



AGENDA

EASTERN SUMMIT COUNTY AGRICULTURE PRESERVATION AND OPEN LANDS ADVISORY COMMITTEE (ESAP)

Thursday, June 13, 2024

NOTICE is hereby given that the Eastern Summit County Agriculture Preservation and Open Lands
Advisory Committee (ESAP) will meet, on
June 13, 2024 at 4:00 PM

electronically, via Zoom, and at the anchor location of
South Summit Services Building – Small Conference Room (111)
110 N. Main St., Kamas, UT 84036

(All times listed are general in nature, and are subject to change by the Board Chair)

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

1. Welcome and Roll Call

2. Public Comment for Items Not on the Agenda

3. Consideration of Approval

a. Approval of Minutes

[2024 01 11 ESAP Minutes \(draft\).docx](#)

Discussion and possible approval of minutes from Thursday, January 11, 2024.

4. Work Session

a. Presentation from Summit Land Conservancy regarding the **YR Ranch - Maxo Meadow property** (61 acres).

[YR Ranch - Maxo Meadow ESAP Presentation - June 2024.pdf](#)

5. Chair and Board Comments

6. Staff Comments

7. Next Meeting is Scheduled

The next ESAP meeting is scheduled for July 11, 2024.

8. Adjourn

If you would like to submit written comments on an item, please email Rachael Brard at rbrard@summitcounty.org 24 hours prior to the scheduled meeting. Your comments will be made part of the meeting record. Members of ESAP, presenters, and members the of 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 Rachael Brard at rbrard@summitcounty.org or 480-240-0943 prior to the meeting.



EASTERN SUMMIT COUNTY
AGRICULTURAL PRESERVATION
AND OPEN LANDS ADVISORY COMMITTEE (ESAP)
electronically, via Zoom, and at the anchor location of the
Summit County Courthouse - Executive Boardroom,
60 N. Main St., Coalville, UT 84017

Meeting Date	Thursday, January , 11 2024 – 4:00 PM
Minutes Approval Date	

Board Member Attendance		Present	Absent
ESAP	Members	Tom Smart, Rich Sonntag, Terry Diston, Wes Siddoway	Tim Douglas, Dakody Gines, Gale Pace, Clint Benson
	Staff/Non-Voting	None	

Other Attendance		Present
Summit County Staff		Jessica Kirby, Director, County Lands and Natural Resources
Summit County Council		Lynda Viti, Summit County Attorney
Land Trusts		Robyn Lyons, Summit Lands Conservancy
Public		Jay Olsen, Utah Dept of Agriculture and Food Katie

Topic	Discussion	Action or Summary
Open Meeting	- Kirby asked for a motion to open the meeting. - The meeting was called to order by Siddoway. Sonntag motioned to open the meeting, seconded by Smart. - Roll call was taken. A quorum was present. - The meeting was recorded.	<i>Summary:</i> <i>Open meeting 4:15 pm</i>
Public Input	Two members of the public were online but had no comment.	<i>Summary:</i> <i>No public comment</i>
Welcome, Review of Minutes	- Discussion of discrepancies in dates and typos on draft minutes. - Kirby called for a motion to approve modified minutes from April 20, 2023. Sonntag motioned to approve as modified, Smart seconded. - Minutes passed with a unanimous vote	<i>Summary:</i> <i>Minutes modified and approved.</i>

	• Siddoway called for a motion to approve minutes from December 14, 2023. Sonntag motioned to approve minutes as written, Smart seconded. • Minutes passed with a unanimous vote	
Discussion and Possible Recommendation for Funding: NOI application from Summit Land Conservancy regarding the purchase of the Wright Echo Canyon property (4,285 Acres)	• Siddoway introduced presentation from Summit Land Conservancy regarding a Wright Echo Canyon property, at 4,285 acres. • Kirby opened a discussion on the proposed property. • Lyons, SLC, presented details of the property. • Sonntag motioned to make a positive recommendation to the County Manager for the allocation of \$250,000 of ESAP funds for obtaining the Wright Echo Canyon easement. Smart seconded. • Recommendation passed with a unanimous vote.	<i>Summary:</i> • <i>Presentation and Discussion of the Wright Echo Canyon property</i> • <i>Funding recommendation approved</i>
Election of 2024 Board Officers (Chair and Vice Chair)	• Sonntag motioned to nominate Clint Benson as the 2024 ESAP Chair. Smart seconded. Nomination passed with a unanimous vote. • Clint Benson nominated as 2024 ESAP Chair. • Diston nominated himself for 2024 ESAP Vice Chair. Siddoway motioned to nominate Terry Diston. Smart seconded. Nomination passed with a unanimous vote. • Terry Diston nominated as 2024 ESAP Vice Chair.	<i>Summary:</i> • <i>2024 ESAP Chair and Vice Chair elected</i>
Staff Comments	• Kirby presented GIS map of Summit County and various land ownership types and protected properties including private conservation easements, special service districts, DNR, and US Forest Service-owned properties, among others.	<i>Summary:</i> • <i>Reviewed current land ownership map</i>
Chair Comments	• Ure Ranch open house/information session on January 22, 2024 from 6-8 pm at the Kamas Library. Suggestion from Siddoway for ESAP members to attend the session. • Appreciation extended to ESAP.	<i>Summary:</i> • <i>Upcoming Ure Ranch info session</i>
Other Comments	• Next ESAP meeting scheduled for February 8th, 2024, if needed. • Dakota Gines stepping down from position. • Some members have expired and will need to reapply to be on the committee.	<i>Summary:</i> • <i>Next meeting scheduled</i>
Adjourn	• Sonntag made a motion to adjourn. Smart seconded the motion. • The meeting adjourned by unanimous vote.	<i>Summary:</i> • <i>Meeting adjourned at 4:55 pm</i>

