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NEWSLETTER

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Message from the Chair

By Gail Meakins

Happy Anniversary to the Ogden Valley Land Trust!

In 1998 a group of Valley locals formed the Ogden Valley Land Trust. The original Mission Statement still rings true today as it recognized back then the threats to the Valley by unbridled growth and development while providing an alternative strategy for homeowners to realize the financial benefits of their land.

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In Celebration of 20-year Anniversary, Ogden Valley Land Trust Erects Sign on Iconic Jensen-Fowers Farm

By Shanna Francis

In celebration of its 20-year anniversary, Ogden Valley Land Trust (OVLТ) recently erected a sign noting the beautiful and iconic 123-acre Jensen-Fowers Farm as property being preserved as open space thanks to a

conservation easement placed on the property by its owner. The farm, located in Huntsville and divided by Highway 39 with its white barn set against the scenic backdrop of Pineview Reservoir, will be held in perpetuity as agricultural open space. Property owner Dr. Marian Fowers Martin voluntarily placed the conservation easement on the property in 2003, asking Ogden Valley Land Trust to hold and steward the easement.

In regards to the adopted and donated easement, Martin stated,

The farm is on land that was homesteaded by my grandfather Simon Jensen in the late 1800's. He and my grandmother Mary lived on the farm until they passed away. My mother and my uncle were born in the homestead cabin on the farm. That homestead cabin later became the living room of the house, which is still there. My uncle Theodore Jensen ran the farm for many years until he passed

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Mission: The purpose of the Ogden Valley Land Trust is to protect the natural diversity and beauty of Ogden Valley for present and future generations by 1) preserving significant open land areas having scenic, wildlife, recreational, watershed and agricultural uses; 2) fostering appreciation and understanding of the local environment, and 3) educating the Valley's citizens as to the importance of cooperatively avoiding overdevelopment.

With determination, foresight, and careful planning, we can preserve that which is wild, open, and most precious.....

In 2018 this Mission statement is as relevant as ever with increasing subdivisions, home starts and development becoming a reality. In the past, the Land Trust has relied on the generosity of local landowners who have reached out to us with a desire

to protect their land for future generations by donating an easement. Conservation easements are typically donated and if the donation benefits the public by permanently protecting important conservation resources and meets other federal tax code requirements it may qualify as a tax-deductible donation while maintaining the land in private (family) ownership. The amount of the donation is the difference between the land's value with the easement and its value without the easement.

While the underlying strategies remain the same, the cost of operating and maintain a land trust and its easement holdings has increased significantly. As we look forward to the next twenty years, we must recognize the monetary challenges for both the landowner and the Land Trust in the quest for saving land. As you plan your financial strategies, please keep the land trust in mind when determining your charitable donations.

Board Member Changes

–Hail & Farewell–

Ogden Valley Land Trust has welcomed a new member to its board of trustees: John Loomis of Eden joined the board this summer and “hit the ground running.”

Scott Murri of Eden left the board earlier this year because of other commitments. He provided valuable knowledge and perspective to the organization and will be missed.

Dave Holmstrom of Eden left the board in August, since he plans to move out of state. (See “A Farewell to the Holmstroms” on page 4.)

Each member of our all-volunteer board gives generously of their time and talents, which is so important to the success of OVLT and the preservation, protection, and stewardship of open space in Ogden Valley.

**INTERESTED IN OBTAINING
INFORMATION
ABOUT APPLYING A
CONSERVATION EASEMENT
TO YOUR PROPERTY?**

Please contact

**Shanna Francis at
801-745-2688**

or

**Gail Meakins at
801-891-5179**

Sign from page 1

away. My mother Viola Jensen Fowers moved away when she married my father, but after my father died, my mother moved back to the farm and I grew up there. While I was growing up, the Valley was very rural and, except for the small towns of Huntsville, Eden, and Liberty, was basically all farmland.

I was glad to have the opportunity to put a conservation easement on the farm because my mother's wish was to keep the farm as agricultural land.

OVLT would like to thank OVLT board member Kirk Langford for his efforts in supervising the sign development and placement, and his coordination with Weber County to ensure its compliance with the county's Ogden Valley sign ordinance. Also, thanks to Curt Summers of Summers & Summers, Mike Wade of Mountain Valley Construction, and Doug Sears for their generous in-kind donations toward development and placement of the sign. Also, thanks to Kirk Langford, Greg Booth, Dave Holmstrom, Mike Wade, Zack Tanner, and Curt Summers for their help in erecting the sign. And, finally, thanks to Kenny and Deborah Wright and sons Andy and Jeremy, owners of Grizzly Graphics, for their design and printing of the Jensen-Fowers OVLT easement sign.



