

Land Preservation Meeting - Public Comment Summary

Background

Mountain Accord is a collaborative effort that will make integrated, critical decisions regarding the future of the Utah's Central Wasatch Mountains. The goals of Mountain Accord are to participate in true collaboration, enhance the regional transportation system, protect natural resources, strengthen the regional economy, and ensure high quality recreation experiences. The structure and goals of the effort are documented in the Program Charter (read more at www.mountainaccord.com).

The Land Preservation Sub Committee of Mountain Accord is contemplating a comprehensive, coordinated approach to preserve lands according to Mountain Accord recreation and environmental goals (see attached Land Preservation Policy).

Summary of Public Meeting

The Land Preservation Sub Committee sought public input on the Land Preservation Policy (attached) on the following date:

October 13, 2014; 1:30-3:00 pm

Salt Lake County Government Complex, 2100 South State Street, Room N2003

Discussion Items:

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| 1:30-1:35 pm | Welcome – Chris Robinson, Mountain Accord Land Preservation Sub Committee Chair |
| 1:35-1:40 pm | Mountain Accord overview and role (Mountain Accord is a facilitator, not a land owner) – Laynee Jones, Program Manager |
| 1:40-1:45 pm | Tools for land preservation - Wendy Fisher, Utah Open Lands <ul style="list-style-type: none">• Utah Open Lands is an advisor• Lands are put into a conservation easement• The value is generally no full fair market value for fee title• There is a tax donation value under IRS, and Utah Open Lands seeks to help land owners realize their tax benefit• Utah Open Lands leverages available funds |
| 1:45-1:50 pm | Policies being contemplated related to preservation of lands and ground rules for public comment – Chris Robinson |
| 1:50-3:00 pm | Public comment period – facilitated by Chris Robinson |

Comments were received from members of the audience. In order to allow time to hear from everyone, comments were limited to 2 minutes per person.

Comments were also received at comment@mountainaccord.com.

Summary of Comments at Public Meeting October 13, 2014

Ann Ober, Mountain Accord Environment Co-Chair	<p>Comments on criteria for preservation:</p> <ul style="list-style-type: none"> • We should work to preserve contiguous pieces of land, rather than pieces that are not connected • The environment group recommended lands with conservation values • Wildlife corridors are important, and not well understood currently
Onno Wieringa, Alta Ski Area	<ul style="list-style-type: none"> • Alta Ski Area is interested in trading lands they own in upper watershed and Albion basin for base area land • Wilderness areas may need to be traded to accommodate transportation improvements • More ski area land may be needed in the future
Brad Barber, Mountain Accord Recreation Co-Chair	<p>Comments on criteria for preservation</p> <ul style="list-style-type: none"> • Preserve/expand areas with unique recreation uses • Preserve lands that are currently used for recreation • Lands adjacent to open space
Barbara Cameron, Big Cottonwood Canyon Association	<ul style="list-style-type: none"> • We should facilitate transfer of development rights (TDRs) • Foothills Canyon Overlay Zone (FCOZ) should be considered • Ongoing management of lands should be considered once they are preserved. For example, noxious weeds need to be managed, restroom facilities are needed at trailheads
Jen Clancy, Friends of Alta	<ul style="list-style-type: none"> • Friends of Alta wants to cooperate with this effort • We need to shore up contiguous open space • Friend of Alta is a 501c3 that acquires private lands (most in Albion basin near campground), acts as a land trust for the town of Alta, sells title to Salt Lake City public utilities or keeps conservation easement

Summary of Comments at Public Meeting October 13, 2014 (continued)

<p>Todd Leeds, Wasatch Backcountry Alliance</p>	<p>The highest priority lands to preserve for backcountry skiing are:</p> <ul style="list-style-type: none"> • Grizzly gulch to Superior ridgeline • Donut hole of wilderness near Gobblers Knob • Mill F in upper Big Cottonwood • The Monitors northfacing bowls between Canyons and Park City • American Fork twins • White Pine in Little Cottonwood <p>Comments on criteria/ reasons for list above:</p> <ul style="list-style-type: none"> • Access • Wildlife • Contiguous open space • Recreation quality • Preserve what is left of desirable high-elevation accessible backcountry skiing (much of the wilderness is lower elevation and harder to access)
<p>Dave Fields, Snowbird</p>	<ul style="list-style-type: none"> • Suggest land exchange (will submit details to Mountain Accord) • Need to plan for transportation corridors • Plan ahead for a needed hiking and biking trail network
<p>Pat McGregor, Artist and Hiker</p>	<ul style="list-style-type: none"> • Preserve beautiful areas • Don't want to see more ski runs
<p>John Knoblock, Mt Olympus Community Council/ Millcreek Township and member of Mt Accord Recreation Group</p>	<ul style="list-style-type: none"> • The policy should clarify whether a parcel would need to qualify for environmental and recreation criteria (or is it one or the other) • What does unique mean? • Are wilderness exchanges part of this effort? The Bonneville Shoreline Trail wilderness exchange is important • USA bowl should be a high priority , it has some access roads already and could connect to the Wasatch Crest Trail • Need a trail from Mill D South, Cardiff on south side of road to get to Solbright trail and Silverlake, hit Redmond campground along the way, around Silverfork it's a maze of property owners • Is the gravel pit at the base of Big Cottonwood in the scope of this effort? It should be considered.

