



WASATCH OPEN LANDS BOARD ANNUAL REPORT - 2021

2021 was a great step forward for Open Space preservation in Wasatch County, Utah! The Wasatch Open Lands Board (WOLB) presents this first Annual Report to the Wasatch County Council outlining the use of the 2018 Open Space Bond money during 2021.

WASATCH COUNTY OPEN SPACE BOND MONEY UPDATE:

Open Space Bond approved in 2018: \$10 million.

County Council bonded for \$5 million of that in September 2020.

Total amount spent from the \$5 million of Bond money in 2021: \$2.3 Million.

The remaining amount of Bond Money in the County's PTIF account: \$2.7 Million.

****The Valuation of Open Space Preserved from the \$2.3 million of Bond money: In excess of \$20 Million for permanently preserving 191 total acres & the needed water rights. The 191 total acres is explained below in the '2021 Open Space Bond Money Projects.'**

As of today, *no* Open Space bond money has been used for WOLB's administration costs. All work to review proposed conservation easements, prepare Board reports, and take WOLB proposals to the County Council were done voluntarily by the WOLB members. All review of the required conservation easements, administration of County easement requirements and financial processes, administrative support for WOLB meetings, etc., were from County Staff and Administrators. WOLB greatly appreciates the invaluable work done by County Manager - Dustin Grabau, Jon Woodard, and Dinae Burgener to complete WOLB's work explained below in 2021.

2021 OPEN SPACE BOND MONEY PROJECTS

Two Open Space Bond Money Projects were approved by the Wasatch County Council in 2021:

1st Project Approved and Finalized: The Kohler Legacy Farm in Wasatch County, Utah which used \$2 million of Open Space Bond money. Conservation Easement protects existing farm & farmland and needed water rights of 142 acres at 970 River Road/1800 North 1750 West, close to Midway, UT (see map below). NOI presented by Utah Open Lands. All of the conserved property is in the County and includes 35.48 acres east of the Provo River Bureau of Reclamation land which is within the North Fields. More information listed below.

2nd Project Approved and Finalized: The Mountain Spa Project in Midway, Utah which used \$300,000 of Open Space Bond money. Conservation Easement protects grazing, historical, & important cultural open space property & needed water rights of 46 acres located at approximately 800 E 200 S, Midway, UT, (see map below). NOI presented by Summit Lands Conservancy. This complex deal decreased the entitled development rights on the 46 acres from approximately 140 units to a final agreement of 4 estate lots only. (The conservation easements agreements on the four estate lots are separate from the actual Spa development agreement between the developer and Midway City.) More information listed below.

THE KOHLER LEGACY FARM, MIDWAY, UTAH

-WOLB met with Utah Open Lands, the Land Conservation Trust working with the Kohler Family on December 16, 2019, April 13, 2020 and June 8, 2020.

-WOLB held the public hearing and approved for Recommendation to the County Council on June 22, 2020.

-WOLB presented NOI, proposed conservation easement & closing conditions to Wasatch County Council on June 23, 2020.

-The Wasatch County Council approved the Kohler Legacy Farm's use of Open Space Bond in the amount of \$2 million out of a \$9 million total project on July 8, 2020, with proposed WOLB conditions.

-Utah Open Lands and the Kohler Family closed on the Kohler Legacy Farm project on August 27, 2021.

-A celebration was held at the Kohler Legacy Farm on September 10, 2021.

-Here are other Contributors to the Kohler Legacy Farm Conservation Easement:

-The Albert Kohler Family

-Midway City Open Space Bond

-NRCS Funding

-LeRay McAllister Utah State Funding

-Other Multiple Private Contributions

See more at the UOL Website: <https://www.utahopenlands.org/copy-of-bridal-veil-falls>



