



Notice is hereby given that
**EASTERN SUMMIT COUNTY AGRICULTURAL PRESERVATION
AND OPEN LANDS ADVISORY COMMITTEE (ESAP)**

will hold a meeting on
Thursday, December 14, 2023 – 4:00 PM
electronically, via Zoom, and at the anchor location of the
Summit County Courthouse-Executive Conference Room
60 N. Main St. Coalville, UT 84017

To participate electronically in the ESAP meeting:

<https://summitcountyut.zoom.us/j/96337132222>

Meeting ID: 963 3713 2222

One tap mobile - +13462487799,,96337132222#

Dial by your location - +1 346 248 7799

AGENDA

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

Open Session:

1. Public input for items not on the agenda
2. Approval of minutes - Thursday, April 20, 2023
3. Presentation from Summit Land Conservancy regarding the **Wright Echo Canyon property** (4,285 Acres)
4. Proposed 2024 Meeting Schedule (held only when items present themselves)

January	11	,2024	July	11	,2024
February	8	,2024	August	8	,2024
March	14	,2024	September	12	,2024
April	11	,2024	October	10	,2024
May	9	,2024	November	14	,2024
June	13	,2024	December	12	,2024

5. Chair Comments, Staff Comments & Other
6. Next meeting January 11, 2024 upon need

If you would like to submit written comments on an item, please email Jessica Kirby at jkirby@summitcounty.org 24 hours in advance of the scheduled meeting. 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 the 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.

Wright Echo Canyon

ESAP December 2023





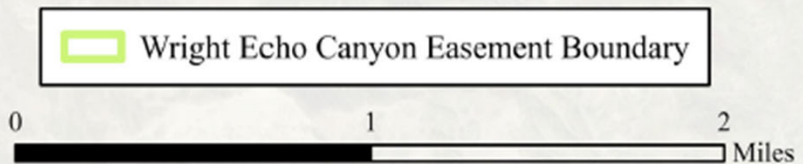
Wright Echo Canyon Location



Wright Echo Canyon Conservation Easement



Cartographer: Robyn Lyons
 Conservation Manager
 9/26/2023



Wright Echo Canyon Easement Boundary

This product is for information purposes and was not prepared for or is suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Source: Esri, USDA FSA, Utah Geospatial Resource Center, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, Esri, CGIAR, USGS, Utah Geospatial Resource Center, Esri, HERE, Garmin, SafeGraph, METI/NASatopics, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

