

**Salt Lake County**  
**Open Space Board Meeting**  
**Government Center, S4-700**  
**February 15, 2017**  
**10 a.m.**

- 1.** Introductions Staff: Wayne, Wendy Fisher, Megan Smith (DA's office), David Johnson, Ken, Walt Gilmore, Angelo, Julie, Supreet Gill

Board: Paula Sargetakis, Sarah Bennett, Rhett McIff, Joel Karmazyn, Chris McCandless, Carl Fisher

Public: Ruston Dillon with USU, Evan Sachs and Jeffrey Kuhn - applicants, Heinrich Deiter with Park City Muni, David Dobbins with Draper.

- 2.** Public comment

- Will McCarvel – Sierra Club. Voice support for Bonanza Flat.
- Jen Clancy – Friends of Alta. Voice support for Bonanza Flat. Important piece of the water shed.

- 9.** Agenda item adjustment – Joe stated that item 9 will be moved up to the beginning of the agenda. Merger of P&R/OS Committee

Martin – There may not be an actual merger of the two boards. As we try to enhance Open Space we want to protect space in the valley. He is interested in the two boards working together and talking together. Look for a way to intertwine the boards. Perhaps have someone who is active with the Open Space Board attend the P&R board meetings. Let's work together. Less of a merger, more of an integration, collaboration. So there may be a tweak in the board ordinances and policies but no elimination of the Open Space Board. Feedback from you is welcome. It would also be

Rhett and Carl – Thank you for considering options and being open to other ideas.

- 3.** Rename section of the Jordan River Trail to the Lynn Larsen trail.

Public hearing was opened to discuss the Jordan River Trail.

Chris – there are two parts of this: a section of trail that is public and the other is on private land. Lynn has been instrumental with the Jordan River Parkway. The trailhead is already named the Lynn Larsen on the section of the trail owned privately. Along the same trail is a meadow and we should name that trail Lynn Larsen. Lynn gave much of his career to that area and

it would be very appropriate. It's connector to the Jordan River Trail, and a neighborhood connector.

Wendy Fisher - Utah Open Lands would be very supportive of the renaming the trail.

Public hearing was closed.

Rhetta moved to approve item 3. Sarah Bennett seconded. All voted in favor. No opposed. The recommendation will now go back to the Council.

Conservation Easement on the Draper city property:

#### **4. Conservation Easement in Draper City**

David Dobbins – Passed out maps of the area. Green area is Corner Canyon. Red area purchased. SLCO holds easement on red and green area. Purple area was acquired from developer. Blue area, developer went bankrupt. The city purchased it. Draper's interest is to put as much of this under conservation easement a possible. City owns about 4800 acres. The intent when purchasing the land was to sell off some of the property to recoup some funds.

Chris – Conservation easement covers two counties. Is there a political ramification?

David D. – Portion of corner canyon is in Utah County. Politically Draper is fine with SLCO holding easement in Utah County. We have spoken with Utah County; they do not have experience with conservation easements. Utah County would support SLCO holding the easement. There is a lot of work to be done: baseline survey, legal description, etc. Looking for support before pursuing this project.

Rhetta – What is our responsibility?

Julie – We will be monitoring. From a staff perspective, this is doable.

Some staff time to monitor and defend the property.

The ordinance says the Advisory board should advise the Council on matters of acquisition or disposition. Pros: We already have a good working relationship. We have improved our ability to monitor properties over time.

David D. – Draper would take the lead on encroachment. We are identifying existing property lines. We have not identified any stewardship funds available to the County. Recently completed master plan for the area. From a management standpoint and interconnected trails, it makes sense for

SLCO to hold the easement. Draper city's Open Space master plan is extensive and SLCO was involved.

Chris – move to support conservation easement after due diligence.

Paula seconded the motion.

Ruston Dillon - USU is working on monitoring in the area and would be willing to partner on projects.

Carl – this is not a chunk of isolated OS. The area has a number of issues. We should be aware of what we would be taking on.

David J- Board can't vote till the next meeting.

Julie – we have an electronic meeting.

Chris – I withdraw the motion.

Julie – we will move this item to the next meeting.

Sarah – This is an incredible opportunity.