Summary of Comments at Public Meeting October 13, 2014 (continued)

Onno Wieringa, Alta Ski Area (second comment)	<ul style="list-style-type: none"> Alta Ski Area would be interested in additional trades for watershed purposes (Salt Lake City) and added wilderness
Marin McGregor	<ul style="list-style-type: none"> Solve Donut falls parking and private property issues Need a hiking easement to get to Silverfork, and parking by the Silverfork restaurant Beartrap needs parking for winter use Guardman Pass has safety and parking problems and should be more formal Preserve Willow Lake, the upper trailhead has no parking and crosses a small piece of private property
George Vargas, Wasatch Backcountry Alliance	<ul style="list-style-type: none"> Critical lands at base of canyons are needed to facilitate mass transit system The area near 7-11 is not conducive to good flow
Bob Wheaton, Deer Valley	<ul style="list-style-type: none"> We should preserve special atmospheres Part of Deer Valley resort is a conservation easement Deer Valley owns 240 acres in Big Cottonwood canyon Who will make the decision on the parking needed for public transit? How do we preserve land needed for transportation?
Gabe Epperson, Wasatch Legacy Foundation	<ul style="list-style-type: none"> When will specific proposals be taken? <i>Chris Robinson noted that the sub-committee is not yet taking proposals, and that will likely not occur until Phase II</i> How long will the land preservation sub-committee be in place? Will there be an entity after Mountain Accord process is complete? <i>Mayor McAdams noted that there are lots of entities interested in acquiring land for preservation speaking up, but not many sellers</i>
Mary Pendergast, Wild Utah Project and member of Mt Accord Environment group	<p>Comments on criteria:</p> <ul style="list-style-type: none"> The word preservation might put some people off (ie, will it still be accessible?), conservation may be a better word Consider adaptive management for multi-uses Maintain ecosystems, conserve biology (consider more opportunity-based language)

Summary of Comments at Public Meeting October 13, 2014 (continued)

Paul Haik, attorney	<ul style="list-style-type: none"> • The approach the sub-committee is taking is passive • Consider a more deliberate approach, take inventory of the land and create a list of properties that you are interested in, approach landowners • Words are important, accord implies consensual agreement, it is good to focus on this • Could approach legislature with a specific vision of what should be federal and state lands, consider a long term vision over 100 years who should manage the land? • Please add “protect existing private property rights” to values
John Knoblock, Mt Olympus Community Council/ Millcreek Township and member of Mt Accord Recreation Group (second comment)	<ul style="list-style-type: none"> • It has been taking too long to acquire Bonneville Shoreline Trail properties • John offered to help

Comments Received Via Email/ Website (Comment@mountainaccord.com)

Comment from John Knoblock

Process:

I support the concept that a database of all private property parcels in the Tri-canyon area of the Central Wasatch be made that lists the property owner, size, assessed value, location and then ranks these properties based on their relative desirability for public access. An alternative process is to make a list of only the properties that are likely to be useful for recreation access or environmental protection based on the Environmental and Recreation Committee recommendations. With a list of properties, property owners could be proactively contacted to assess their potential willingness to allow access by various means, rather than waiting for potential sellers to come forward to the Land Preservation Committee. The database can then be updated with information on the potential for public acquisition and a potential price tag.

In terms of property valuations, although we clearly do not want property owners to push prices up on the perception that government money is readily available, we should acknowledge the fact that many properties have critical recreation or environmental

characteristics that indeed make them more valuable than undevelopable watershed land value alone.

