



WASATCH OPEN LANDS BOARD ANNUAL REPORT - 2022

Updated May 17, 2023

2022 saw more progress in preserving Open Space lands in Wasatch County, Utah. The Wasatch Open Lands Board (WOLB) presents this second Annual Report to the Wasatch County Council outlining the use of the 2018 Open Space Bond money during 2022.

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.

In 2021: Bond Money total amount spent: **\$2.3 million for 191 acres.**

In 2022: Total amount approved by County Council to be spent:

-\$250,000 for the Muirfield Nature Park Conservation Easement for **9.5 acres.**

*(*Update: Bond money reimbursement paid to Heber City on May 2, 2023 after City executed Conservation Easement with Summit Land Conservancy per Council requirements.)*

-\$2,000,000 for the Lundin Heritage Farm Land Preserve NOI for 119 acres. *(*This is not funded or preserved yet because County Council requirements still need to be met.)*

In 2023: Update as of May 17, 2023 of total amount approved by County Council:

-\$758,000 for the Alan Giles Conservation Easement approved April 2023 for **56.47 acres** of preserved agricultural open space; recorded and paid on Monday May 8, 2023.

Unspent Open Space Bond Amount as of May 17, 2023: \$1,692,000 is the remaining amount of Open Space Bond Money in the County's PTIF account.

Total acreage preserved 2021-May 2023: 256.97 acres

***Arbitrage concerns start in Sept 2023 that the County needs to track. This requires an arbitrage auditor. County issued bond in Sept 2020.

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 of the reviews for 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 Diane Burgener to complete WOLB's work explained below in 2022.

2022 OPEN SPACE BOND PROJECTS

Two Open Space Bond Projects were approved by the Wasatch County Council in 2022:

1st Project Approved: Heber City Muirfield Nature Park NOI & Draft Conservation Easement of 9.25 acres, proposing to use up to \$250,000 of Open Space Bond Money. Property is at approximately 300 West to 600 West at 750 North, Heber City; Parcels # 00-0007-9850 & 00-0007-9868.

