Eastern Summit County Agricultural Preservation and Open Space Advisory Committee (ESAP) will meet electronically, via zoom, Thursday, July 9, 2020 6:00 p.m.

AMENDED Agenda
Items may or may not be discussed in the order they are listed.

1. Public input for items not on the agenda.

2. Election of Chair and Vice Chair.

3. Update regarding the Gibbon/Pace property, Kenneth Stephens property, and Bill White property.

4. Discussion of future projects by Summit Land Conservancy.

5. Discussion and possible recommendation for funding of the NOI application from Summit Land Conservancy regarding the purchase of Marchant Meadows Property; Parcel CD-157-B and CD-157-321

6. Approval of Minutes: June 13, 2019

7. Other

Please click the link below to participate in this meeting:

https://summitcountyut.zoom.us/j/98134050511?pwd=Q0FuTzZYL05GM1FvU2Z4bkhhOXd0UT09

To listen by phone dial:
US: +1 669 900 9128 or +1 346 248 7799
Meeting ID: 981 3405 0511

If you would like to submit written comments on an item, please email Ray Milliner at: rmilliner@summitcounty.org by 12:00 pm on July 6, 2020.

Individuals with questions, comments, or needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact the Community Development Department at (435) 336-3157.

Posted: July 3, 2020; Amended: July 8, 2020
Published: July 3, 2020 Summit County News
MEMORANDUM

To: Eastern Summit County Agricultural Preservation and Open Lands Advisory Committee
From: Ray Milliner, County Planner
Date of Meeting: July 9, 2020

The Summit Land Conservancy has submitted a request for funding. The following items are attached.

1. Summit Land analysis of criteria for funding
2. NOI for the property
3. Copy of a presentation that will be given at the Thursday meeting.
Project Name: Marchant Meadows
Date: July 9, 2020

Check each box that applies:

*in order for an application to qualify, an applicant must meet 8 of the 10 criteria

☐ 1. Has the applicant followed the review procedures required for the Notice of Interest (NOI) application?
   Yes.

☐ 2. Is the property within the AP-40, HC Zone or a Municipal Agriculture Zone?
   The property is primarily zoned as Agriculture/Grazing-20, with 36 acres zoned as Agriculture/Grazing-10.

☐ 3. Is the entire property area qualified for a “greenbelt” designation?
   Yes, the property holds greenbelt designation.

☐ 4. Are farming or ranching operations present on the land?
   Yes, the property has an active cattle and hay operation on it. The hay is harvested annually and used on property for the cattle. All surrounding operations are similar agriculture.

☐ 5. Does the preservation of the parcel or agriculture operation help prevent or minimize sprawling of residential development?
   Yes, this property could be subdivided into six units at base density, with the potential for higher density if residences are clustered. With two braids of the Weber River running through the property, it is an attractive candidate for large luxury home development. The preservation of this property will maintain the rural agricultural character of Peoa. Potential connectivity to the Steven’s Grove easement held by Summit Land Conservancy helps keep more potential development off a longer contiguous stretch of the Weber river.
6. Does the property include or protect critical watersheds, view sheds, water quality, wildlife habitat, stream corridors, woodlands, or historic structures?
Yes. The land is part of the Weber River corridor and watershed. Protecting it from residential development will prevent degradation to water quality from increased nutrients and sedimentation, and protection of the wetland soils within the floodplain allows for the continued filtering of pollutants. The property also provides wildlife habitat. The wetlands are important breeding and stop-over grounds for migratory birds including several duck species, great blue herons, sandhill cranes, Canadian geese, bald eagles and osprey. The property is contiguous with other agricultural open space with wildlife-friendly fences that allow large game to cross for access to the river and grazing. Muskrats, Marmot, Coyote, Fox, Deer, and other animal species are frequently observed.

7. Will the property contribute to and promote the agricultural viability and open land character of Eastern Summit County?
Yes. The Conservancy will hold fee-title for this property and place a Wetland Reserve Easement to protect the land in perpetuity. This property will forever be protected open space, with a public trail system. The Conservancy may incorporate prescriptive grazing as a management tool based on a management plan developed by NRCS. The conservancy plans to lease out grazing when permitted to adjacent landowners. Marchant Meadows sits within the Weber River Corridor and has been in active agriculture since the valley was settled in the mid 1800’s.

8. Will all existing water rights attached to the property at the time of application remain with the property to maintain the agricultural use?
Yes. All water rights will remain with land and will be encumbered by the wetland reserve easement as part of the wetland management process.

9. Is the property at least five (5) acres in size or located contiguous to already preserved agricultural lands or open space or other county open space and will contribute to or enhance the existing preserved agricultural lands and open space?
Yes. The property is 106.7 acres and is in close proximity to two protected spaces in Oakley, Steven’s Grove and Riverbend Park. Steven’s Grove, which was protected by the City of Oakley and the Summit Land Conservancy in 2018, is only a quarter mile upstream of Marchant Meadows. Marchant Meadow’s trail system could easily connect to the trails at Steven’s Grove with the cooperation of one additional landowner, and aid in creating a larger public trail system in South Summit.

