

Eastern Summit County Agricultural Preservation and Open Lands Advisory Committee (ESAP) Meeting Minutes

Summit County Courthouse – Executive Boardroom, 60 N. Main St., Coalville, Utah
Also electronically, via Zoom

Thursday, June 9, 2022 – Approved 07/14/22

Topic	Discussion	Action or Summary
Attendance	<p>Board Members Present: Tim Douglas, Terry Diston, Gale Pace, Wes Siddoway, Clint Benson</p> <p>Staff Present: Pat Putt – Brett Denney-Summit Land Conservancy, Robyn Lyons – Summit Land Conservancy, Tom Fisher – County Manager, Jessica Kirby – Public Lands Manager, Lynda Viti – County Attorney, Katy Staley – Secretary</p>	
Welcome	The meeting was called to order at 5:00 p.m.	
Public Input	<ul style="list-style-type: none"> No Public Input was made. 	
Presentation from Summit Land Conservancy regarding the Richins-Chalk Creek property	<ul style="list-style-type: none"> Brett Denney with Summit Land Conservancy thanked ESAP for the funding that has been obligated the past few years. The WRE easement for Marchant Meadows is still being worked on. Summit Lands is also working on the program agreement for the Sargent Ranch. The Richins-Chalk Creek property is a Conservation Easement that Summit Land Conservancy has been working on for a few years now. The Richins Ranch has been in the family since the 1930s. They grow hay and raise sheep and cattle. There has been a lot of restoration work done on the river area that the family has won awards for. The family wants to continue to pass on the ranch to family. There are other easements in the area (Wright and Ercanbrack). There is a development potential of 42 lots. The land is zoned AG-20 with 850 acres total. There have been two purchase offers in the last year. There are 1876 priority date water rights that will be encumbered by the conservation easement. There is pressurized irrigation that is metered. The entire property is visible from Chalk Creek Road. There is a critical wildlife habitat for the Bonneville cutthroat. The family allows catch and release fishing as well as turkey hunting on the property. The budget for the conservation easement was shared. The purchase price is based on appraisal specifically for conservation easements. There will be another appraisal done before closing. The mineral rights were sold off the property and there are ongoing negotiations to purchase a surface waiver to protect the land from development. The mineral rights are only on 325 acres of the property. The request for funding from ESAP is \$250,000, which is 11.5% of the property value. All other funding has already been approved. Summit Land Conservancy feels that the application meets all the criteria for approval. Jessica Kirby stated that Planning has not reviewed the application yet, so there will not be a decision from ESAP until the next meeting. Brett Denney stated he will check on the timeframe for NRCS funding expiration. 	<p><i>Summary:</i></p> <ul style="list-style-type: none"> <i>Summit Land Conservancy shared the application for the Richins-Chalk Creek conservation easement.</i> <i>Planning still needs to review the application and ESAP will make a recommendation at their next meeting.</i>
Overview and update regarding the status of the 2021 General Obligation Bond	<ul style="list-style-type: none"> Jessica Kirby shared that the General Obligation Bond passed and is going through due diligence. Funding for the bond will close on June 16th. The bond is for \$4.1 million per year, costing residents \$45 to \$50 per year. 	<p><i>Summary:</i></p> <ul style="list-style-type: none"> <i>The General Obligation Bond passed.</i>
Discussion regarding the creation of the Summit County Open Space Advisory Committee and	<ul style="list-style-type: none"> Jessica Kirby shared that the County Council has put a lot of time into creating a new Open Space Committee that is county-wide with three advisory groups. The advisory groups will be West Summit, North Summit, and South Summit and have seven members each. The advisory groups will put together priority lists and prioritize those lists to funnel NOIs (Notice of Intent). There will be one representative from each city in the zone and one for unincorporated areas in the zone. The rest of the representatives will be “at large.” There is a map of the advisory groups areas available online. OSAC 	<p><i>Summary:</i></p> <ul style="list-style-type: none"> <i>OSAC will be formed with three advisory groups to prioritize NOIs for funding.</i>

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three regional supporting advisory committees	(Open Space Advisory Committee) will have three members from each advisory group. There have already been a lot of applicants for the advisory groups. There is a lot of governance to figure out, as well as how to distribute the funds. Leveraging funds will be important. Funding will be opportunity based, with no particular dollar amount to one region.	
Review of ESAP Member Representation and discussion and possible appointment of committee Chair and Vice Chair	<ul style="list-style-type: none"> • Jessica Kirby went over the Member Representation list and made sure that all contact information was correct, and all areas of the county and all interests are represented. • Committee Member Pace made a motion to nominate Wes Siddoway to be the Chair of ESAP. Committee Member Benson seconded the motion. Motion passed 5-0. • Committee Member Benson made a motion to nominate Rich Sonntag to be Vice Chair of ESAP. Committee Member Pace seconded the motion. Motion passed 5-0. 	<p><i>Summary:</i></p> <ul style="list-style-type: none"> • <i>The Member Representation list was reviewed.</i> • <i>Wes Siddoway was appointed as Chair of ESAP.</i> • <i>Rich Sonntag was appointed as Vice Chair of ESAP.</i>
Discussion regarding the creation of an Eastern Summit County Open Space Master Plan	<ul style="list-style-type: none"> • Chair Siddoway shared that the previous discussion about a Master Plan was with the goal to prioritize areas based on water quality. ESAP should be focused around agriculture, but should not overlap with OSAC. ESAP funds have primarily been for conservation easements, but there was discussion about whether other areas of conservation are appropriate for funding. The current criteria and history should be reviewed with discussion about weighting individual items on the eligibility checklist. There should be a review of the Promontory payments for agricultural protection fees. Tom Fisher stated that he will have to get educated on where Promontory stands with those fees. • Jessica Kirby stated that OSAC will not replace ESAP or BOSAC (Basin Open Space Advisory Committee). Having ESAP put together a priority list is still a good idea. There is a potential for more funds for ESAP. It would be good for ESAP to meet with OSAC. Using a map for visualization of priority areas would be a good tool. 	<p><i>Summary:</i></p> <ul style="list-style-type: none"> • <i>There was a discussion about a Master Plan for Eastern Summit County Open Space. Future discussions could include a review of the eligibility checklist, Promontory obligated fees, and mapping.</i>
Discussion regarding annual presentation to the County Council and County Manager	<ul style="list-style-type: none"> • Chair Siddoway recommended that the discussion about making a presentation to the County Council and County Manager be postponed until the next ESAP meeting. Jessica Kirby stated that the presentation helps with the focus and priorities of the Committee. 	<p><i>Summary:</i></p> <ul style="list-style-type: none"> • <i>The discussion about the presentation to the County Council and County Manager was postponed to the next meeting.</i>
Other Board/Staff Items	<ul style="list-style-type: none"> • Chair Siddoway stated he was glad to be back and getting ESAP going again. Jessica Kirby stated she hopes everyone feels welcome. County Manager Tome Fisher stated there has not been much to consider the last few years. It is nice that this group has a knowledge of where things stand. ESAP has a specific purpose with a specific set of money to work with. This is an important job. Hopefully ESAP will be able to have enough interest that they will run out of money. 	<p><i>Summary:</i></p> <ul style="list-style-type: none"> • <i>Board and Staff are happy to be meeting regularly again.</i>
Adjourn	<ul style="list-style-type: none"> • The meeting adjourned at 6:06 p.m. • Chair Siddoway made a motion to adjourn. Committee Member Pace seconded the motion. 	<p><i>Summary:</i></p> <ul style="list-style-type: none"> • <i>The next regular meeting will be scheduled at a later time.</i>