#### **5. I-80 Corridor Application**

Julie – we were not able to go look at the property in this application. Ken, David C, Rolen, and Julie met as staff to discuss this application as part of our internal review process. The property is large 900+ acres, mostly on the south side of I-80. Some parts are developable; it is surrounded by U.S. Forest Service land. SLCO OS is about connecting to the urban interface. We do not have the expertise nor resources to forest land that needs a monitoring of habitat, watershed, etc. However, the property would be really valuable in public hands. The challenge is the location is not optimal for SLCO.

Ken – a different management is needed on parcels like this than what we have currently.

Julie – Other options for acquisition are available but the partnerships will take a long time. Mainly through the Forest Service, through the Land & Water Conservation Fund.

Jeff – owners have asked me to prepare the property for disposition. Most of the owners of this property are environmentalist and would like to see this land protected. There is no debt on the property. No deadline so resources are available to move it at a pace that is necessary. Willing to work with multiple entities. UDOT did offer \$7500/acre a few years ago. Could there be a combination of donations and fee simple purchase? There is a great

difference in value of the properties on the north v south side. Feels that some areas are fully developable.

Paula – what do the numbers relate to?

Jeff – the title reports which are available.

Joel – There are 6 shaft mines which could be a concern.

Carl – Think we should keep this opportunity on our radar and try to drum up support from SLC, UDOT, and State. Leverage watershed dollars.

Julie – it is a great opportunity to have another access over the Wasatch.

Paula – This is an important piece of property. I appreciate your patience because this could take a long time but is very worth it. What age are the water rights?

Jeff – 1800's. Some have been transferred to Ira.

## **6. Bonanza Flat**

Wendy – Property is Salt Lake's playground. This is not a request for funding from the OS Trust Fund because funding from it cannot be used outside of SLCO. There are 11 non-profit organizations involved in this. This is the heart of the Wasatch. A lot of wildlife in the area. The flemmulated owl is nesting in the forest on this property. This elk, deer, bear, all on the property. Tremendous value from a recreation perspective – snowshoers, hikers, mtn bikers, skiers. Purchase price is \$38M. There is a \$13M gap. Non-profits are hoping to raise \$3M. There is a real threat of development. We have until March 15<sup>th</sup>. Park City will have to put down \$1.5 M. We are seeking support from this board for a donation from SLCO.

Carl – ask from county general funds or wherever could be for around \$5M.

Julie – OS trust fund can only be used for purchasing OS in county. General funds can be used but it will not happen by March.

Paula – We can recommend that the County use other funds.

Rhetta – This is very time sensitive.

Carl - will draft a resolution for the board.

- 7. Presentation of Eastside of BST analysis presentation. Ken and Angelo presented 6 maps that summarize the need to complete the BST. The legend includes built trail (green), unbuilt trail (yellow), and built trail that is not on public property and is not legal (blue). Also shows the area that are owned by SLCO. Angelo started at I-80, Parleys**

Grandeur Peak trailhead and presented the information moving south.

There are some challenges with the Wilderness boundaries.

Carl – asked about the USFS parcel. Originally was master planned to be a trailhead. Neighbors opposed it. County didn't buy it from UFSF and instead has an easement put through the need area.

Sarah – Section above Heughs Canyon goes into wilderness.

Angelo – trail goes through USFS, private land, and wilderness repeatedly. We really want to finish from Heughs to Parleys.

Sarah – what is strategy to engage owners?

Angelo – usually contact owners a year in advance of where we think we will be working so that we can start working on an easement. Although in the case of one land owner in Mt O. has been working on that for 4 years. As you head south more of the trail is in private property.

Julie – we have met with Cottonwood Heights to discuss land acquisition for BST in their city and how they can support that, perhaps make application.

Angelo – trail is built through Draper, and trail is built north of I-80 through Salt Lake City.

The board asked for copies of the maps.

**8.** Julie - Shriners, Butterfield, and Gilmore have not been forwarded to council. They are on hold with the Deputy Mayor.

**10.** We are on hold with creating structure for ag.land purchases.

**11.** Next meeting. Electronic meeting will be at 4 pm on Friday

**12.** Chris – motion to adjourn. Carl – second. All voted in favor.