10. Does the property serve as a buffer or screening between producing farms and ranches and non-agricultural uses or development?
Yes. Marchant Meadows provides a buffer for the active agricultural operations to the north and east from the increasing residential development along Woodenshoe Lane, particularly the Woodenshoe Ranch subdivision which is just south and west of Marchant Meadows.
NOTIFICATION OF INTEREST (NOI) FOR AGRICULTURAL OR OPEN SPACE LAND PRESERVATION

Address/Location of Property:
The property is located on Wooden Shoe Lane in Peoa.

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

# (s) CD-157, CD-157-B, CD-157-321

Total Acreage of Parcel(s): Three parcels that total 106 acres

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 has 70 acres zoned AG/Grazing-20 with the northern 36 acres zoned AG/Grazing-10, which could support 6 new dwelling units at base density. More units are possible through a clustered Master Plan Development. No other legal protections exist on the property.

Property Owner(s) Name and Contact Information:

Name(s): Summit Land Conservancy
Mailing Address: PO Box 1775, Park City
State: UT Zip: 84060 Phone: 435-649-9884

Authorized Representative and Contact Information:

Name(s): Cheryl Fox
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)

This beautiful property has approximately 0.6 miles of frontage on the Weber river and is working agricultural land (cattle and hay) Other conservation values include wildlife habitat for terrestrial and aquatic species, water quality through the protection of wetlands and riparian areas, public recreation, and open space scenic values.

The conservancy identified this property over 4 years ago as a property we would like to protect, but conservation easement did not work for the family as there were too many stakeholders. The NRCS-RCPP grant program that was awarded to the Conservancy opened up the possibility protect the lands we could not protect using the NRCS-ALE program. This is a new model which will allow
us to take a management role.

By protecting this property, we maintain the agricultural heritage of the area and keep more agricultural land in use. This property has the additional benefit of providing public fishing access, trail connectivity, and wetland protection. The greater trail corridor and public access will connect people in the area to the agricultural land that surrounds them, and surrounds the protected properties.

In the past, the committee has raised concern about conserving more land on the south part of the county. This project moves our conservation efforts more south, and will hope to bring visibility to what conservation easements can provide to the agricultural community.

Owner(s) Signature: ____________________________         Date: __________

Date Received: ____________________
Marchant Meadows
ESAP July 2020
With the support of ESAP, we have been able to preserve over 2,500 acres of active agricultural land in Summit County and along the Weber River, including 218 acres of nearly contiguous easements in Henefer.

THANK YOU

Forever Protected with ESAP funding:
White Farm (2019)
Gibbons Pace (2019)
Stephens Ranch (2019)
Ercanbrack (2017)
Siddoway Ranch and Wetlands (2015)
Pyper Tracy (2013)
Judd (2011)

With more exciting projects to come!
2020 NRCS ALE Application: Sargent

- NRCS ALE application submitted
- 110 Acres
- Will request 10% or $250,000 from ESAP, whichever is less
2020 NRCS ALE Application: Richins

- Award winning conservation projects completed
- NRCS ALE application submitted
- 850 Acres
- Will request 13% ($154,700) from ESAP
Marchant Meadows

• The Conservancy has been in communication with the landowners since 2016
• The landowners wanted to save their land from development, but wanted to retire from farming
• This meant that a traditional Agricultural Land Easement wasn’t the right choice for the family
• Summit Land Conservancy will own the land and place a Wetland Reserve Easement
• Marchant Meadows will allow for public access through a built trail system for recreation and angler access.
Zoning and Development Potential

Primarily zoned as AG-20 with a section zoned as AG-10
Development Potential of 6 lots, with potentially more depending on clustering
Farming and Ranching Operations and Water Rights

- Water rights will stay with the land under WRE
- WRE allows for grazing as management tool
- Summit Land Conservancy develops management plan with NRCS
- NRCS allows Summit Land Conservancy to lease grazing to surrounding agricultural operators
Recreation

- Abundance of dirt access roads throughout the property are currently in ideal areas where recreational trails could be routed.
- A connection to Stevens Grove would be possible with the cooperation of 1 additional landowner.
- The main gate to the property has a wide gravel road, ideal for the construction of a parking lot, restroom, trail-head kiosk and possibly a storage building for land maintenance purposes.
- Fishing access possible throughout property
Conservation Value: Scenic viewshed

The property is open agricultural land, clearly visible from Woodenshoe Lane and Steven’s Grove.
Marchant Meadows is within a quarter mile of Steven’s Grove, and less than 2 miles of Riverbend Park. Oakley Park, and Franson Lane are within 4 miles.
Conservation Values: Critical wildlife habitat and winter range

Wetland habitats have been classified as priority for conservation by the Utah Division of Wildlife Resources due to the wide range of species that depend on these habitat types.

