

Open Space Advisory Committee
June 3, 2020

Minutes

I. Call to Order

- A.** The meeting was called to order by Chair Courtland Nelson at 6:07pm.
- B.** Members present via Zoom
 - 1. Courtland Nelson, Chair
 - 2. Natalie Streeter, Vice Chair
 - 3. Kevin Stickleman
 - 4. Katie Villani
- C.** Members present in City Council Chambers
 - 1. Steve Stevens
 - 2. Woody Woodruff
 - 3. David Carson
- D.** Non-members present
 - 1. Steve Dougherty, City Councilman, via Zoom
 - 2. Michael Henke, City Planner, in City Council Chambers
 - 3. Wendy Fisher, Utah Open Lands, via Zoom
 - 4. Alison Weyher, Utah Open Lands, via Zoom
 - 5. Cheryl Fox, Summit Land Conservancy, via Zoom
 - 6. Janice Kennedy, The Hamlet HOA, via Zoom
 - 7. Jeff Parker, member of the public, in City Council Chambers
- E.** The minutes from the May 6, 2020, meeting were read and approved

II. Regular Business

- A.** Public Comments
 - 1. Chair Courtland Nelson invited members of the public in attendance to make comments.
 - 2. There were no public comments.
- B.** Update on City Council actions
 - 1. Michael Henke provided the Committee with an update on the City Council's approval of the OSAC recommendation to allocate up to \$1,000,000 to the Kim Gardner project.

2. Details still need to be worked out between Mr. Gardner and the City regarding the language of the conservation easement and the use of the funds he intends to gift back to the City.
- C. Hamlet property adjacent to Michie Lane**
1. Michael Henke briefed the Committee on discussions with the HOA of the Hamlet townhouse development about the open property owned by the HOA that is east of Michie Lane.
 2. Representatives of the Hamlet raised the idea of donating this property to the City for open space or other appropriate uses.
 3. The HOA has subsequently learned that they cannot deed the property to the City and are now considering whether they can grant the City an easement to use the property for appropriate community benefit.
 4. Janice Kennedy reported that the Hamlet HOA is consulting with their legal counsel on the possibility of granting an easement to the City to use the land.
 5. Approval of the HOA board will be necessary and consideration of liability issues will be determined by Midway's legal counsel and the HOA, all subject to the approval of the City Council.
- D. Wasatch County Open Space Bond update**
1. Steve Stevens briefed the Committee on the progress of the Wasatch County Council's and the Wasatch Open Space Board's progress toward funding open space projects.
 2. Wasatch County is not as far along in the process as Midway. To date they have only one OS application, the Kohler Legacy Farm project.
 3. Wendy Fisher reported that in order to secure funds from other sources to apply to the Kohler project, Utah Open Lands will need a commitment from Wasatch County by October 2020. Without County OS bond funds the entire project is in jeopardy.
 4. Utah Open Lands is still in discussions with Wasatch County and is assembling additional data regarding the economic impact on the Heber Valley of preserving the dairy farm as a working farm as contemplated by the project proposal. UTOL is schedule to address the WOLB on Monday, June 8, 2020.
 5. A general discussion was held on the upcoming meeting of the WOLB and Utah Open Land's presentation on the Kohler project.

E. Summit Land Conservancy

1. Cheryl Fox reported that Summit Land Conservancy's \$9.4 million federal grant to further preservation of headwater areas of the Weber and Provo Rivers may also be used for land adjacent to Snake Creek.
2. The funds can, to some extent, be used a matching funds for other federal grants.

F. Utah Open Lands

1. Wendy Fisher noted that UTOL was working on "several other projects" in our area.
2. She indicated that interest forms from new landowners can be expected.

III. Closed Session

- A.** The OSAC went into executive session at 6:55pm to discuss the specifics of a potential real estate transaction.
- B.** After the discussion the meeting returned to an open session at 8:50pm.

IV. After returning to open session and finding that no further business was before the Committee, the meeting adjourned at 8:50pm.