Albert Kohler Legacy Farms Aerial Map





THE MOUNTAIN SPA PROJECT, MIDWAY, UT

- WOLB received NOI on July 6, 2020.
- WOLB met with Summit Lands Conservancy (SLC), the Land Conservation Trust working on the Mountain Space project in February 2020, June 2020, August 2020, March 2021, April 2021 and August 2021.
- Approved for Recommendation to County Council on August 24, 2020, by WOLB.
- WOLB presented NOI, proposed conservation easement & closing conditions to Wasatch County Council on September 9, 2020.
- The Wasatch County Council then approved \$300,000 out of the \$10.3 Million cost on with a list of conditions. An update was provided to Wasatch County Council on July 27, 2021. Final Update and approval given by Wasatch County on September 1, 2021.
- SLC delivered a six-month update to WOLB on March 8, 2021, per Council conditions when the project was delayed.
- SLC closed on the Mountain Spa project on September 10, 2021.
- Other contributors to the Mountain Space Conservation Easement: Midway Open Space Bond for \$1.5 Million. Several individuals contributed about \$55,000. Other funds were generated from the sale of four estate lots.

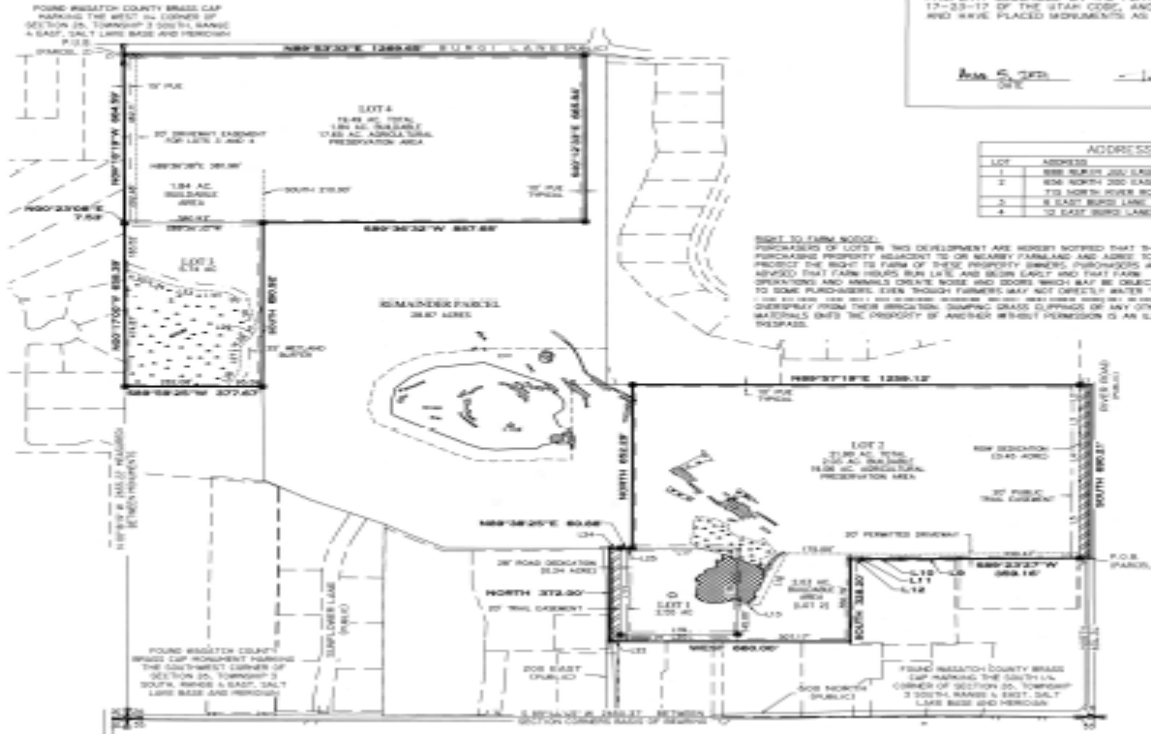
MOUNTAIN SPA – RURAL PRESERVATION SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

SURVEYOR'S

IN ACCORDANCE WITH SECTION 10-4 TAYLOR, DO HEREBY CERTIFY THAT SURVEYOR HOLDING LICENSE NUMBER TITLE 36, CHAPTER 22, OF THE PROFESSIONAL LAND SURVEYORS ACT, I, FURNISH CERTIFY THAT I IN PROPERTY DESCRIBED ON THE PLAT 17-23-17 OF THE STATE CODE, AND HAVE PLACED MONUMENTS AS

Area C, 2025
S.L.C.