- Habitat suitable for **29 migratory bird** species (Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act).
- **Great Blue Heron** rookery.
- Mating pair of **Sandhill Cranes** observed on the property.
- **Canadian Geese** heavily use the property spring through Fall.
- **Bald eagles** use the river for hunting.
- **Deer** frequently graze the property.
- Herd of over 100 **elk** on nearby property during winter of 2020.
Conservation Values:
High value wetlands, floodplains or drainage ways
Conservation Values of the Property
Natural springs, streams, lakes or ponds

- Two braids of the Weber River cross through the property
- .6 miles of river frontage
- Wetland areas exist at all low lying points of the property
- Opportunity for more wetland restoration utilizing irrigation canals
## Budget

**Marchant Meadows, Peoa**  
106 acres  
fee title price  
$4,240,000  

<table>
<thead>
<tr>
<th>Transaction Costs</th>
<th>101,500 per acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>In House Expenses</td>
<td>$15,000</td>
</tr>
<tr>
<td>Outsourced Expenses</td>
<td>$86,500</td>
</tr>
<tr>
<td>Total Transaction costs</td>
<td>$101,500</td>
</tr>
<tr>
<td>Preserve Endowment/Legal Defense</td>
<td>$96,133</td>
</tr>
</tbody>
</table>

**Purchase Price**  
$4,240,000  

**TOTAL COSTS**  
$4,437,633

### Inflows

**Funding Sources**  
NRCS  
$3,392,000 80% of fee WRP Easement  
NFWF Conoco/Phillips  
$150,000  
DWR  
$50,000  
Water Quality  
$15,000  
Summit County (ESAP)  
$250,000  
Private Foundations  
$160,000  
Community Fundraising  
$450,000  
Total Funds Committed  
$4,467,000  

$29,367 Funds still needed
Project Name: Marchant Meadows
Date: July 9, 2020

Check each box that applies:

1. Has the applicant followed the review procedures required for the Notice of Interest (NOI) application?  
   Yes.

2. Is the property within the AP-40, HC Zone or a Municipal Agriculture Zone?  
The property is primarily zoned as Agriculture/Grazing-20, with 36 acres zoned as  
Agriculture/Grazing-10.

3. Is the entire property area qualified for a “greenbelt” designation?  
   Yes, the property holds greenbelt designation.

4. Are farming or ranching operations present on the land?  
   Yes, the property has an active cattle and hay operation on it. The hay is harvested annually  
   and used on property for the cattle. All surrounding operations are similar agriculture.

5. Does the preservation of the parcel or agriculture operation help prevent or minimize  
   sprawling of residential development?  
   Yes, this property could be subdivided into six units at base density, with the potential for  
   higher density if residences are clustered. With two braids of the Weber River running  
   through the property, it is an attractive candidate for large luxury home development. The  
   preservation of this property will maintain the rural agricultural character of Peoa. Potential  
   connectivity to the Steven’s Grove easement held by Summit Land Conservancy helps keep  
   more potential development off a longer contiguous stretch of the Weber river.
6. Does the property include or protect critical watersheds, view sheds, water quality, wildlife habitat, stream corridors, woodlands, or historic structures?
   Yes. The land is part of the Weber River corridor and watershed. Protecting it from residential development will prevent degradation to water quality from increased nutrients and sedimentation, and protection of the wetland soils within the floodplain allows for the continued filtering of pollutants. The property also provides wildlife habitat. The wetlands are important breeding and stop-over grounds for migratory birds including several duck species, great blue herons, sandhill cranes, Canadian geese, bald eagles and osprey. The property is contiguous with other agricultural open space with wildlife-friendly fences that allow large game to cross for access to the river and grazing. Muskrats, Marmot, Coyote, Fox, Deer, and other animal species are frequently observed.

7. Will the property contribute to and promote the agricultural viability and open land character of Eastern Summit County?
   Yes. The Conservancy will hold fee-title for this property and place a Wetland Reserve Easement to protect the land in perpetuity. This property will forever be protected open space, with a public trail system. The Conservancy may incorporate prescriptive grazing as a management tool based on a management plan developed by NRCS. The conservancy plans to lease out grazing when permitted to adjacent landowners. Marchant Meadows sits within the Weber River Corridor and has been in active agriculture since the valley was settled in the mid 1800’s.

8. Will all existing water rights attached to the property at the time of application remain with the property to maintain the agricultural use?
   Yes. All water rights will remain with land and will be encumbered by the wetland reserve easement as part of the wetland management process.

9. Is the property at least five (5) acres in size or located contiguous to already preserved agricultural lands or open space or other county open space and will contribute to or enhance the existing preserved agricultural lands and open space?
   Yes. The property is 106.7 acres and is in close proximity to two protected spaces in Oakley, Steven’s Grove and Riverbend Park. Steven’s Grove, which was protected by the City of Oakley and the Summit Land Conservancy in 2018, is only a quarter mile upstream of Marchant Meadows. Marchant Meadow’s trail system could easily connect to the trails at Steven’s Grove with the cooperation of one additional landowner, and aid in creating a larger public trail system in South Summit.

10. Does the property serve as a buffer or screening between producing farms and ranches and non-agricultural uses or development?
    Yes. Marchant Meadows provides a buffer for the active agricultural operations to the north and east from the increasing residential development along Woodseshoe Lane, particularly the Woodseshoe Ranch subdivision which is just south and west of Marchant Meadows.