

**Open Space Advisory Committee
September 15, 2021**

Minutes

I. Call to Order

A. The meeting was called to order by Chair Courtland Nelson at 6:02pm.

B. Members present

1. Courtland Nelson, Chair
2. Steve Stevens
3. Woody Woodruff
4. Glen Lent (Zoom)
5. Jared Neal (Zoom)
6. Natalie Streeter
7. Katie Villani (Zoom)

C. Non-Members present

1. Michael Henke
2. Kate Sattelmeier (Zoom)
3. Wendy Fisher (Zoom)
4. Starr Stratford

II. Regular Business

A. Chairman Nelson announced that Friday, Sep. 17, 2021, at 1:00pm there would be an official reception at the Kohler Farm to formally announced the completion of the Kohler Legacy Farm Project. All are invited.

B. Kate Sattelmeier (Summit Land Conservancy) announced that the real estate transactions for the Mountain Spa Project closed.

C. Starr Stratford (Preserve Midway) updated the OSAC on the preparations for the Volksmarch on Sept. 18. OSAC will have members present to discuss open space with interested citizens and to promote opens space preservation.

D. Wendy Fisher (Utah Open Lands) asked the OSAC to recommend to the City Council that up to \$500,000 in open space bond funds be committed to the Vern Dickman land located near 900W and 500S. Time is of the essence as the current owners are contemplating an offer from an interested buyer who is not inclined to place a conservation easement on the land.

- a. The property is approximately 68 acres and is adjacent to the Kim Gardner open space land on the east and abuts the Wasatch Mountain State Park on the north and west.
- b. Kim Gardner has pledged \$1,000,000 of the proposed purchase price with the balance coming from city and county bond funds and private fund raising. The Midway contribution will be a “last dollar grant” so that Midway’s contribution will decrease if private fund raising and other sources of funds exceed current projections.

- c. Title will be acquired by UOL and a conservation easement will be placed on the property.
- d. The tract of land is visible throughout the valley, is adjacent to other preserved open space, is a well-used hiking area, and is habitat to various wild animals. The proposed conservation easement will guarantee public access and existing and proposed trails in the area will connect with state park trails and the Midway trail system.
- e. The development potential of the land is complicated due to the current slope and ridgeline restrictions in the City Code, but residential development is a distinct possibility. Any development will be visible throughout the valley.
- f. After discussion, the OSAC adopted a motion to recommend the City Council commit up to \$500,000 of open space bond money to this project on the following conditions:
 - i. An appraisal supports the final negotiated purchase price;
 - ii. Midway's contribution will be a "last dollar grant" and will decrease as alternative funding sources and fund-raising exceeds current projections;
 - iii. Title to the land will be acquired by Utah Open Lands;
 - iv. The land will be encumbered with a conservation easement;
 - v. The conservation easement will guarantee public access for outdoor recreation.

III. Adjournment

The meeting adjourned at 7:30pm.