



U T A H

QUALITY
GROWTH
COMMISSION

UPDATE TO THE 2001 LEGISLATURE
Internet Version



Utah Quality Growth Commission

January 23, 2001

Lewis Billings, Chair
David Allen, Vice-Chair
Lee Allen
Carlton Christensen
Kathleen Clarke
Gary Herbert
Leland J. Hogan
Dee Allsop
Shauna Kerr
Dan Lofgren
Carol Page
Cary Peterson
Max Thompson

Utah State Legislature
State Capitol
Salt Lake City, UT 84114

Dear Senators and Representatives:

It is with great pleasure that I am submitting to you the enclosed packet of information regarding the work done by the Utah Quality Growth Commission and our recommendations to the Legislature.

I have had the honor to serve as chair of the Commission, since its inception in May of 1999. The members of the Commission were carefully selected through a process of nomination by the respective groups they represent, appointment by Governor Leavitt, and confirmation by the Senate. I can not overstate the great degree of dedication and time devoted by these individuals in service to the state.

We have spent many long meetings and hours outside of meetings engaged in study, site visits and discussion (often very spirited) regarding quality growth issues. The Commission members have taken our legislative charge very seriously and have set a very high standard for any action taken: two-thirds of the members must vote to approve any action, including the legislative policy recommendations submitted herewith.

We are fortunate to have the services of very capable staff from the Governor's Office of Planning and Budget, the Utah Association of Counties, and the Utah League of Cities and Towns. Without their assistance, the Commission would not have achieved the accomplishments we are now reporting to you.

I believe that, with the level of broad representation, dedication and high standards set by this Commission, you will find the information and recommendations of great value to the Legislature and the State of Utah.

Thank you for this opportunity to serve the people of Utah at such a critical time of opportunity. If you would like further information or to discuss the work of the Commission in greater detail, please contact our staff or feel free to call me directly at (801) 852-6100.

Sincerely,

A handwritten signature in black ink, appearing to read "Lewis R. Billings", written over a circular scribble.

Lewis R. Billings
Chair

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ACCOMPLISHMENTS

January 17, 2001

Overview of the Commission:

- Created by the Quality Growth Act of 1999
- Statewide Purposes:
 - Administer the LeRay McAllister Fund
 - Allocate local planning grants
 - Make recommendations to the legislature on growth issues
- Represents a broad spectrum of interests including local governments, development, housing, agriculture and ranching, and the citizens-at-large
- Meets monthly at various locations throughout the state
- Requires a two-thirds majority of the voting membership (9 of 13) to pass any motion

Outreach to local governments:

- Visited every county in the state to gather input on growth issues from local officials and citizens
- Conducted a Quality Growth Survey
- Used input from the visits and survey to create Quality Growth Principles

Assistance to local governments through planning grants:

- Received 67 requests for planning assistance
- Awarded 34 grants for a total of \$400,000 — two years' appropriations
- Funded projects in 14 counties from Cache to Kane
- Ensured each grant is matched by at least 50% from the grantee
- Assisted many local governments in creating their principles of quality growth
- Assisted some local governments in implementing quality growth and establishing quality growth areas

Conservation of critical lands — LeRay McAllister Fund:

- Preserved or restored 9,416 acres of critical land — many are tied to or are phases of larger open space projects
- Funded projects in 12 counties from Cache to Washington and San Juan
- Leveraged McAllister funds with matching dollars — the \$4.7 million spent from the fund thus far has been matched with \$17 million from private, local, federal and other state funds
- Ensured every critical land project serves a compelling public interest such as wildlife habitat, wetlands, scenic quality, historical/cultural resources, agriculture, recreation, water quality
- Received 10 new applications in December 2000 requesting a total of \$3 million

Recommendations and advice to the legislature on quality growth:

- Created Utah's Quality Growth Principles addressing:
 - Local Responsibility
 - State Leadership
 - Economic Development
 - Efficient Infrastructure Development
 - Housing Opportunity
 - Conservation Ethic
- Adopted a recommendation for implementing a "net-gain" of private land policy
- Developed Utah land ownership map and data

Achieving QUALITY GROWTH

Each year, Utah adds population equivalent to the current size of Bountiful.

(Utah Population Estimates Committee)

Between 1982 and 1996, the Salt Lake Area experienced the second greatest increase in highway congestion in the country.

