Notice is hereby given that
EASTERN SUMMIT COUNTY
AGRICULTURAL PRESERVATION
AND OPEN LANDS ADVISORY COMMITTEE (ESAP)
will hold a meeting on
Tuesday, January 17, 2023 – 5:00 PM
electronically, via Zoom, and at the anchor location of the
Summit County Richins Building –Small Auditorium,
1885 W Ute Blvd, Park City, UT 84098

To participate electronically in the ESAP meeting:
Join Zoom: https://summitcountyut.zoom.us/j/96337132222
OR
To listen by phone only:
One tap mobile  +13462487799,,96337132222#
Dial 1- 669-900-9128, Webinar ID: 963 3713 2222

AGENDA
Agenda items may or may not be discussed in the order listed.

1. Public input for items not on the agenda
2. Discussion and possible approval of Summit Lands request for Andrus Family Properties NOI
3. Approval of minutes - Thursday, September 08, 2022
4. Chair Comments
5. Staff Comments
6. Other
7. Next meeting will be called upon need

If you would like to submit written comments on an item, please email Jessica Kirby at: jkirby@summitcounty.org by 12:00 pm on January 16, 2023. Your comments will be made part of the meeting record. Members of ESAP, presenters, and members of the public, may attend by electronic means, using Zoom (phone or video). Such members may fully participate in the proceedings as if physically present. The anchor location for purposes of the electronic meeting is as stated above. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Jessica Kirby (435) 602-0308 prior to the meeting.
Address/Location of Property:
The property is located in the Kamas Meadows, Marion, on State Road 32 and W.2500 N.

Assessor’s Parcel Number(s) (Tax ID #): (Available from the Summit County Assessor’s Office): # AFS-AG

Total Acreage of Parcel(s): 99 Aces

Development potential of property (# of lots) under current zoning at base density as determined by the Summit County Development Code in affect at the time of application (may require lot of record determination application and applicable fees.) The Property is 99 acres and 33 acres are zoned AG-10, 66 acres are zoned AG-40. The appraised value is based on four development rights.

Property Owner(s) Name and Contact Information:
Name(s): Andrus Family Properties, LLC, managed by Irene Ruf and Michelle Howells
Mailing Address: 5910 N. State Road 32, Peoa
State: UT Zip: 84061 Phone: 435-655-5914

Authorized Representative and Contact Information:
Name(s): Kate Sattelmeier, VP of Conservation and Counsel
Mailing Address: PO Box 1775, Park City
State: UT Zip: 84060 Phone: 435-649-9884

Agricultural or Open Space Land Values: (Explain the reasons you are interested in preserving this property as agricultural or open space land)

Located in the heart of the Kamas Valley, the property is entirely surrounded by agricultural lands that make up the open space between Kamas and Oakley at the foot of the Uinta Mountain Range. Two intermittent streams from Thorn Creek run through the property, and the open pastureland serves as migration corridors for mule deer and elk. The hydric soils have a high level of transmissivity, and the ground is very important to wetland function and water quality within the watershed. The 99 acres are highly visible from State Road 32 and contribute to the public viewshed.

The property has been owned by the family since 1914. The landowners have been in discussions with the Conservancy and Summit County, with a view
to permanent protection of the land, for about fifteen years. The family wants to permanently protect their property from development, and funds from the easement transaction will allow the younger generation to farm and maintain a viable agricultural use. The historic and current use of the property is cattle grazing. The current owner/manager of the property is using regenerative agricultural practices, with frequent rotation of cattle through the use of electric fences.

Andrus Family Properties owns 55 water shares of the Lower Marian Pipeline Company and 30 shares of the Smith and Morehouse Reservoir Company. These water shares will be listed as encumbered property within the conservation easement document. Conservation easement terms will prevent the water shares from being severed from the land and converted to a culinary use.

This project has confirmed NRCS-ALE funding from the federal government and the landowner will make a substantial donation of conservation easement value. The project is highly leveraged, and a prime candidate for preservation through the conservation easement process to protect agricultural use, public viewshed, wildlife habitat, and water quality conservation values.

Owner(s) Signature: _______________________________ Date: ____________

Date Received: ________________