proposing a new open space bond within the next year or two. We really want to protect the agriculture heritage and open space in our County because that is what the majority of the people that live here and have paid for. More and more farmers are realizing the benefits to land conservation easement. We will be coming back to you probably in a couple of months and would like to give you our 2024 annual report and love to talk with you then about a proposed conservation bond in the future and also appreciate it if perhaps your new PIO would consider doing a series of articles based on that annual report and based on the different projects that have been completed or perhaps are pending. We feel that is a way to catch our community up to speed what has been happening here today and what a great value this is for their bond money.

Chair Karl McMillan then indicated that the record should show that we are now ready to go forward with our public hearings that are scheduled for this evening.

**PUBLIC HEARING
FEBRUARY 5, 2025**

ITEM 1 DISCUSSION AND CONSIDERATION OF USING OPEN SPACE BOND FUNDS AFTER A POSITIVE RECOMMENDATION FROM THE WASATCH OPEN LANDS BOARD FOR THE PRESERVATION OF THE PEAR TREE LLAMA WHITE FAMILY LIVING TRUST FARM PROPERTY LOCATED AT 105 EAST 850 SOUTH MIDWAY CITY, UTAH 84049 IN THE AMOUNT UP TO \$750,000.

Staff:

Heidi Franco, Chair of the Wasatch Open Lands Board, indicated that the first positive recommendation for the Gerald L. and Cathleen F White Living Trust application. They are asking for the Open Space Bond Money to preserve the Pear Tree Llama Farm, the approximate value of the total conservation easement as mentioned there is approximately \$6,525,000 as represented in the application. The Living Trust applicants are willing to donate or double that amount of 1,625,000 out of their pocket towards that total easement cost. They are willing to donate 24.9% of the total easement cost which is a one-point percent from what we usually ask. They have had this historic farm parcel since the 60's. They also provide grazing for 50 head of cattle that is used by the Kohler dairy farm. They are asking for matching funding. Wildlife also lives on the property. It totally fits into all the conservation values of the code. They have a unique location which has contiguous preservation of open space and agriculture along State Road 113.

They have a credible viewshed and open space. They have 186 acres of open space that is preserved with that north/south corridor as well as HVSSD project plus between the Pear Tree Llama Farm and the Provo River that is half a mile of A-20 that goes north south to the Provo River so not just for State Road 113. This is such an integral part of preserving our agricultural heritage and open space in this area of our valley.

Wendy Fisher, Executive Director of Utah Open Lands, indicated Heidi Franco mentioned some of the things that we think are really critical in terms of this open space protection. Two things that made this property really important and one of them is when you think about protecting agricultural land in the valley you have to think about the agricultural economy and having these farm fields that are utilized by various different farmers, that ensure that the agricultural economy will continue to move forth. The second thing is by being able to augment the work that we did with Midway and the Gardiner Legacy preserve and the fact that there are other lands protected in this area makes it very vital and critical from our perspective because it preserves the viewshed, preserves wildlife habitat and allows that agricultural value. Wendy Fisher indicated that they go through these RCPP (Regional Conservation Partnership Program) projects because we do a market value of the land. We will have a final appraisal done for this for the conservation easement and use restricted appraisals that we have got in the area

Maryssa Fenwick, land protection leads from Utah Open Lands and also the program manager for the RCPP program that we have been awarded addressed the Wasatch County Council and indicated that this project was put in the RCPP Program. They have been taking care of this project since 1997. This has a great viewshed. They own twenty-four water shares. Those shares will be encumbered with the conservation easement which allows that land in perpetuity to be used for agriculture. It is a great wildlife habitat. Part of the money can be used separately from the conservation easement for land management efforts.

Heidi Franco then went through the proposed conditions which are put on all these approvals, and they are listed in the application.

Wendy Fisher indicated that Jon Woodard, the Assistant Wasatch County Attorney, asked the question about where the other funding is coming from. Basically, we have secured three point two five million already through the RCPP NRCS (Natural Resources Conservation Service) process. Then going through the LeRay McAllister Working Farm and Ranch Fund or the Utah Open Lands North Field protection initiative which is private funding sources to raise that final \$125,000 from private sources or again the LeRay McAllister and then make a request to Midway City for \$750,000. That covers all the funds that are needed.

Councilman Luke Searle asked the question what happened if it is no longer a farm and stopped being a farm. Wendy Fisher indicated that is part of what is happening. We are looking at how the state can start matching young farmers with some of these protected landscapes. This is one of the benefits of doing a conservation easement. The RCPP NRCS funding does have a requirement that it continues to stay in agriculture because that is why the 124 shares of water get encumbered by

the conservation easement. The goal is that we would have this inactive farming and have this land bank for farmers that we can help young farmers that are coming to keep going.