This was prior to the reconstruction of Interstate 15 through the heart of the Salt Lake Valley.
(Texas Transportation Institute)

Growth Challenges and Opportunities

Utah's population is expected to grow from 2.1 million currently to 3.7 million by 2030, an increase of 1.6 million people or the approximate size of the combined population of Weber, Davis, Salt Lake, and Utah Counties today. Utah's rate of growth is expected to be approximately twice the national rate and among the highest in the nation. While this growth provides opportunities for residents to earn a living and for our children and grandchildren to continue to live here if they choose, it also presents challenges such as the loss of critical lands, increasing traffic congestion, concern about air quality, pressure on water supplies, and costly infrastructure investment. Accommodating growth in a way that preserves what Utah's value most about their natural and developed surroundings is why Governor Leavitt supported, and the Utah Legislature passed the Quality Growth Act of 1999.

Quality Growth Act

The Quality Growth Act provided for the creation of the Utah Quality Growth Commission. The Commission is comprised of appointed representatives from the real estate, development, and agricultural communities, as well as state and local government entities. The Commission has three primary functions:

❖ **Critical Land Conservation:**

Administer the LeRay McAllister Critical Land Conservation Fund

❖ **Resources for Local Planning:**

Allocate planning grants among local governments

❖ **Legislative Recommendations:**

Advise the legislature on growth management issues

Critical Land Conservation

The LeRay McAllister Critical Land Conservation Fund

Between now and 2020, an estimated 143 square miles of irrigated agricultural lands are expected to be converted to urban use within the Greater Wasatch Area. That is an area the approximate size of Salt Lake City and West Valley City. (QGET Technical Committee)



Grafton Town

Image copyright Lin Alder, 1999

In the first 18 months of work, the Commission has joined with local governments, private individuals, and non-profit organizations to conserve or restore approximately 9,416 acres of critical land throughout Utah. Grants have been approved or are pending in 12 counties. The approved grants total over \$4.7 million and have been matched with over \$17 million from private, local, federal and other state funds.

Every critical land project has multiple public benefits. The town of Rockville will use their grant to preserve the historic Grafton Town site, shown in the image above. This project will also preserve landscape views, wildlife habitat, and water quality in the Virgin River. Some more examples of benefits include the following projects:

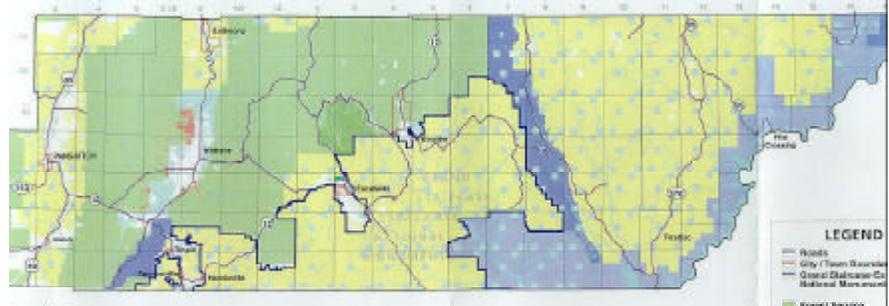
- ❖ **Habitat:** Washington County has preserved critical riparian habitat along the Virgin River.
- ❖ **Water Quality:** The Department of Natural Resources has preserved over 7000 acres of watershed in Morgan County to restore water quality in East Canyon Reservoir and the Weber River.
- ❖ **Agriculture:** The Bluff City Historic Preservation Association is preserving the traditional farm lands of their community in San Juan County.
- ❖ **Viewsheds:** The Town of Castle Valley will preserve the magnificent views of red sandstone cliffs for which it was named.
- ❖ **Public Access:** Summit Park will provide public access for recreation on mountain slopes.

Resources for Local Planning

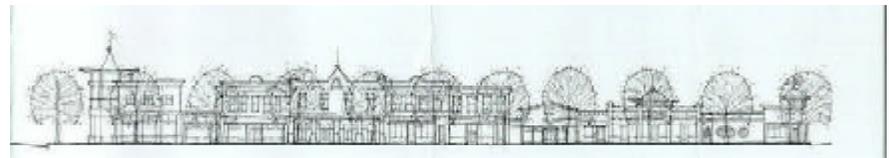
*"The Midvale/Sandy
planning grant provided
resources for two
communities to prepare
a plan addressing
complex problems in
a way that benefits
both communities."
-Mayor JoAnn Seghini,
Midvale City*

In 1999, the Quality Growth Commission awarded a total of \$200,000 in planning grants to 23 local governments throughout the state. 44 local governments applied for planning assistance in FY 2000, requesting a total of \$600,000. The Commission awarded a total of \$200,000 to 13 of these applications. These grants provide vital resources to local governments to plan for quality growth in their own communities and implement a quality growth vision. A 50% match is required for all grants.