YR Ranch – Maxo Meadow

ESAP June 2024



YR Ranch – Maxo Meadow Location

CD-179

N 2000 W



Cartographer: Lauren Page
Conservation Specialist
12/15/2023

Maxo Meadow Conservation Easement

 Maxo Meadow
Easement Boundary

 Parcels
(Summit County)

0 0.1 0.2
Miles

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, Esri, NASA, NGA, USGS, Esri Community Map Contributors, Utah Geospatial Resource Center, © OpenStreetMap contributors, Esri, HERE, Garmin, SwireGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Utah Geospatial Resource Center, Esri, HERE, Garmin, SwireGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS



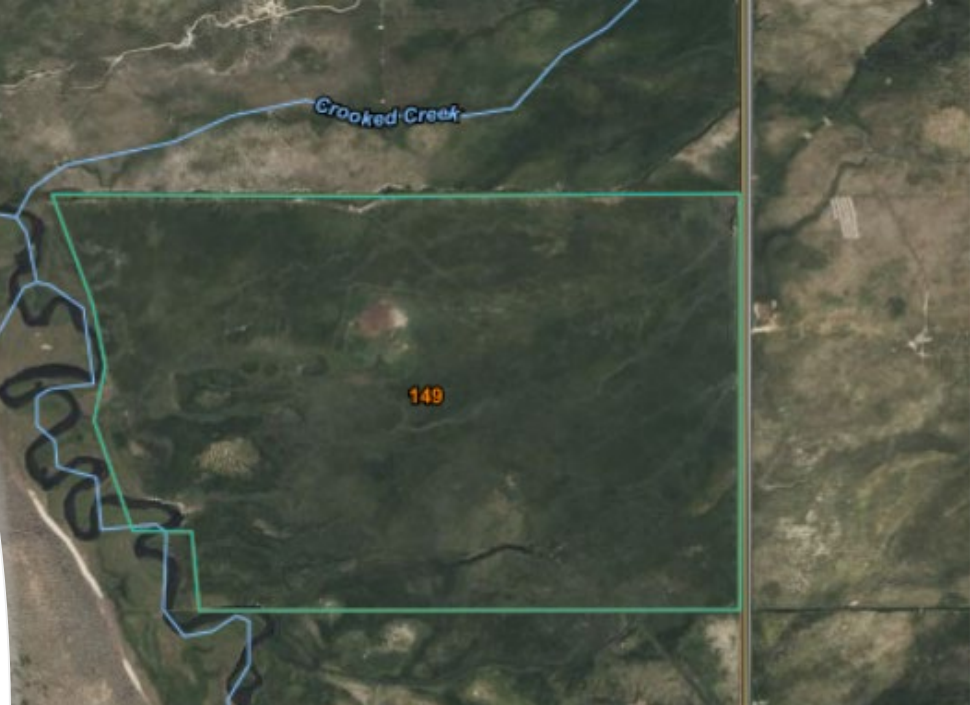
Ranch Background

- YR Ranch has been in farming and ranching for over 100 years.
- The current cattle grazing agricultural operation is run by the family on the property.
- The landowners want the property to stay with the family and operate as a ranch.
- Similar nearby Summit Land Conservancy held easements include:
 - Andrus Farm
 - YR Ranch Donation



Kamas Valley

- High transmissivity in the Kamas aquifer
- Kovich – Toddspan loams
 - Farmland of statewide importance
 - Unique soils to the valley
 - High water table, poorly drained
- Development should be limited to reduce impacts on groundwater and surface water



Operations and Water Rights

- About 33 head of cattle graze on the property per year. Some are sold locally, and some sent to Texas.
- The property is irrigated by way of points of diversion using the landowner's water shares from three sources: Smith and Morehouse, the State of Utah, and the Weber River Water Users Association