Kathlyn White, one half ownership of the Pear Tree Llamas addressed the Wasatch County Council and indicated that the property was purchased in the early 1960's and have been connected with the land since probably 1980 and have seen that property for more than forty years and also seen what has happened in this valley in terms of agricultural land disappearing from this area. We are very anxious that this be maintained in agricultural and open space usage because that is its value to us and to the community and to our future generations. We are also concerned about wildlife. Also, we have a partnership with the Kohler dairy and hope that we will continue in using some of our property.

Public Comment:

Karl McMillan then opened the hearing up for public comment.

Jonathan Hughes, resident of Wasatch County, and I live just east of Jerry and Kathy and want to thank the Council and Wendy and Maryssa and the state boards for doing this and want to thank the Whites and the Holmes for being so generous and for the Council in being far sighted.

Christian Thompson via zoom, a Wasatch County resident then addressed the Wasatch County Council and wanted to say that I am in support of this application. I would urge the Council to consider doing more. I am in support of this funding for the farms and the open bond has a great way of returning and urge the Council doing other bonds this November.

Kendry Scheide, Wasatch County resident, indicated that they are neighbors and have been nice to our family. We love this valley. We are here to farm and raise our children here and are in full support of what the Whites are doing and hope you will as well.

Jon Woodard, the Assistant Wasatch County Attorney, addressed Wasatch County Council and indicated that he is counsel for Wasatch County. I would recommend an additional condition for making it so that the funding with the County does for this as contemporaneous with the other funding sources that are in the application. What will actual happen is we will have a title company who will have all the documents signed and everything ready to go and then we will fund before everything else goes through, but the title company holds that money until everything else comes together, then the deeds are recorded, and the money is released to the property owners, the Whites. That is a good way of making sure that everything is tight than the time the money is released. Wendy Fisher indicated that it is kind of a standard operating procedure, so I don't see that being a problem and the way that we redo it we don't even necessarily think it needs to be in escrow, and we get the settlement statement and have Jon Woodard go over all the documents that he does. Wasatch County would be a co-holder and Midway City would also be a co-holder because there are NCRA funds that are involved and so we would just basically one settlement statement and we have no problem with that. Jon Woodard indicated that he has no problem with that.

Yvonne Barney, Wasatch County resident and Heber City Council Woman, addressed the Wasatch County Council and want to thank the Whites and everybody else that has made this work. This is a great way to keep our valley looking the way that it has always looked but we are getting pushed every which way to do away with agriculture. Things such as this are making a legacy for the ones who will follow us. Also appreciate Wasatch County Council that is always willing to hear these types of stories and bring them to you and you are willing to say okay, let's see what we can do to help. Thank you so much more listening and hopefully pushing this forward.

Steve Stephenson, County resident, addressed the Council and made a brief comment and was always amazed with the families that step up and the selfishness that they do, and it is heartwarming and speaks a lot about our community.

Chair Karl McMillan then closed the public comment.

Motion:

Councilman Erik Rowland made a motion that we approve using the Open Space bond funds money for the preservation of the Pear Tree LLAMA White Family Living Trust Farm and find that it is on line with all the conditions as specified including the new condition that was presented tonight to hold it contemporaneous with all the other processes and the funds be brought together with the settlement statement with everything that is contemporaneously. Council Woman Colleen Bonner seconded the motion, and the motion carries with the following vote:

AYE: Chair Karl McMillan

AYE: Mark Nelson

AYE: Erik Rowland

AYE: Colleen Bonner

AYE: Kendall Crittenden

AYE: Spencer Park

AYE: Luke Searle

NAY: None.

ITEM 2 DISCUSSION AND CONSIDERATION OF USING OPEN SPACE BONDS FUNDS AFTER A POSITIVE RECOMMENDATION FROM THE WASATCH OPEN LANDS BOARD FOR THE PRESERVATION OF THE HOLMES FAMILY DAIRY FARM GH SQUARED PROPERTIES L.L.C., PROPERTY LOCATED NEAR 155 SOUTH 100 EAST HEBER CITY, UTAH 84032 IN THE AMOUNT UP TO \$1,000.000 DOLLARS.

Heidi Franco, Chair of the Wasatch Open Lands Board, addressed the Wasatch County Council and indicated that this is for approximately 52 acres at 155 South 2100 East, the Holmes Family Dairy Farm. Asking for \$1,000,000.00 of open space bond money which will take you just slightly over ten million. The approximate total value is \$7,350,000 projected right now of the total conservation easement value. They are willing to donate \$1,950,000 again, almost double in their ownership donation towards the total easement which is actually 26% of the cost when we only usually ask for the 25% of the owner's donation. All the conditions are the same and we do want the certified appraisal and want the title report and the geological report and a lot of record and all of those and want the conservation easement to be verified with Jon Woodard. The contemporaneous you can certainly put in there and we are willing to obviously put it in as a number seven condition just so that it is clear. The historic water rights will be there. This is one of the few remaining historic dairy farms in our valley. At the beginning we did a dairy farm and now here at the end of that ten million we are proposing another dairy farm be saved which is amazing and so fitting as to what has happened over the last five years. Also, there are nine parcels in the North Fields which support this operation. By supporting the dairy farm, you are also supporting those North Fields parcels. We are just saving fifty-two acres out of the entire parcel. The leverage of the bond money is higher than the average because that is seven points three times the amount they are asking for and usually it has been lower, which is 6.5 percent. The property is surrounded by development and is in the RA-1 Zone. The view shed is amazing. The Holmes take good care of their farm and land. We need to make history today and finish spending the ten million dollars of the open space bond money on another historic dairy farm in Wasatch County and preserve this incredible agricultural heritage that we all love and that we all want to have preserved in our valley.

Wendy Fisher, the Executive Director of Utah Open Lands, addressed the Wasatch County Council and indicated that this compares with what we did with the Kohler Dairy and the dairy buildings are not included. We are requiring funding for the pastoral fields, the hay fields, the grazing. Another important factor is when you look at Holmes Dairy Farm and have got two brothers that have come together. This is never an easy decision for any family. We are including the entire agricultural operation and as a result we have gone out and fought funding to put conservation easements on their North Fields property that will not require us to come back and seek something from you all and that is not part of request tonight but important to understand that we do see these agricultural operations in protecting them in a whole capacity that needs mindful preservation at the end of the day. The bottom line is we want to protect the entire operation and that is our goal. A couple of other things I wanted to make sure to clarify just in case it wasn't clarified in the presentation and that is the one thing is the comment and I made about fair market value and the market analysis will hold true for this too and we are looking for that qualified conservation appraisal. Then as Maryssa noted those two building envelopes are within the conservation easement and the conservation easement stipulated just one house for building envelopes.

Maryssa Fenwick, programmer manager for the RCPP Program, addressed the Wasatch County Council and indicated that we are wanting to protect the entire operation, that is our goal. It is 52 acres and does not include dairy buildings but does include all the pastureland and hay land. The

family has owned and operated it since 1946. Those two building envelopes just to be clear that those two envelopes are within the easement boundary and reserving those for the next generation possibly so that the Holmes family can build another house and continue to take care of the land. The water for those 52 acres, 156-acre feet of water will be encumbered by the conservation easement which is historical use for those grazing lands. It has a great view shed and is preserving the agriculture values. This is showing the location of those North Fields parcels that we have already applied for funding for and are in the process of being approved by NRCS and once again not asking for funding of those but by conserving the dairy we are allowing the Holmes family to continue their agricultural operations through the entire Heber Valley.

Public Comment:

Chair Karl McMillan then opened the matter up for public comment.

George Holmes, one half of the ownership, indicated that regarding the view shed which is great and I kept the promise of not having a lineup of people and I have kept that promise.

Christian Thompson via zoom, resident of Wasatch County indicated that he wanted to speak in support of this and ask to urge the Council to consider bringing another bond option for the vote in November.

Jamie Hewlett, from Heber City, addressed the Council and just like to thank George Holmes for doing this and he has done a lot for Heber and now donating his land for other projects like high school reunions.

Steve Stephens, Wasatch County resident, addressed the Wasatch County Council and thanked all that has been done to make this possible.

Chair Karl McMillan then closed the public comment.

Motion:

Council Woman Colleen Bonner made a motion that we approve the GH Squared property L.L.C. with a recommendation from the Wasatch Open Lands Board and from the language of the attorney regarding financing and the other piece be granted and approve the conditions. And to thank the Holmes Family for doing this because it is a great thing. Councilman Erik Rowland seconded the motion, and the motion carries with the following vote:

AYE: Chair Karl McMillan

AYE: Mark Nelson

AYE: Erik Rowland

AYE: Spencer Park

AYE: Kendall Crittenden
AYE: Colleen Bonner
AYE: Luke Searle

NAY: None.

ADJOURNMENT

Council Woman Colleen Bonner made a motion to adjourn. Councilman Spencer Park seconded the motion, and the motion carries with the following vote:

AYE: Chair Karl McMillan
AYE: Mark Nelson
AYE: Erik Rowland
AYE: Spencer Park
AYE: Kendall Crittenden
AYE: Luke Searle
AYE: Colleen Bonner

NAY: None.

Meeting adjourned at 9:00 p.m.


KARL MCMILLAN/CHAIRMAN


JOEY GRANGER/CLERK/AUDITOR