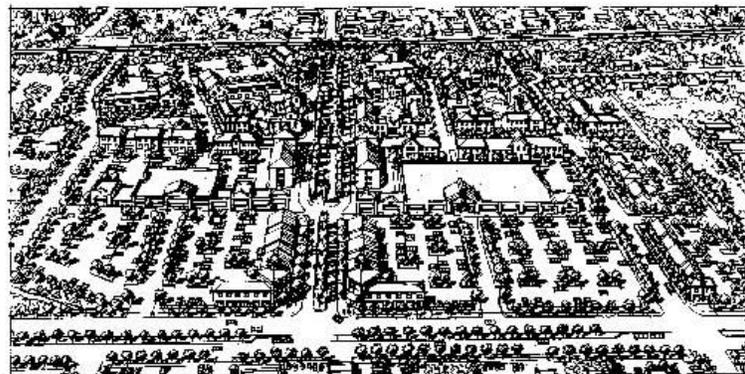
Some past projects that have received funding:



Garfield County conducted a survey to determine public opinion about growth issues affecting communities in their county.



Layton City completed an Old Downtown Layton Revitalization Plan using Quality Growth Commission planning funds.



Sandy and Midvale have used granted funds to develop proposed urban design standards for a community oriented development.

Legislative Recommendations



"The Commission has met with local officials and hosted public meetings in every county of the state."

-Mayor Lewis Billings, Provo City

The Utah Quality Growth Commission defines quality growth as creating a responsible balance between the protection of natural resources—land, air, and water—and the requisite development of residential, commercial, and industrial land to accommodate our expanding economy and populations.

The Commission is submitting recommendations to the legislature and Governor which will protect Utah's quality of life and achieve the Commission's vision of quality growth.

The first recommendation is that the Legislature support the Commission's Principles of Quality Growth. These principles address the fundamentals of growth and, if followed, will help Utah grow in a responsible way. The Quality Growth Principles are based on significant public input; the Commission hosted a public meeting in every county in the state, conducted a survey of every municipality and county in the state, and listened to public comments at monthly Commission meetings to ensure that these principles reflect the public's voice.

Balance is the premise of the Quality Growth Principles. The Commission understands that quality growth planning efforts involve tradeoffs—a balancing of factors all of which are not attainable at the same time. The Quality Growth Principles are still in draft form and have been distributed for public discussion.

The second recommendation from the Commission is regarding the Legislature's charge to implement a no-net-loss of private land policy. After in-depth research and lengthy deliberation, the the Commission recommends a "net-gain" of private land policy to the legislature. This recommendation details how the state can achieve a net gain of private land while simultaneously protecting the lands most critical for Utah's quality of life.

Process for Making Legislative Recommendations:



Utah Quality Growth Principles



The Commission gathered input from local officials statewide to create Utah's Quality Growth Principles.

Quality Growth Principles

The following principles are intended to apply to all levels of government as our communities develop.

- **Local Responsibility** – Local governments are responsible for planning and land use decisions in their own jurisdictions in coordination and cooperation with other government entities.
- **State Leadership** – The State's role is to provide planning assistance, technical assistance, information and incentives for local governments to coordinate and cooperate in the management of growth.
- **Economic Development** – The State shall promote a healthy statewide economy and quality of life that supports a broad spectrum of opportunity.
- **Efficient Infrastructure Development** – State and local governments should cooperate to encourage development that efficiently utilizes infrastructure.
- **Housing Opportunity** – Housing choices and housing affordability are quality of life priorities and state and local governments should cooperate with the private sector to encourage both.
- **Conservation Ethic** – The public sector, private sector and the individual should cooperate to protect and conserve water, air, critical lands, important agricultural lands, and historical resources.

Implementation:

The Commission is currently developing proposals for or drafts of legislation to implement the Quality Growth Principles. This will include recommendations required by the Quality Growth Act on potential Quality Growth Areas, funding sources for quality growth, and implementation steps. These legislative recommendations will be the priority of the Commission over the next year.

