

Salt Lake County
Open Space Board Meeting
Government Center, S4-700
May 24, 2017
10:00 a.m. - noon

1. Introductions

Present: Joel Karmazyn, Carl Fisher, Sarah Bennett, Paula Sargetakis, Chris McCandless, Rhetta McIff

Staff: Julie Peck-Dabling, Supreet Gill, Megan Smith, Ken Richley

Citizens: Tom Johnson, Tracy Burton

2. Public Comment period: The chair read a letter that was submitted from Steve Van Maren because he could not attend the meeting. Mr. Van Maren requested that we look into the purchase of a property in Sandy which is located on the south side of Mount Jordan Road.

Julie: We're happy to look into it. If Steve were here, what we would tell him is that we are responsive to requests by willing sellers.

Chris: It would make a nice acquisition, but he doesn't feel the seller is willing. The owner has asked to subdivide it to build another house on it. It would make a great border to Dimple Dell. Julie will do research and get back to Steve.

3. Julie: Our acquisition plan states that we have a two application process that includes a pre-application and a final application. It gives an opportunity to "site inspect" the parcel so that the advisory board has a deliberative process. The application process was approved by County Council. We have been doing a pre-application process and moving forward but we need to add that extra step.

Sarah: we would be in favor of combining the two steps since we have to move quickly on some applications.

Rhetta: it makes sense to keep the expanded process so we can have an opportunity to visit the properties. One would never buy a house without visiting it.

Carl: The application can be a simple funding request and the final application is a visit. Also, funding needs might change between pre-application and final application.

Paula: Have a visit in between applications but process can be modified depending on sense of urgency.

Julie: We can put a box at the top of the application and staff can check that it is in pre-application phase and then check a box that it is in final application phase.

Two applications to review.

Killyon Red Rocks:

Owned by Tom Johnson. Staff went to hike property.

Tom: Last piece of privately owned property in the Killyon drainage. A key piece that connects all of the publicly owned lands. Creates access point to national forest. Two perennial drainages. Special features is red rocks – the same one that you can see above Research Park, except it's happening at the alpine range – Douglas fir, white fir and red rocks bisected by creeks. About 10 years ago, Tracy Burton and Tom came to the SLCO OS board through UOL for acquisition. At the time Wendy had felt we should keep it smaller to keep the overall project more affordable. Half of Tom's property was included with Tracy's and it was eventually purchased. So now this final portion is being considered.

Ken: From a P&R standpoint it really is the connectivity that makes it appealing.

Supreet: The habitat and ecology is very unique. What was very impressive is the land management done by Tom on such a large parcel. The connectivity piece would be really valuable.

Carl: To have private inholdings with the public land will only make for complications in the future. It is a special unique area. It would be great to have contiguous land and continuity of the open space program.

Sarah: This piece really meets all the requirements well. There has to be some political will to resolve the access issues. The red rock fins, along with the seeps and gardens are very beautiful. Meets all of the requirements well that SLCO Open Space is looking at.

Paula: What is the access? What about camping on site or in the area?

Julie: Camping allowed in Affleck Park which is owned by SLC Public Utilities.

Tom: Area is accessible through Pine Crest canyon. There are nice pullouts and small parking areas. There are no immediate neighbors that will object to this.

Joel: We are interested in this and Julie will schedule a fieldtrip with Tom.

Pinecrest Preservation Project:

Staff has not had an opportunity to visit this property.

Emigration Canyon trails master plan shows the north trail bisecting this parcel. Beautiful properties zoned FR 20. Application includes 315 acre parcel, 140 acre parcel, and a 40 acre parcel.

Tracy is a realtor representing the owners. The medium size parcel is used by tons of dog walkers and has a big parking area that is well used. If the other two parcels (small and big) were purchased, the middle parcel could be donated. The small piece is FR20 as well. There is verbal commitment of access from the pump house the Emigration Improvement District to access. The 40 acre parcel is well used, by Emigration Oaks residents. Frieze Creek road is access to the area. All are priced at \$6K an acre. Medium and large parcels are easy to get to. Walk up through the private (Walsh) property and get into the meadow on the big property. Access also from Left-hand Fork Road. A lot of water rights will come with the parcels. Also, there is a small cell tower on the site that gives high speed internet to many in the Canyon, but it was install without a permit and without authorization from the owner. Tom believes it is Utah Broadband.

4. Discussion on previous applications:

Julie: Believes that the circumstances under which the motions were made to purchase the parcels were under duress, because at that time the board had been informed that it would be dissolved and merged into the Parks & Rec board. Knowing that the board is not going anywhere and the hope that future funds will be coming there might be an interest in looking at each of the properties which are on hold, again. Till today nothing has been brought to the Council except Sandy BST and Owl Meadow. Just as an FYI, Julie will not support funding recommendation by the Board for Gillmor or Butterfield. Gillmor is nice but it is not needed and does not have access. Butterfield is a large parcel that has no access, is an in-holding.

Joel: We should reevaluate and reprioritize the applications.

Chris made a motion to reaffirm on Shriners and reevaluate other parcels.
Rhetta second and all voted in favor.

Paula: As we expend more of the OS fund balance, how do we approach the Council about a new land acquisition bond?

Julie: The full board cannot approach the Mayor or Council because otherwise you would have to notice it up if there is a quorum.

Paula: Up to three board members will approach the mayor and council about passing another open space bond.

5. Chris is working with Sandy to consider reselling to allow a private single lot. Julie has met with South Jordan City to look at potential ag. land for conservation easement, and adjacent property for habitat. Both next to the Jordan River.

6. Next meeting: Wednesday, August 16th.

Meeting adjourned!