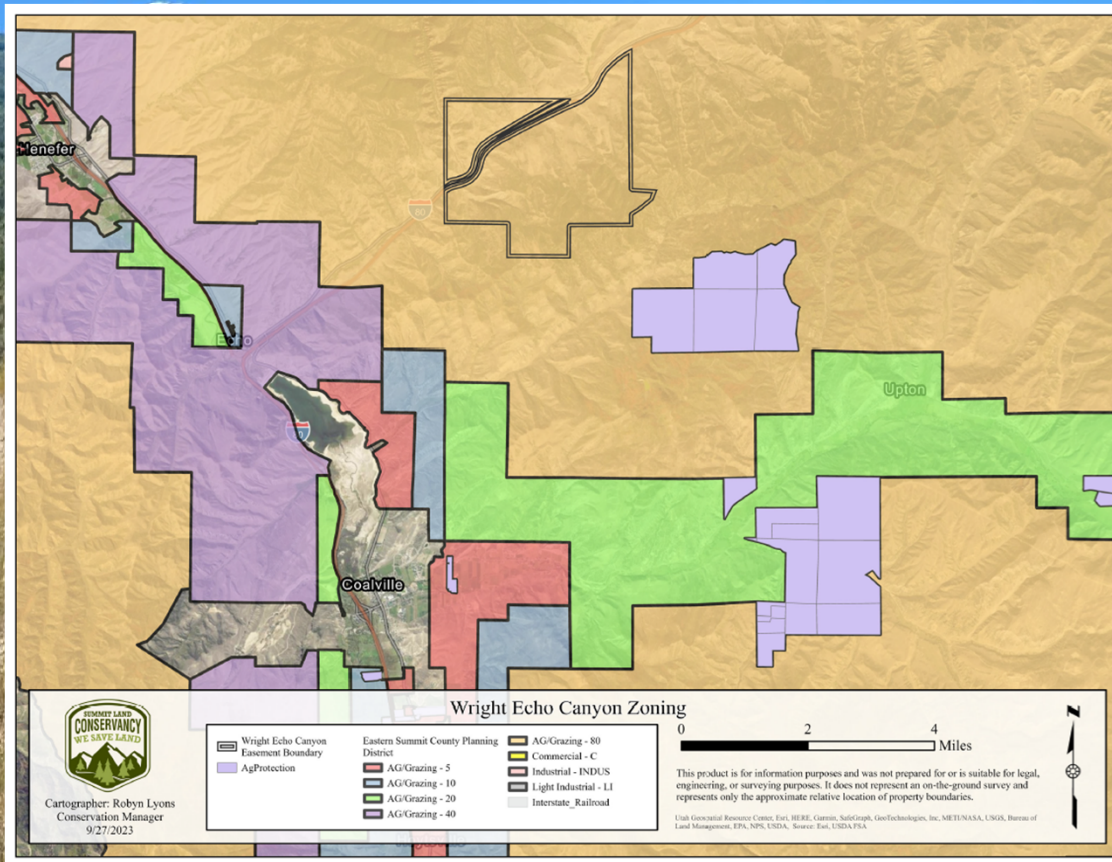


Ranch Background

- Wright Echo Canyon Ranch has been in farming and ranching for over 100 years.
- The water for the ranch operation is provided from springs on the property.
 - Many of the springs have been tapping and piped to troughs.
 - The springs are fenced to protect from cattle access. These fences are also reflective for the sage grouse which reduces them being caught by 83%
 - There are wildlife ramps on the troughs.
- 12 bulls and 175 cows annually are supported on the property, which have full range on the northern and southern hillsides. They are sold locally.
- The landowners want the property to stay with the family and operate as a ranch.
- Similar nearby Summit Land Conservancy held easements include:
 - Wright Chalk Creek
 - Ercanbrack Ranch
 - Richins Chalk Creek
 - Sargent Ranch



Zoning and Development Potential



- Zoned as AG-80
- Development potential of 53 lots
- Newly subdivided residential housing to the east of property



Operations and Water Rights

- Cattle grazing is the agricultural operation run on the property by the family
- Family will continue operating the ranch in the future
- Spring rights for stock water (water will be encumbered by conservation easement)



Scenic Viewshed

- The property is open agricultural land
- It is visible from Echo Canyon Road and I-80 interstate on both the north and south sides of the road



Critical Wildlife Habitat

- Sage grouse
- Golden eagle
- Bald eagle
- Bonneville cutthroat
- Elk
- Moose
- Black Bear
- Cougar
- Mule Deer



Public Recreation

- To allow public access for rock climbing



Project Budget

December 2023

		Project Budget Wright Echo		
Wright Echo Canyon	4285			
<u>Transaction Costs</u>				
In House Expenses		\$	12,000	
Outsourced Expenses		\$	22,000	
Total Transaction costs		\$	<u>34,000</u>	
<u>Stewardship Costs (from Stewardship Cost Form)</u>				
Total Stewardship costs		\$	<u>32,920</u>	
<u>Purchase</u>				
Easement Value	4285 acres	\$	<u>8,500,000</u>	\$1,984 per acre
Total Project Costs		\$	<u><u>8,566,920</u></u>	
<u>Funding Sources</u>				
Landowner gifts		\$	3,493,500	41.10%
Purchase of Easement				
NRCS ALE		\$	3,036,887	awarded
NFWF Acres for America		\$	250,000	
Summit County		\$	850,000	
ESAP	250000			
OSAC	600000			
Utah State		\$	800,000	applied
Foundations		\$	<u>20,000</u>	rec'd
TOTAL Budgeted Inflows		\$	<u>8,450,387</u>	
		\$	<u>116,533</u>	Funds still needed





Eastern Summit County
Agriculture Preservation and Open Space Advisory Committee (ESAP)
ELIGIBILITY AND EVALUATION GUIDELINES

Project Name: Wright Echo Canyon

Date: September 27, 2023

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 entire 4285 acres of the property are zoned AG-80.
- ✓ 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 operation, and the landowners practice responsible grazing by limiting the head of cattle to not exceed the capacity of the land.
- ✓ 5. Does the preservation of the parcel or agriculture operation help prevent or minimize sprawling of residential development?
Yes, this property could be subdivided to 53 residential units at base density and could possibly be developed for a greater number of residential homes through a clustered development and density bonus. The property is in Echo Canyon and is adjacent to a subdivided residential development.

