

Salt Lake County Open Space Trust Fund

Advisory Board Meeting

Wednesday, 11/15/17

10 a.m.

Board: Joel Karmazyn, Kael Weston, Sarah Bennett, Paula Swaner-Sargetakis, Rhetta McIff, Carl Fisher

Staff: Julie Peck-Dabling, Supreet Gill, Megan Smith, Angelo Calacino, Ken Richley, Robin Chaloub, Jan Donchess, Martin

Public: Tom Johnson, Tracy Burton, Steve Van Maren

No Public comment

Approval of minutes: Paula motion, Rhetta second, all in favor.

New Application: Hjersted Parcel. Julie asked Angelo to present the application. Sarah noted that Description boxes are not providing the full dialogue; Julie will correct that and resend the application for everyone's review.

Parks and Rec is the applicant representing Mr. Hjersted. Application Request: \$200K (amended). Location: Olympus Cove.

The parcel is needed as it is part of the BST and is the critical link to connect a 7 mile section from Hughes canyon to Neff's canyon. Parks has everything in place to start construction. Owner is not interested in an easement. Parking is available at Neff's canyon trailhead. There is an appraisal for the property showing the price at \$15k/acre.

The BST Coalition has reached out to the Dumke Foundation but not sure if there is interest at this time.

There is no development pressure on this parcel as it has no physical access, no utilities, and over 30% slope. However, it is part of the larger contiguous Hjersted Estate and they have no motivation to sell a portion of the land except the fact that the county (Angelo) has been talking with Mr. Hjersted for years about this.

Purchase agreement we offer him will close Dec 2018.

Rhetta moved to move application to next meeting. Paula second. All in favor.

Existing Applications: Killyon Red Rocks

Julie stated that the Township staff is looking at an application that may take the pressure off Killyon's. It would be a potential parking site. An important next step would be to present at the Emigration Canyon township council. Julie will do that in January.

The board members agreed that there is an overwhelming support for this property but the concern is the budget.

Shriners has not reached the council. So where do the new applications fit on the list? We have about \$400K in the budget and recommendation moving forward is for half a million.

Paula recommended that the Advisory Board keep moving these recommendations forward to impress the need to Mayor and County Council for additional funding to preserve land.

It was recommended that staff approach SLC PU for support.

Joel commented that the Board has a greater interest in Killyon and less interest in Pinecrest. Paula would like to do them in separate motions.

Martin stated that the applications go to the Holly Yocom as the Community Services Director, then the Mayor, before going to the Council. He stated that sometimes the office can hold an application. Joel asked why. Martin replied that that can be other priorities on the agenda.

Sarah made a motion to support Killyon Red Rock application forward to Mayor and Council. Ask for support from SLC Watershed. Carl second. All voted in favor. Motion carries.

Current application: Pinecrest Preservation

Joel: Can we amend/reduce the acreage for a decreased price?

Tracy: Price is negotiable. There is a lot of interest in the parcels, especially the 40 acres. There are 6 property owners.

Carl: Can we find partnerships with organizations such as DWR, hunting orgs, rocky mountain elk foundation, etc.? He stated that the property is desirable, but that partnerships would make it more appealing.

Tracy said there hasn't been elk seen up there but will reach out to these organizations.

Sarah: There should be interest from the watershed perspective. Much of this isn't developable.

Julie commented \$3M is almost a non-starter for the board. We cannot haggle on price like a private interest could.

Rhetta: a smaller proposal makes it more likely to be entertained.

Tracy will have a chat with the majority owner about a realistic price drop. There are many options to entertain – whether it is a reduction in price, donation by the owner, purchase the larger and get the other two donated, etc. It was determined that an amended application might be most beneficial.

Tracy asked if there could be a letter written stating that the price is beyond our reach and that the board will keep the application alive and we can keep the conversation going into the future.

Carl: it's not for lack of interest it's for lack of funding.

Joel: asking price is beyond our abilities.

Rhetta: Motion to advise the applicant that the price is too high and submit an addendum to the Pinecrest application with further documentation from sellers with a reduction in price and showing partnerships. Sarah second. All in favor. Motion passed.

6. 2018 Budget update – the conversation turned to a potential open space bond.

Sarah: Herriman trails initiative is gearing up and moving forward to preserve land in and around their community.

Joel: We have never finished our assessment of what we need for trails maintenance on OS owned lands.

Carl has been having good conversations with council members to put up a bond.

Paula: we need to educate Council how they need to include maintenance/improvement dollars with acquisition funds. Herriman city should lead the charge.

Carl: Can we get the parks and rec board excited about this so we could show support from multiple entities.

Paula: we need to be careful with this partnership since the last bond had no funding for OS even though it was in the ask.

Rhetta: She will talk to Council person Newton, but would like to know what benefit her district would see.

Joel and Paula want to identify the parcels we need in a package with values with partnerships with the cities and other orgs.

Julie: we know what we need from the regional master plans but there could be other parcels that could be of importance not in those plans.

Advocacy groups will start pushing for OS bond in 2018. Last bond was in 2006 and it was a 20 year bond that was spend in 2 years.

Kael would like to meet before Feb to focus on the bond, with some of the others.

The board will plan on going to COW or Council in early 2018 to talk about Open Space bond need.

7. Bonanza, Draper, Fujilyte. Bonanza Flat is doing a master plan. We contributed but did not want a conservation easement.

Draper City conservation easement should be wrapped up by the end of the year for Traverse Ridge.

Fujilyte: we got a letter from the attorney of the previous owner that they wanted to purchase the property back. The letter was sent to the DA's office but the DA responded that the owner has any standing. Julie had just started the process to do an environmental site assessment for baseline documentation.

8. Report items of interest to the board. None.

9. Proposed meeting schedule works for everyone, but Thursdays would be better for Kael. Decision was to keep the dates on Wednesdays.

10. Rhetta moves to adjourn. Sarah second. All approve.

