

**Open Space Advisory Committee
July 1, 2020**

Minutes

I. Call to Order

A. The meeting was called to order by Chair Courtland Nelson at 6:01pm.

B. Members present

1. Courtland Nelson, Chair
2. Natalie Streeter, Vice Chair
3. Steve Stevens
4. Woody Woodruff

C. Members present via Zoom

1. Kevin Stickleman
2. Katie Villani
3. Dave Carson

D. Non-Members present

1. Mayor Johnson
2. Councilman Steve Dougherty
3. Michael Henke

E. Non-members present via Zoom

1. Wendy Fisher, Utah Open Lands
2. Cheryl Fox, Summit Land Conservancy
3. Kate Sattelmeier

II. Regular Business

A. The minutes from the June 3, 2020, meeting were read and approved.

B. Report on the WOLB actions re: Kohler project

1. Steve Stevens reported that on June 8 and June 22 the WOLB considered the application for Wasatch County open space bond funds from Utah Open Lands to partially fund the Kohler Legacy Farm project.
2. The UTOL application asked for \$2 million of Wasatch funds to go toward the \$10 million cost of the project.
3. The WOLB unanimously approved the application and will forward it to the Wasatch County Council. The County Council is

scheduled to hold a public hearing on the matter at its July 8 meeting.

4. Wendy Fischer reported that the Kohler family was contributing 30% of the appraised value of the land.

C. Mountain Spa NOI

1. Cheryl Fox, Summit Land Conservancy, presented an NOI for preservation/limited development of the Mountain Spa property.
2. Summit Land Conservancy has a contract to purchase the approximately 80 acres from the current owner and re-sell the land to several entities for development with significant restrictions on the type and scope of development.
3. The preliminary proposal is to carve out a 20+ acre "estate farm" along River Rd and another 20+ acre "estate farm" along Burgi lane with a small building envelope for one residence on each tract as well as farm outbuildings. The rest of the property will be protected by a conservation easement. There will also be three one-acre lots for one single family residence on each lot. These lots will be adjacent to the access road off of 600 North. The developer will build a commercial resort in the resort zone area of the property that will consist of lodge building and separate cabins. The preliminary estimate of open space that will be preserved under this proposal is approximately 53 acres out of the 80 acre parcel and it will reduce the development density significantly.
4. Because this project involves both open space preservation via conservation easement as well as commercial and residential development with private business entities, the project will require very close coordination between Summit Land Conservancy, the buyer/developer, the Midway Planning Commission, Midway City Council, Midway City legal counsel, and the OSAC.
5. Cheryl Fox and Kate Sattelmeier will provide the OSAC with their proposed MOU with the buyer/developer that will outline the restrictions Summit Land Conservancy will place on the property it conveys to the buyer/developer.
6. OSAC will hold a work meeting on July 22 to consider the preliminary proposal and MOU and work toward making a

recommendation to Midway City Council whether to commit Midway open space bond funds toward the conservation easements that will be placed on the land.

7. Summit Land Conservancy is seeking a conditional commitment from Midway City by the end of September so that it can close on its purchase contract with the current owners of the property.

D. Michael Henke reported that discussions were on-going with the Hamlet regarding their property along Michie Lane and whether the City might be able to acquire an easement to use the land for some sort of public recreation purpose.

III. Finding that no further business was before the Committee, the meeting adjourned at 8:28pm.