

**Open Space Advisory Committee**  
**August 3, 2022**

**Minutes**

**I. Call to Order**

- A. The meeting was called to order by Chair Courtland Nelson at 6:00pm.
- B. Members present
  - 1. Courtland Nelson, Chair
  - 2. Steve Stevens
  - 3. Jodi Call
  - 4. Woody Woodruff
- C. Non-Members present
  - 1. Celeste Johnson, Mayor
  - 2. Michael Henke, Midway City Planner
  - 3. Nora Lundin
  - 4. Adam Wickline (Summit Land Conservancy via Zoom)
  - 5. Wendy Fisher (Utah Open Lands)

**II. Regular Business**

- A. Minutes of July 6, 2022, meeting were read and approved..
- B. Courtland informed the OSAC that Preserve Midway was seeking volunteers to help with the Volksmarch on Sept. 17. OSAC will have info booth.
- C. Mayor Johnson informed the OSAC that the Hamlet HOA was moving toward granting the City access to their open space on the south side of the development. Details are not final but will be worked out. Mayor Johnson also reported that Gov. Cox appointed her to the Utah Land Conservation Board, the entity that will distribute state appropriated open space funds.
- D. Adam Wickline of Summit Land Conservancy reported that SLC had no active applications in the que for Midway. He also reported the Mt. Spa project was on track.
- E. Wendy Fisher (Utah Open Lands) formally requested \$1,000,000 of Midway OS bond funds to fund the Lundin project.
  - a. The agricultural tract is 119 acres and lies within the City's annexation boundary just west of town and adjacent to Zermatt resort and Wasatch State Park. The land is currently

used for agriculture. The family has applied to the National Registry of Historic Sites for placing on the National Historic Register two structures on the site.

- b. The property has been in the Lundin family since the 1800s; title is currently held by family members in an LLC.
- c. Fee appraisal is \$12,000,000 and the CE value is approximately \$6,500,000 but a detailed CE appraisal has yet to be done.
- d. Some of the family members are willing to donate their share of the property to the conservation easement while others want to realize their inheritance value. In order to preserve the land the conservation minded family members will have to buy out the other family members. It is estimated that it will take approximately \$3,000,000 to buy out the objecting family members so the conservation minded family members will have clear title to grant the easement. The conservation minded family members will be donating their share of the value to secure the easement.
- e. UOL has submitted an application to NRCS, is requesting \$2,000,000 from Wasatch County OS bond funds, and is engaged in private fund raising and other grant applications. They have also arranged for a “bridge loan” of \$3,000,000 to buy out the objecting family members and clear the title for the conservation easement.
- f. The entire project is condition upon receiving adequate funding from NRCS. If that doesn’t come through the project will fail and the land will be sold for development.
- g. The ask for Midway City OS bond funds is condition upon a conservation easement appraisal that exceeds \$6,500,000; the ability of the family to buy out the objecting family members, and the approval of the NRCS grant. Midway OS funds will not be disbursed until all those conditions are met.
- h. Favorable action by Midway on this request will assist UOL with their application to Wasatch County, NCRS, and the financier backing the bridge loan.
- i. After extensive discussion a motion was made and seconded that the OSAC approve the request for Midway OS bond funds

based on the conditions set out above. The motion passed unanimously.

**III. Adjournment**

The meeting adjourned at 7:13pm.