Many thanks for the effort and work of some amazing volunteers!

OVLT currently holds conservation easements on approximately 6,000 acres in Ogden Valley, and stewardship efforts include monitoring and defending, in perpetuity, the terms of each conservation easement as determined by the unique individual desires of each property owner.

The OVLT Board of Trustees is composed of your neighbors who carefully perform their administrative and fiduciary duties to ensure the protection of these assets as directed by private property owners. Ogden Valley's open space and agricultural legacy is important to all of us, as is the Valley's unique wildlife habitat; stream, migratory, and scenic view corridors; and unique cultural heritage.

Jensen-Fowers Farm

Spring 2018

Photo by Ron Gleason



A Farewell to the Holmstroms

By Greg Booth

It was with great reluctance that the OVLN Board accepted the resignation of Dave Holmstrom at our August board meeting. Dave and his wife Sharon are planning to relocate to Colorado soon to be closer to their children and grandchildren. With personal philosophies of "Every man should plant a tree under which he will not sit" and "Do good with power," the Holmstroms have contributed to Weber County in many ways. Their outstanding contributions include the following:

- Dave was an original founding member of Ogden Valley Land Trust, the premier organization in Weber County dedicated to protecting and preserving open space. Dave served as the first vice chair and was instrumental in ensuring that the Patio Springs conservation easement included a provision for a pathway or trail system. He served again as vice chair (2012-2014) and headed the OVLN Patio Springs Pathway Committee.
- Sharon and Dave co-chaired the First Ogden Earth Day celebration in 1970.
- Dave was one of three individuals who started the Greater Ogden community GOAL (Get Out And Live!) Foundation and served as its first president. GOAL is a nonprofit organization established after the 2002 Olympic Winter Games, whose mission is to support the Greater Ogden community's vision to be recognized as an outdoor recreation mecca.
- Dave was also one of the original founders of Weber Pathways, a nonprofit organization whose mission is to plan promote, construct and protect non-motorized trails and related open space areas in Weber County. Dave wanted a pathway up Ogden Canyon, but realizing that was a multi-generational project, he settled for pathways all over Weber County.
- Sharon and Dave were influential in establishing the RAMP tax that has generated millions to support recreation, arts, museums and parks in Weber County. Dave served on the committee to get RAMP (Recreation Arts Museums & Parks) funding on the ballot. After its passage, he served as chair; and later as fundraising chair for the Renew RAMP Committee.
- Sharon and Dave have been supporters of the Ogden Nature Center.
- Sharon and Dave were supporters of the Weber County Fair Grounds, working with youth in "pony club."
- Dave has served on the board of the Weber Morgan Health Department, working to establish a diesel testing requirement.
- Sharon, a Snowcrest Junior High English teacher, was awarded "Teacher of the Year" by Weber School District and subsequently the state for her giving to students "above and beyond."
- Sharon and Dave were influential in establishing Community Foundation of Ogden Valley, whose mission is to improve the lives of Ogden Valley residents and visitors through philanthropic leadership and community service.

Dave has said, "Planned growth, which includes parks, trails, and open space, is key to a thriving community." When Sharon was awarded teacher of the year, she was quoted as saying "I've always been a volunteer.... I have a strong commitment to the idea that we all have to work together, or it's just not going to happen." As is evidenced by their accomplishments, Dave and Sharon have certainly put their time and energy into organizations and causes that reflect their philosophies, leaving a lasting legacy for Ogden Valley and Weber County.