6. Does the property include or protect critical watersheds, view sheds, water quality, wildlife habitat, stream corridors, woodlands, or historic structures?
Yes. The Echo Creek runs through the center of the property between the interstate and railroad. This creek flows directly into the Weber River and is surrounded by wetlands which provide habitat for wildlife. Black bears, mule deer, moose, cougars, and many other small creatures inhabit the property.
7. Will the property contribute to and promote the agricultural viability and open land character of Eastern Summit County?
Yes. The Conservancy will hold a conservation easement to protect the land in perpetuity. This property will forever be protected agricultural open space. The property has been owned by the Wright Family for over a century. The easement transaction will allow the next generation to operate the land as a viable agricultural operation.
8. Will all existing water rights attached to the property at the time of application remain with the property to maintain agricultural use?
Yes. Water rights will remain with land and will be encumbered by the conservation easement.
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?
The property is 4285 acres. It is adjacent to a wildlife management area to the west, and the Ercanbrack conservation easement is 1.3 miles to the southeast in Chalk Creek Canyon.
10. Does the property serve as a buffer or screening between producing farms and ranches and non-agricultural uses or development?
Many neighboring properties are in agriculture. However, directly to the east there is a subdivision for residential housing. But the property does not serve as a buffer

THANK YOU

With the support of ESAP, we have been able to preserve over 2,500 acres of active agricultural land in Summit County.

Forever Protected with ESAP funding:

- Sargent (2023)
- Richins (2023)
- Marchant Meadows (2020)
- White Farm (2019)
- Gibbons Pace (2019)
- Stephens Ranch (2019)
- Ercanbrack (2017)
- Siddoway Ranch and Wetlands (2015)
- Pyper Tracy (2013)
- Judd (2011)
- Fawcett (2009)



September 2023

EASTERN SUMMIT COUNTY
AGRICULTURAL PRESERVATION AND OPEN SPACE ADVISORY COMMITTEE (ESAP)

**NOTIFICATION OF INTEREST (NOI) FOR
AGRICULTURAL OR OPEN SPACE LAND PRESERVATION**

Address/Location of Property:

The property is located in Echo Canyon through the middle and on either side of I-80. Take exit 169 towards Echo, and then travel northeast along Echo Canyon Road 4 miles to Sawmill Canyon.

Assessor's Parcel Number(s) (Tax ID #): NS-1289, NS-962, NS-1003, NS-1088 B, NS-1002, NS-1006, NS-1001, NS-964, NS-963, NS-1000

Total Acreage of Parcel(s): 10 parcels – 4,285 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 is entirely zoned AG-80 which could support 53 new dwelling units at base density. No other legal protections exist on the property.

Property Owner(s) Name and Contact Information:

Name(s): Dennis Wright, Rona Wright, David Wright
Mailing Address: 2891 Echo Canyon Road City: Echo
State: UT Zip: 84024 Phone: 801-541-0147

Authorized Representative and Contact Information:

Name(s): Cheryl Fox
Mailing Address: PO Box 1775 City: Park City
State: UT Zip: 84060 Phone: 435-649-9884

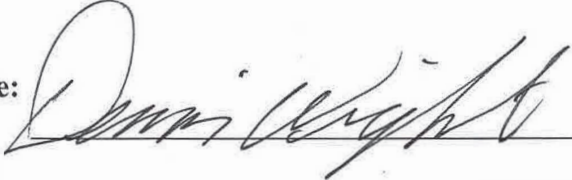
Agricultural or Open Space Land Values: (Explain the reasons you are interested in preserving this property as agricultural or open space land)

This beautiful property has approximately 4.5 miles of frontage on Echo Creek. The property is in working agricultural land used for cattle grazing. Other conservation values include wildlife habitat for terrestrial and aquatic species, water quality through the protection of wetlands and riparian areas, agricultural rangeland, public viewshed, and open space scenic values.

The Conservancy has been working with us to protect this property for about

6 years. In 2017, we began the process of applying for NRCS-ALE grant funding to place a conservation easement. The Conservancy's application was successful this year and we're moving forward with land protection in the face of rapid growth in our County and development.

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 wildlife habitat and wetland protection. It will also protect the water quality and watershed providing inflow to the Weber River.

Owner(s) Signature:  **Date:** 9-28-23

Date Received: _____