Specific Land Recommendations:

1) Silver King Mining Co./Jack Galivan property in BCC north of the Guardsman's Road toward Willow Lake (USA Bowl)

This large parcel has been maintained as a mining claim but no future mining is expected in the area. There exists a low angle trail through Aspen forest that runs from Scott's Pass to 'Mickey Mouse' mine, underneath 'Puke Hill' of the Wasatch Crest Trail. This trail could easily be extended through the top of USA Bowl to connect to the Crest Trail making a pleasant user friendly bypass of 'Puke hill'.

Additionally on the property, a low angle trail similar to the 'Pine Cone Ridge Trail' could be constructed so that Wasatch Crest Trail could be accessed directly up from the lower Solitude parking lot. This trail could help encourage trail users to start at the Solitude node, rather than directing traffic further up the canyon onto the problematic Guardsman's pass Road.

In the winter, USA Bowl and Asia Bowl on this property are popular backcountry skiing destinations.

2) Various properties from the Mill D/Cardiff parking area up to Silver Lake

A significant 'connectivity' trail has been envisioned by the Recreation Sub-committee that would connect the Mill D/Cardiff parking area up to Silver Lake. There are existing trails for much of this route and some additional new and rerouted trail sections would need to be made. This trail would not only connect Mill D, Days Fork, Silverfork, Honeycomb Canyon, Solitude, Brighton Circle, and up to the SolBright Trail above Silver Lake, but it would also provide much needed trail access for the Jordan Pines, Spruces, and Redman Campgrounds. Much of the route is on USFS land but several private property parcels will require access for a good trail alignment.

3) Various properties needed to complete the Bonneville Shoreline Trail in Salt Lake County

The Bonneville Shoreline Trail has been very slow to come for much of central Salt Lake County, between Parley's Canyon and Little Cottonwood Canyon. A more focused and funded land acquisition process may be needed to pick up the pace of construction. This trail is well used

and loved wherever it has been completed and Salt Lake County residents are eager for it to be completed in their area.

Associated with this land acquisition is the desire to trade off the western edges and square corners of Mount Olympus, Twin Peaks, and Lone Peak Wilderness Areas for other lands adjacent to those wilderness areas that also have wilderness characteristics. This will allow the Bonneville Shoreline Trail to be a multi-use trail (i.e., allow bicycles) along those areas. This has apparently been done in Colorado with success.

Again, thank you for your time and effort on this process!

John Knoblock, MOCC
801-274-0566
801-884-8987 cell
4475 S. Zarahemla Dr.
SLC UT 84124

Comment from Linda Johnson

I worked on Mayors Corroon and McAdams "Blue Ribbon Commission" recently to make recommendations for the SLCO Foothills and Canyons masterplan. At that time, and again now, my recommendation for the Canyons' land preservation were bifurcated.

First, investigate (USFS says it will do this; members of the BRC said USFS would not) making land trades with the Forest Service for remote inholdings of lands in the area of discussion. The specific objective would be to give inholdings owners value for their land by trading for properties adjacent to existing resorts. This has happened successfully in other National Forests; I am familiar with White River NF trades in the 1970's.

Second, allow expansion of the existing resort areas in the Canyons on the newly traded land, again to give value to the cooperative landowner. The zoning on the newly developable land should be very strict, requiring high density development and providing trip-eliminating amenities (food, pharmacy, gasoline markets for example) for existing residents. The zoning would be similar to the TOD's being recommended in the Wasatch Front's 2040 ET+ planning, or what is known in the trade as neo-traditional zoning. Use expansions would be an implicit part of this.

The result would be a guarantee of no further development of many inholdings, plus expanded uses at the resorts to accommodate less active recreation. There are many people who don't really want to recreate on mountain trails, but would actively choose to go to the expanded



resorts for family outings. The real wild land, and the watershed, would be much better protected and preserved, and the real outdoors people would find less congestion.

Linda Johnson

DRAFT Land Preservation Policy Statement

Recommended by: Land Preservation Sub-Committee of Executive Board

Date: October 8, 2014

1.1 Public Input

The Land Preservation Sub Committee of Mountain Accord is contemplating a comprehensive, coordinated approach to preserve lands according to Mountain Accord recreation and environmental goals. The Land Preservation Sub Committee is seeking public input on the Land Preservation Policy that will guide the approach. ***Specifically, the Land Preservation Sub Committee seeks public input on:***

- ***Guiding principles***
- ***Criteria for prioritizing preservation***
- ***Potential funding sources***
- ***Tools for land preservation, such as outright purchases, land exchanges, and transfer of development rights (where the regulatory framework allows)***

Submitting Comments:

Submit comments to comment@mountainaccord.com and please include “Land Preservation” in the subject line. Submitting a comment or email to this address will also register you to receive email updates on this subject in the future.