The Commission recognizes the following fundamental assumptions:

Utahns value quality of life

Growth creates challenges and opportunities

State government should not impose requirements on local government without adequate resources or appropriate incentives

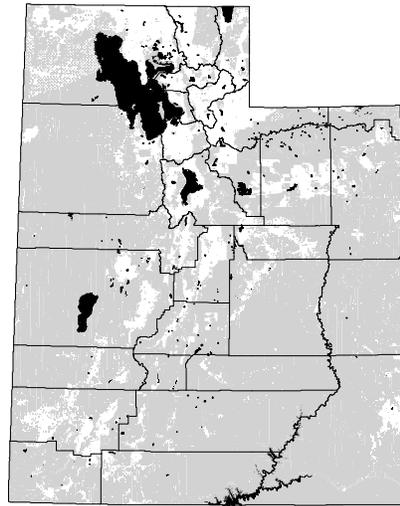
Private property and other individual rights will be respected

A solution for one community may not apply to all communities

Free market forces are important to addressing challenges

Net Gain of Private Land Policy

Less than 22% of the land in Utah is privately owned. Rather than implement a rigid balancing act by requiring a transfer of public land to private ownership whenever private land is preserved for public benefit, the State should implement a policy to increase the amount of land that is privately owned.



Map Legend

-  Private Land and Local Government Land (22%)
-  State, Federal, and Native American Land (78%)
-  Water and Intermittent Water Bodies

The Quality Growth Act of 1999 directed the Commission to develop recommendations on how to implement the State policy of no net loss of private land in Utah. Developing these recommendations required the Commission to study land ownership in Utah. The result

of their efforts is a 2000 land ownership map. This map contains the best information available on Federal, State, Native American and private and local government ownership. The State does not currently have the information needed to separate private and local government ownership so the map shows the two together.

Using this map, the Commission considered how to implement a no net loss policy. The question was how to preserve productive private land and still protect critical lands from development. This precipitated very strong discussions about how to avoid a net loss and how conservation easements and other use restrictions should factor into the calculations. The Commission also solicited comments from numerous interested parties and the public to help define what the no-net-loss policy means and how to implement it. After much deliberation, the Commission recommended that the state implement a policy of an overall net gain of private land. The Recommendation has four components:

- 1. Achieve Net Gain**—Due to the preponderance of publicly owned land in Utah, the State must strive over time to achieve a net gain of private land.
- 2. Set High Standards**—State critical land preservation funds should only be used for the truly critical and highest priority projects, which serve a compelling public and statewide interest.
- 3. Build Capacity to Monitor**—The State must implement the necessary procedures to monitor the goal of a net gain of private land.
- 4. Provide More Resources for Planning**—In order for the State and local governments to make good decisions, they need accurate information, careful research, and long-term strategic thinking. The State must provide additional resources for state and local planning activities.

Utah Quality Growth Commission Members

The Commission has adopted a high standard for approval of all actions. The By-Laws require a two-thirds majority of the entire voting membership of the Commission (9 of 13) to pass any motion.

Chair: Lewis Billings
Provo City Mayor

Vice Chair: David Allen
Rancher/Business owner

Dee Allsop
Wirthlin Worldwide

Kenneth R. Ashby
President, Utah Farm Bureau

Carlton Christensen
Salt Lake City Council Member

Kathleen Clarke
Executive Director, Utah Department of Natural Resources

Gary Herbert
Utah County Commissioner

Shauna Kerr
Summit County Commissioner

Dan Lofgren
Past President, Utah Home Builders

Carol Page
Davis County Commissioner

Cary Peterson
Commissioner of Agriculture, Utah Department of Agriculture and Food

Jerry W. Stevenson
Layton City Mayor

Max D. Thompson
Broker, Mansel and Associates

Contact Information

For more information about the Quality Growth Commission contact:

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Or visit the Commission's website at www.governor.state.ut.us/quality

Other Staff support for the Commission:



Natalie Gochnour, State Planning Coordinator
John Bennett, Planner
Kort Utley, Planner
Camille Hacking, Secretary



Wilf Sommerkorn



Gary Uresk
Brody Bovero

Source:
Governor's Office of Planning and Budget
March 5, 2001

LOCAL PLANNING GRANTS

The Commission administers planning grants to local governments throughout Utah. These grants provide vital resources to local governments to plan for quality growth in their own communities and implement a quality growth vision.