Scenic Viewshed

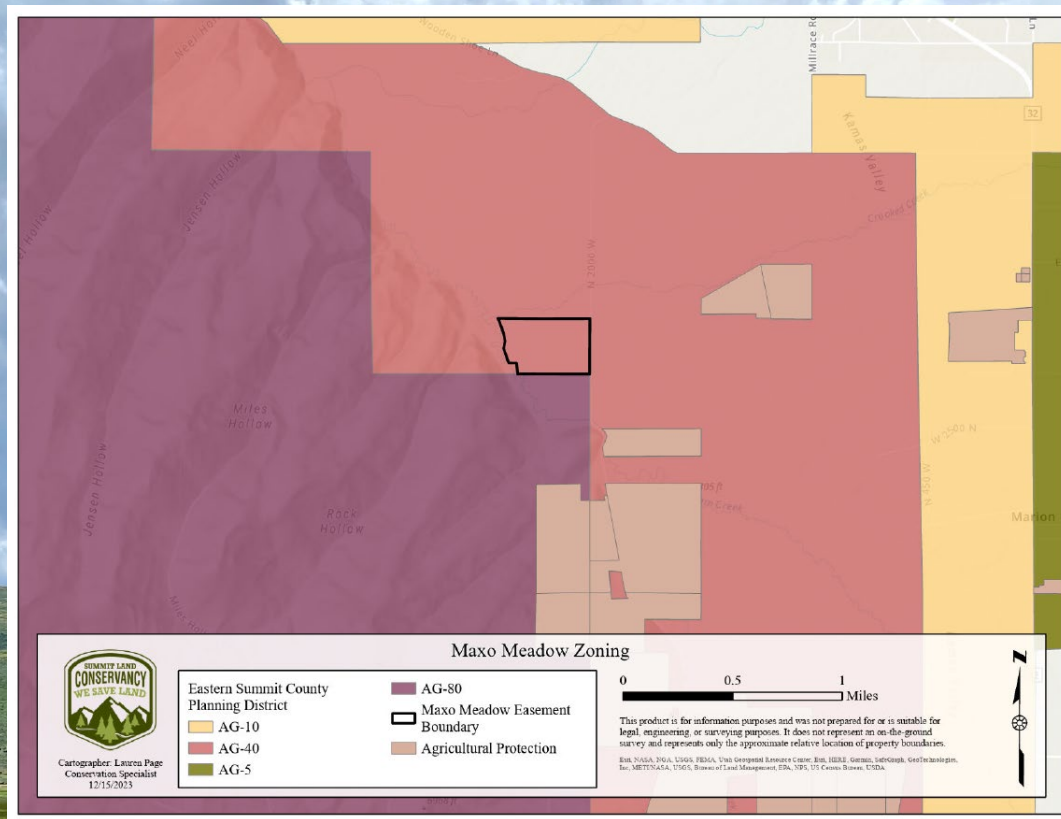
- The property is open agricultural land
- It is visible from Democrat Alley on the west side of the road

Critical Wildlife Habitat

- Sage grouse
- Golden eagle
- Bald eagle
- Sandhill Cranes
- Other migratory birds
- Bonneville cutthroat trout
- Mule Deer



Zoning and Development Potential



- Zoned as AG-40
- Development potential of 1 lot

Project Budget

YR Ranch Democrat Alley		60.84 acres			CD-179
<u>Transaction Costs</u>					
	In House Expenses		\$	22,750	
	Outsourced Expenses		\$	22,000	
	Total Transaction costs		\$	44,750	
<u>Stewardship Costs (from Stewardship Cost Form)</u>					
	Annual Stewardship Endowment:		\$	31,897	
	Legal Defence donation		\$	3,000	
	Total Stewardship costs		\$	34,897	
<u>Easement Value</u>			\$ 1,020,000.00	\$ 16,765	per acre
	Total Project Costs		\$	1,099,647	
<u>Inflows</u>					
	Landowner donation		\$	153,000	15%
	Funding Sources				
	NRCS		\$	510,000	50% RCPP awarded
	ESAP		\$	102,000	10% Applying
	OSAC		\$	250,000	Requested
	Community Fundraising		\$	75,000	
	Total Funds Committeed		\$	1,090,000	
			\$	(203)	Funds still needed



Eastern Summit County
Agriculture Preservation and Open Space Advisory Committee (ESAP)

ELIGIBILITY AND EVALUATION GUIDELINES

Project Name: YR Ranch - Maxo Meadow

Date: June 13, 2024

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 61 acres of the property are zoned AG-40.
- ☐ 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, in which the landowner grazes 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 1 residential unit at base density. It nearby adjacent and increasing development in Kamas.

- ☐ **6.** Does the property include or protect critical watersheds, view sheds, water quality, wildlife habitat, stream corridors, woodlands, or historic structures?
Yes. Beaver Creek runs along the west border of the property and there are 2 natural springs on the property that feed into the creek. Additionally, the majority of the property is a seasonal wetland. It is also a crucial summer habitat for Mule Deer.
- ☐ **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 & operated by the Young family for over 100 years. 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 the land.
- ☐ **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 61 acres. It is .75 miles from the YR Ranch Easement and Summit Land Conservancy owned Marchant Meadows Preserve.
- ☐ **10.** Does the property serve as a buffer or screening between producing farms and ranches and non-agricultural uses or development?
All neighboring properties are in agriculture, 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)