Public Meeting:

The Land Preservation Sub Committee invites land owners in the Central Wasatch mountain area in Salt Lake, Summit, and Wasatch Counties (including public, government, non-profit, commercial, and individual land owners), Mountain Accord system group participants, other stakeholders with a material interest, and the public to attend a meeting:

October 13, 2014; 1:30-3:00 pm

Salt Lake County Government Complex, 2100 South State Street, Room N2003

Agenda:

1:30-1:35 pm	Welcome – Chris Robinson, Mountain Accord Land Preservation Sub Committee Chair
1:35-1:40 pm	Mountain Accord overview and role (Mountain Accord is a facilitator, not a land owner) – Laynee Jones, Program Manager
1:40-1:45 pm	Tools for land preservation - Wendy Fisher, Utah Open Lands
1:45-1:50 pm	Policies being contemplated related to preservation of lands and ground rules for public comment – Chris Robinson
1:50-3:00 pm	Public comment period – facilitated by Chris Robinson

Ground Rules for Public Comment:

Comments will be directed to the Chair of the Sub Committee, and the Chair will have the ability to direct the overall comment process to maintain civility and ensure the discussion is germane to the topic at hand. In order to allow time to hear from everyone, comments will be limited to 2 minutes per person.

1.2 Policy Statement

The purpose of this effort is to facilitate the preservation of lands with environmental and recreation values identified through the Mountain Accord process. Mountain Accord's role in this regard is to facilitate a land preservation approach through agency coordination, development of preservation criteria, and identification of preservation tools and resources. The Mountain Accord Land Preservation Sub Committee will recommend land for preservation to public agencies. Mountain Accord will help identify and leverage resources.

1.2.1 Geographic Area

The geographic area for which the policy applies is primarily the Central Wasatch mountain area within Salt Lake and Summit Counties bounded by the Salt Lake valley on the west, Park City on the east, the southern ridge of Little Cottonwood canyon on the south, and the northern ridge of Parley's canyon on the north.

1.2.2 Proposed Criteria for Land Preservation

- Environmental Value
 - Protection of watersheds
 - Enhancement of wildlife habitat
 - Contribution to ecosystem health
 - Aesthetics
- Recreation value
 - Unique recreational experience
 - Contiguous to trails and other open space and recreational areas

- Threat of development
- Value to public (land owner in-kind donation in relation to the fair market value of the land)

1.2.3 Guiding Principles

- Collaboration (among landowner, other partners, and Mountain Accord)
- Fairness
- Provisions made for long-term stewardship and ongoing management
- Circumstances under which land preservation will be considered:
 - Acceptable title and other due diligence matters
 - Willing landowner and ability for landowner to invest time needed to complete transaction
 - Action will result in permanent preservation
 - Has environmental and/or recreation values as described above

1.3 Background Information

1.3.1 Mountain Accord

Mountain Accord is a collaborative effort that will make integrated, critical decisions regarding the future of the Utah's Central Wasatch Mountains. The goals of Mountain Accord are to participate in true collaboration, enhance the regional transportation system, protect natural resources, strengthen the regional economy, and ensure high quality recreation experiences. The structure and goals of the effort are documented in the Program Charter (read more at www.mountainaccord.com).

1.3.2 Mountain Accord Executive Board

The Executive Board is the consensus-based governing and decision-making body of Mountain Accord. The Executive Board is comprised of over 10 representatives from local governments that have a significant regulatory or oversight role in the program's geographic area, Utah state government and legislature, federal agencies that could be asked to take federal action based on program outcomes, and private business, environmental, and recreation interests.

1.3.3 Land Preservation Sub Committee

The purpose of the Land Preservation Sub Committee is to implement Mountain Accord outcomes related to land preservation. The Sub Committee will make policy recommendations to the Executive Board for approval.

1.3.3.1 *Members of Land Preservation Sub Committee*

- Chris Robinson, Chair (Vice-Chair Mountain Accord Executive Board, Summit County Council Chair)
- Mayor McAdams, Kimberly Barnett, and Julie Peck-Dabling, Salt Lake County
- Mayor Becker, Laura Briefer, and Jeff Niermeyer, Salt Lake City
- Mayor Pollard, Town of Alta
- Dave Whittekiend and Cathy Kahlow, USFS
- Andy Beerman and Ann Ober, Park City
- Alan Matheson, Governor's Office or representative
- Carl Fisher, Save Our Canyons
- Mike Wilson, Metropolitan Water District of Sandy and Salt Lake
- Wendy Fisher, Utah Open Lands (advisor)