

**Open Space Advisory Committee
February 3, 2020**

Minutes

I. Call to Order

A. The meeting was called to order by Chair Courtland Nelson at 6:04pm.

B. Members present

1. Courtland Nelson, Chair
2. Natalie Streeter, Vice Chair (via Zoom)
3. Steve Stevens
4. Woody Woodruff
5. Jared Neal
6. Katie Villani (via Zoom)
7. Aimee Armer (via Zoom)
8. Rene Holm (via Zoom)

C. Non-Members present

1. Michael Henke
2. Mayor Johnson
3. Councilmember Daugherty
4. Sue Waldrip
5. Stuart Waldrip
6. Dan Luster
7. Marvin Rust

D. Non-members present via Zoom

1. Cheryl Fox, Summit Land Conservancy
2. Wendy Fisher, Utah Open Lands
3. Ken Mickelson

II. Regular Business

A. Minutes of November 4, 2020, meeting were read and approved.

B. Chairman Nelson introduced Jared Neal, Aimee Armer, and Rene Holm as new members of the OSAC and welcomed them to the meeting.

C. Mayor Johnson briefed the Committee on the City Council's response to Chairman Nelson's letter requesting guidance from the Council on the Committee's priorities for the coming year. The Council thinks

that reaching out to smaller landowners, revisiting already submitted NOIs that have not been pursued by the land owners, and reviewing the tracts of land that are currently open and protected by current zoning ordinances but could lose that protection if the Council voted to change it.

- D. Chairman Nelson offered a motion to appoint a subcommittee chaired by Natalie Streeter and comprised of Aimee Armer, Rene Holm, and Jared Neal to explore the ways in which the committee could reach out to smaller landowners and develop a recommendation to manage smaller parcels. After discussion and a suggestion that the subcommittee meet with representatives of CLTs to build upon their knowledge and experience, the motion passed unanimously.
- E. Cheryl Fox (Summit Land Conservancy) reported that the Mountain Spa project was still waiting on the final resolution of the water issue. The closing date has been moved back to July 2021. Ms Fox reported that there has been some interest from potential buyers of the estate lots.
- F. Steve Stevens reported that the WOLB is still behind the Mountain Spa project and is working with SLC to meet the deadlines set by WOLB regarding water and other conditions.
- G. Stuart Waldrip and Dan Luster briefed the OSAC on a concept to construct the High Valley Arts theatre at the base of Memorial Hill and incorporate it into a “European Village” residential development on a 30 acre tract along Main Street. The concept would include a public access trail and open space providing a view of Memorial Hill as one enters Midway from the east along Main Street. To implement the concept the Council would have to make a zoning change to allow commercial space in the area where the theatre would be built. The discussion was preliminary and neither HVA nor Luster Development was making any request for open space funds at this point.
- H. Wendy Fisher (Utah Open Lands) reported that the Kohler Legacy Farm project was moving forward and she anticipated a closing date before May 1, 2021. She also reported that the additional funds allocated by the City Council to fully fund the project would not be needed because UOL has raised the amount from private sources.

UOL is still working with the Lundeen family of their property and progress is being made. The Gardner project is still moving forward with funding raising to secure the \$2 million needed to close the deal. The Seigards are asking \$500,000 for a conservation easement on their land that is visible from Center Street. Wendy Fisher and the family will be available to discuss the details at the next OSAC meeting.

III. Adjourn

The meeting was adjourned at 8:13pm