Process of Donating an Easement to Ogden Valley Land Trust

1. Landowner contacts the Ogden Valley Land Trust (OVLT).
2. Landowner(s) and member(s) of OVLT make a site visit and walk the property of interest.
3. Ensuing discussions cover characteristics of the land, landowner's goals for the property, which conservation values the landowner(s) want to protect, the OVLT's stewardship responsibilities, whether property fits land trust's mission, whether property meets IRS requirements if a tax benefit for a charitable donation of a qualifying easement is desired, and amount of projected administrative and stewardship fee based on unique and specific terms of the easement.
4. Continue to refine substance, terms, and conditions of easement.
5. OVLT will prepare a draft easement. Landowner may want to hire an attorney to review.
6. If landowner has any mortgages or liens on the property to be eased, these must be subordinated to the easement by legal contract, as legally noted by the previous primary lien holder.
7. Land trust conducts/requires a certified title search.
8. OVLT and landowner assemble maps and/or survey of eased property, and identify any building envelopes for any current or future reserved building sites or rights. Landowner may be asked to pay for any necessary survey or necessary maps, and placement of survey markers that denote boundaries of easement to facilitate annual stewardship visits.
9. Landowner hires appraiser and gets appraisal no more than 60 days before easement donation. OVLT can recommend local appraisers, if needed.
10. OVLT prepares a Baseline Documentation Report (BDR), which includes comprehensive photographs, maps, and a narrative describing property condition at the time of the easement donation, including ecological conditions, and description of areas reserved for current or future building or other rights, if any.
11. Landowner reviews BDR for accuracy, signs and notarizes it, and retains one copy for their self.
12. OVLT and Landowner sign and notarize final conservation easement. As outlined by Utah state law §57-18-4 (3), the instrument that creates a conservation easement shall identify and describe the land subject to the conservation easement by legal description, specify the purpose for which the easement is created, and include a statement that the easement continues in perpetuity. §57-18-4 (4) also states that the OVLT shall disclose to the easement's grantor, at least three days prior to the granting of the easement, the types of conservation easements available, the legal effect of each easement, and that the grantor should contact an attorney concerning any possible legal and tax implications of granting a conservation easement.
13. Landowner records a written copy of the conservation easement in the office of the recorder of the county in which the easement is granted, retaining 1 copy, and sending another certified copy to OVLT (§57-18-4 (2)(a)).
14. Within 10 days after a conservation easement is recorded, the owner of real property for which the conservation easement is granted shall deliver to the assessor of the county in which the property is located a copy of the conservation easement and proof that the conservation easement has been recorded (§57-18-4 (2)(b)).
15. Stewardship Fee is collected from easement donor. This fee is not tax deductible.
16. OVLT provides easement donor a letter indicating the charitable easement donation for use and documentation by donor for tax purposes. The Land Trust will be asked by the owner to sign IRS Tax Form 8283.
17. OVLT begins annual stewardship visits to property.

Ogden Valley Land Trust Expresses Thanks to CFOV and Community

By Ruby Raccasi

Ogden Valley Land Trust (OVLТ) again extends a sincere thank you to the Community Foundation of Ogden Valley (CFOV) and to those who contributed and participated in another successful annual CFOV fundraising campaign. The Community Foundation of Ogden Valley (CFOV) went into "OverDrive" again in 2018 for its 7th annual fundraising campaign, a philanthropic event to support participating nonprofits during a giving period from January 1 to September 30.

For its private fundraising event, OVLТ held a concert at the Holmstrom home on July 28. With the great music of Moors & McCumber, the delicious food catered by Eats of Eden, the items donated by local businesses and supporters, the hard work by the board and spouses, and the company of friends and neighbors, the event was a great success. The board wishes to express sincere appreciation to the Holmstrom's for allowing us to hold the event at their home site and to all who helped to make the evening enjoyable and successful.

CFOV held its annual Summer Scramble Golf Tournament on Saturday, August 11, 2018, and its "Chopper Drop" on the evening of September 24, 2018, at Valley Elementary in conjunction with the school's Food Truck Fundraiser. The golf Tournament and ball drop are important components of the fundraising campaign, since proceeds go to help match money that the nonprofits raise. The success of both events continues to grow.

The Ogden Valley community is unique in its generosity, truly embracing the spirit of philanthropy. Thanks to those who contributed to Ogden Valley Land Trust during the giving period

and to the generous Match Donors who contributed directly into a fund used to match other funds each of the participating nonprofits raise on their own. Ogden Valley Land trust could not operate without such amazing support for our all-volunteer organization.

COMMUNITY FOUNDATION



**If you want to go fast,
go alone.**

**If you want to go far,
go together.**

- *African proverb*

Make a Difference – Make a Donation

OVLT is a 501(c)(3) organization so your donation is tax deductible.

Send donations to:

**OGDEN VALLEY LAND TRUST
PO BOX 412
HUNTSVILLE UT 84317**

Select the Level of your contribution:

- \$1 - \$49 Donor
- \$50 Contributing Member
- \$51 - \$99 Patron
- \$100 - \$249 Sponsor
- \$250 - \$499 Benefactor
- \$500 - \$999 Guarantor
- \$1000 - \$2,499 Steward
- \$2500 - \$4999 Signature
- \$5000+ Philanthropist

Donate by check payable to:

Ogden Valley Land Trust

and mail to the address above with this form

OR

Donate by debit or credit card by visiting our website:

OgdenValleyLandTrust.org

and using the “**Make a Donation**” button.

Amount: \$ _____

First Name: _____

Last Name: _____

Street/PO Box: _____

City, State, Zip: _____

Phone: _____

E-mail: _____

Check if you are interested in obtaining information about applying a conservation easement to your property.

**The true meaning of life
is to plant trees,
under whose shade
you do not expect to sit.**

- Nelson Henderson



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OgdenValleyLandTrust.org

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