Muirfield Park and Expansion Parcels

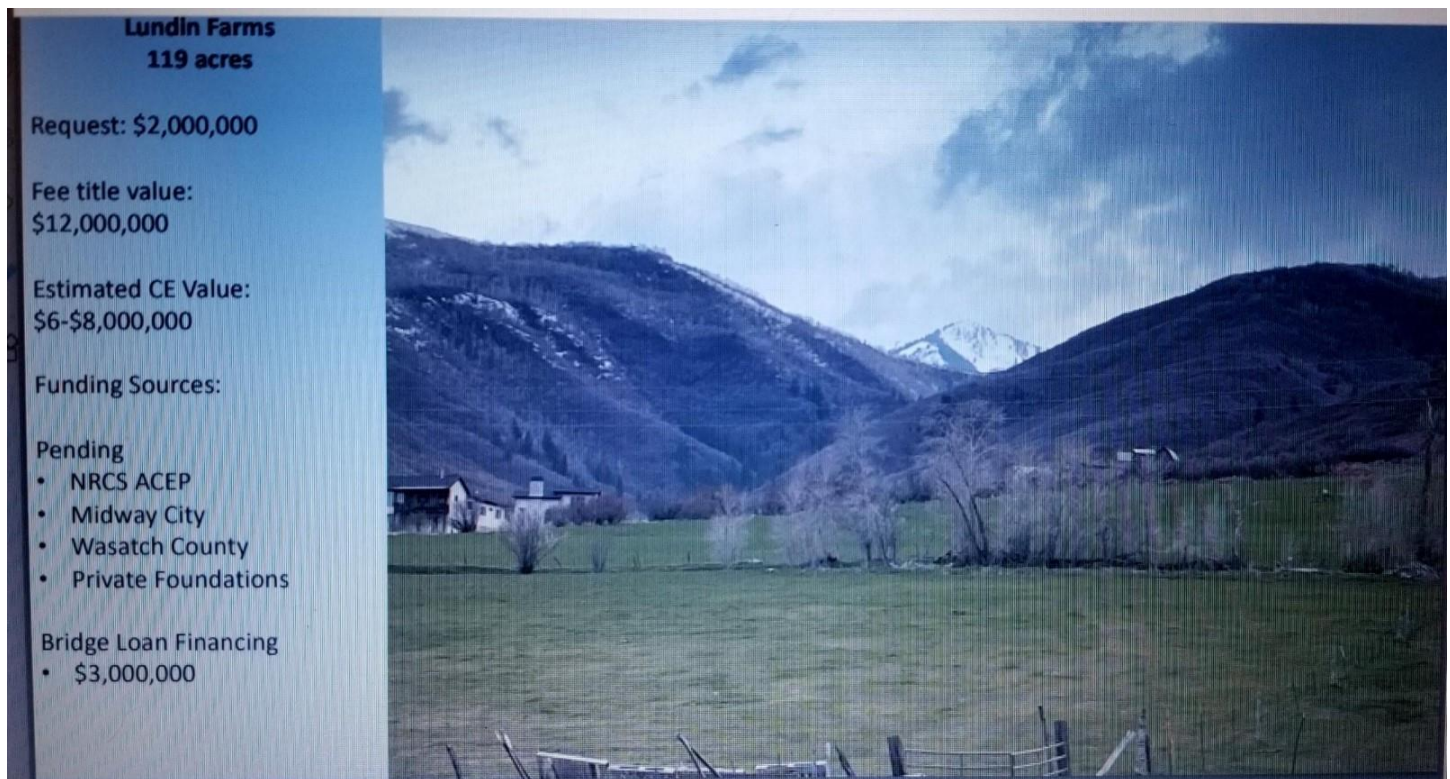


Muirfield: 6.6 ac
Houston: 4.25 ac
MacDonald: 5 ac
Total: 15.58 acres

2nd Project Approved 7/22- (Yet NOT Finalized or Funded): Lundin Heritage Farm Land Preserve.

1. Lundin Farm Property Conservation Easement of 119 Acres. Property is at approximately 900 West to 1600 West, and 600 North to 900 North, Midway; Parcel #00-0007-5361. Approval for the issuance of **up to \$2,000,000** of Wasatch Open Space Bond funds to the Wasatch County Council with these conditions.

This POSITIVE RECOMMENDATION is made subject to the following conditions: (1) prior to seeking funding Lundin Farms shall provide WOLB and the County Council for review and approval a certified appraisal for the property to be conserved establishing a conservation value of \$6.5 million or more as represented in the application; and (2) the certified appraisal shall include a specific description of the total irrigated and non-irrigated acres included in the conservation easement along with the historic water rights & water shares associated with the irrigated and non-irrigated property; (3) the County Attorney reviews conditions and approves easement before County funding; (4) this is a one year approval, with an required SLC/Lundin's update report to WOLB (projected by 8/2023).



THE MUIRFIELD PARK, HEBER, UTAH

-NOI submitted 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 was on July 12, 2021, Aug 9, 2021, & Sept. 13, 2021. Another WOLB Public hearing was on April 11, 2022. County Council hearing was on May 4, 2022.

-County Council approved, and Heber City did execute the Conservation Easement with Summit Lands Conservancy to receive Open Space Bond reimbursement of \$225,000.

THE LUNDIN HERITAGE FARM LAND PRESERVE, MIDWAY, UT

- NOI Submitted to WOLB on January 28, 2021, with the Midway Open Space Advisory Board. WOLB Public hearing on July 11, 2022. County Council public hearing on August 10, 2022. Waiting on updates from Family as to progress on meeting County Council's conditions, funding from other sources, execution of conservation easement.

OTHER SUBMITTED NOI'S (NOTICE OF INTEREST APPLICATION)

**These are at various stages of review.*

-Michel [Kissel] Land Trust NOI- 1100 N. River Road, Midway- 40 acres. Submitted to WOLB on March 14, 2022.

-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.

-Gifford Hickey/Rio Gaucho LLC, from Liz Lewis. 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.

-Densonock, LLC NOI, for 54.6 Acres. Submitted 11/2/22 (Owners are same for 'Two Girls Real Estate NOI' next.)

-Two Girls Real Estate NOI for 36.41 acres in North Fields. Submitted 11/2/22.

-George Holmes NOI (GH Squared Properties, LLC), for 71 total acres within North Fields. Submitted to WOLB on 10/24/22.

-Continuing discussions on JSSD Property in North Fields.

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 Land 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 continued in 2022.

-WOLB also formally sent a public comment letter to UDOT in July 2022 about the proposed alternatives for the Heber Valley Parkway (Bypass Road); and met with the UDOT Heber Valley Parkway team in November 2022 to discuss submitted NOI's, concerns, issues compared to the UDOT proposed Bypass routes.

-WOLB also assisted, and supported the County Council in passing their Agricultural Preservation Code in December 2022 to create another option for landowners to preserve their farming/ranching way of life. WOLB congratulates the County Council for this invaluable step in protecting the agricultural heritage of our County!

-Heber City and Midway City also recognize and congratulate the WOLB & the County Council's tremendous work to preserve open space 2019-2022!

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 2023! WOLB will continue collaborating with 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 2022:

Steve Farrell, Wasatch County Council Representative

Marilyn Crittenden, Wasatch County Council Representative

Dr. Steve Stevens, Midway OSAC Representative

Heidi Franco, Heber City 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)