OTHER SUBMITTED NOI'S (NOTICE OF INTEREST APPLICATION)

**These are at various stages of review.*

-The Francis Probst River Bottoms Ranch Midway LLC NOI, located at 1336 North River Road, (Lot 2 of Francis Probst River Bottoms Subdivision), Wasatch County, UT, for 8.7 acres. Submitted on November 19, 2019, by Utah Open Lands.

- Hougaard/Jacobson NOI, located at 6000 E. Big Pole Rd, Heber for 49 acres. Submitted to WOLB on January 28, 2021. Submitted by Utah Open Lands Trust.

- Lundin NOI, located at 515 N. Homestead Dr, Wasatch County, UT; (close to Midway) for 122.89 acres. Submitted to WOLB on January 28, 2021, with the Midway Open Space Advisory Board.

-Heber City Muirfield Nature Park, between 300-600 West, 700-800 North, Heber City for approximately 14.38 acres. Submitted to WOLB on April 12, 2021, by Heber City and Summit Lands Conservancy. Further discussion with WOLB on May 10, 2021, June 14, 2021. Public Hearing held by WOLB on July 12, 2021, Aug 9, 2021, & Sept. 13, 2021.

-Laren Gertsch NOI, 1100 W. 1200 N., Heber North Fields, Wasatch County, UT, for approximately 200 acres. Submitted to WOLB on April 27, 2021, by Utah Open Lands.

WOLB OUTREACH & ACTIVITIES

-WOLB receives Midway Open Space Advisory Committee & Heber City Open Space, Trails, Parks, and Trees Committee updates each month. WOLB continues to reach out to the Wasatch Farm Bureau, the NRCS - National Resource Conservation Service, & certified 503C Land Trusts: Summit Lands Conservancy & Utah Open Lands. Their collaboration & partnerships are invaluable to fulfill WOLB's mission.

-WOLB also reaches out individually and collectively to agricultural landowners that could preserve their land and benefit from the Open Space bond money with conservation easements. This public outreach will continue in 2022.

-WOLB also formally sent a public comment letter to UDOT in October 2021 about the proposed alternatives for the Heber Valley Parkway (Bypass road).

-Heber City and Midway City also recognize and congratulate the WOLB & the County Council's tremendous work to preserve open space 2019-2021!

WOLB CONTACT INFORMATION:

-Contact **WOLB** and submit **NOI (Notice of Interest Applications)** at:
openlands@wasatch.gov

-Download the '**Landowner Packet**' and '**NOI**' at:
<https://www.wasatch.utah.gov/Departments/Open-Lands-Board> *Click on 'Information and Application' to download.

-Other **Videos** are available to learn about preserving land and conservation easements at website.

-**WOLB public meetings** are usually held the 2nd Monday of each month, 6:30 pm in the County Administration Building, downstairs conference room. Agendas are publicly noticed on the County's website. All are welcome to attend.

CONCLUSION

WOLB looks forward to more open space preservation in 2022! WOLB will reach out to the agricultural landowners within Wasatch County to encourage the use of land preservation and conservation easements. Other projects are being discussed and prepared at this time. We thank the Wasatch County Council, the County staff, and Wasatch County taxpayers for their tremendous support & vision to preserve the agricultural heritage of Wasatch County!

WASATCH OPEN LANDS BOARD MEMBERS SERVING IN 2021:

Steve Farrell, Wasatch County Council Representative

Marilyn Crittenden, Wasatch County Council Representative

Dr. Steve Stevens, Midway OSAC Representative

Heidi Franco, Heber City Council Representative (Chair)

Dallin Koecher, Wasatch County HVTED Director

Tracy Taylor, Associate Broker, County Appointed Representative (Term 2021-2025).

Justin J. Keys, J.D, County Appointed Representative (Term 2018 - 2023)

WOLB Member Signatures: