



MINUTES

SUMMIT COUNTY

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

RICHINS BUILDING

1885 W. UTE BLVD., PARK CITY, UT, 84098

THURSDAY, DECEMBER 11, 2025

Meeting also conducted via Zoom.

NOTICE is hereby given that the Eastern Summit County Agriculture Preservation and Open Lands Advisory Committee (ESAP) will meet, on December 11, 2025 at 4:00 PM electronically, via Zoom, and at the anchor location of Summit County Courthouse Executive Conference Room (second floor, outside of Council Chambers) 60 N. Main St., Coalville, UT 84017 (All times listed are general in nature, and are subject to change by the Board Chair)

DRAFT MINUTES

- 1) Welcome and Roll Call

Rich Sonntag
Clinton Benson
Terry Diston
Tom Smart
Wesley Siddoway
Craig McKnight

Jess Kirby, Lands & Natural Resources Director
Rachael Brard, Lands & Natural Resources Program & Project Administrator
Lauren Page, Summit Land Conservancy, Conservation Specialist
Kate Sattelmeier, Summit Land Conservancy, VP of Conservation and Counsel
Lynda Viti, Summit County, Deputy County Attorney
Jay Olsen, Utah Dept of Agriculture and Food

Terry Diston made a motion to enter open session of ESAP on December 11, 2025.. Craig McKnight seconded, and all voted in favor, (6-0). Absent: Gale Pace, McKinley Smoot.

- 2) Public Comment for Items Not on the Agenda
- 3) Consideration of Approval
- 3.a) Approval of ESAP Minutes dated June 13, 2024.

Attachment: Cover Page

Attachment: 2024 06 13 ESAP Minutes (draft).pdf

Rich Sonntag made a motion to approve Approve minutes from June 13, 2024.. Clinton Benson seconded, and all voted in favor, (6-0). Absent: Gale Pace, McKinley Smoot.

- 4) Work Session
- 4.a) Presentation from Summit Land Conservancy regarding the Lind Ranches property (98.2 acres).
 - Attachment: Cover Page
 - Attachment: Lind Ranches NOI - ESAP
 - Attachment: Lind Ranches ESAP Presentation.pdf
 - Attachment: Lind Ranches ESAP Presentation.pptx

Rich Sonntag made a motion to approve Recommend the Lind Ranches for ESAP funding in the amount of \$250,000, contingent upon discussion of water rights details with Summit County attorneys.. Clinton Benson seconded, and all voted in favor, (6-0). Absent: Gale Pace, McKinley

Smoot.

Lind Ranches, ~99 acres in Kamas Meadows.

Most water is from high water table, fields stay heavily saturated.

Springs at base of property.

Rich Sonntag asked a question and SLC confirmed water rights tied to property, will be part of legal description.

Highlighted location in the Kamas Valley near to Andrus, YR Ranch Maxo Meadow, Marchant, etc.

Not using OSAC funding.

Summary of over 8,000 acres supported by Summit County open space committees.

Clint Benson asked about water shares. SLC confirmed landowner entity listed on water share (ranch LLC). SLC confirmed rights within the easement to enforce. ESAP members will request clarification from Lynda Viti via email regarding effectiveness.

Wes Siddoway asked if the land will continue to be used for agriculture. SLC responded yes, it's currently leased, but family hopes to continue leasing and working land. Currently working with 3 Springs Ranch to test soil, etc.

5) Chair and Board Comments

Rich Sonntag: Summit County does a great job of protecting open space, but this is restricting workforce and affordable housing. Potential future protection of open space with the consideration of affordable housing development. Staff commented the consideration in the conservation use plan for the Ure Ranch was not supported by the public, but could be considered for future properties.

Wes Siddoway: County should consider securing land for this purpose.

6) Staff Comments

Getting close to closing on Ure Ranch. Jess Kirby expressed gratitude for open space committee members, and thanked Summit Land Conservancy for bringing the Lind Ranches property to the table.

Summit Land Conservancy notes experience with water rights and conservation easement on Ure Ranch will be similar to Lind Ranches.

OSAC is recruiting for North and South Summit. Contact L&NR staff for details.

ESAP will need to recruit a member, information will be sent out. ESAP members have a recommendation and will reach out to them.

7) Next Meeting is Scheduled

7.a) Discuss and determine meeting schedule for 2026.

Attachment: Cover Page

Quarterly meetings will be schedules on the last month of each quarter, on the second Thursday, at 4:00 PM. Anchor location will remain at the Summit County Courthouse in Coalville, with the option to join on Zoom.

8) Adjourn

Rich Sonntag made a motion to adjourn. Terry Diston seconded, and all voted in favor, (6-0).

If you would like to submit written comments on an item, please email Rachael Brard at rbrard@summitcountyutah.gov 24 hours prior to 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 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@summitcountyutah.gov or 480-240-0943 prior to the meeting.

Meeting minutes and recordings appear at summitcountyutah.gov/meetings. When in the electronic version of the minutes, clicking on the hyperlinked times takes you to that spot in the meeting recording.