In 1999, the Quality Growth Commission awarded a total of \$200,000 in planning grants to 23 local governments throughout the state. 44 local governments applied for planning assistance in FY 2000, requesting a total of \$600,000. The Commission awarded a total of \$200,000 to 13 of these applications. A 50% match is required for all grants.

SECTION CONTENTS:

- Planning Grants Funded FY 1999 and FY 2000
- Planning Grant Distribution Map

UTAH QUALITY GROWTH COMMISSION

Planning Grants Funded FY 2000, FY 1999

Source: Governor's Office of Planning and Budget

1-Feb-01

FY 2000 Grants

Applicant	Project	Amount Awarded
Town of Castle Valley	Castle Valley will collaborate with SITLA to plan for use of approximately 4,500 acres in the greater Castle Valley area, and the Town of Castle Valley. Study will result in zoning changes and possible annexation.	\$15,000
Davis County (Salt Lake County, Weber County, Tooele County, Morgan County)	Develop a regional open space plan for the Wasatch Front Regional Council area. Two phases: 1.) research, inventory, & mapping. 2.) policies & implementation. Applying for Phase 1, research and GIS mapping.	\$25,000
City of Draper	Applying for funds to prepare a conservation strategy report with policies and maps that inventory primary and secondary conservation areas.	\$15,000
Farmington City	Farmington will create an infill development ordinance and a conservation development ordinance.	\$15,000
LaVerkin City	Create a master plan for 9,000 acres of land annexed six years ago. SITLA and BLM have land holdings in the area. The plan creates development guidelines to best utilize the area.	\$15,000
City of Logan	Development on north & south end of Logan threatens historic & economic viability of city's core. Project Creates comprehensive vision for downtown Logan.	\$15,000
City of Moab	Create a comprehensive study of Feasibility and impacts of expanding municipal services (specifically water and sewer) into portions of Grand and San Juan County.	\$14,000
Ogden City Corporation	Create urban design plan for downtown, key entryways, and arterial rights-of-way. Identify capital improvement projects, and create urban design guidelines that will amend the zoning ordinance.	\$13,875
Spanish Fork (Springville, Mapleton, Payson, Salem, Elk Ridge, Woodland Hills, Santaquin, Genola, Goshen, Utah Co.)	Regional project which includes 10 communities in southern Utah County. Request funds for feasibility study for a regional wastewater treatment facility and community visioning process to determine where growth will be and what open spaces should be preserved. One of three Envision Utah demonstration projects.	\$25,000
Salina	Salina will rewrite and update its General Plan using this grant. Once the General Plan is completed, Salina will be a 21st Century Community.	\$9,000
South Salt Lake	Received grant last year to define quality growth principles and create a light rail master plan. Now asking for funds to implement a mixed-use development plan around one station area (3300 S.), identified in the master plan.	\$15,000
Summit County	Growth management study for eastern Summit County. Involves county and all cities in eastern Summit County. An excellent example of cooperation between government entities.	\$15,000
West Haven City	Update to general plan adopted in 1995 that designates most of city as one-acre (minimum) lots. The City would like to incorporate trails and open space into the general plan.	\$15,000
Subtotal		\$206,875

FY 1999 Grants

Applicant	Project	Amount Awarded
Alpine/Highland	Study on open space design and quality growth principles	\$4,000
Bluffdale	Master Plan for a Quality Growth Demonstration Area	\$15,000
Brigham/Perry	EU/Calthorpe design workshop	\$10,000
Cache/Logan	Quality growth principles survey	\$10,000
Cedar Hills	Master Plan for a Quality Growth Demonstration Area	\$7,000
Centerville City	EU/Calthorpe design workshop	\$10,000
Davis County	Quality growth survey	\$5,000
Garfield County	Quality growth surveys and open houses.	\$7,000
Kanab City	Design a Quality Growth Demonstration Area	\$10,000
Layton	Create visual and conduct public workshops	\$10,000
Nephi City	Implementing principles via economic modeling and incentives	\$6,000
Provo City	EU/Calthorpe design workshop for downtown infill	\$10,000
Richmond City	Plan and design a Quality Growth Demonstration Area	\$15,000
Riverton City	Design preference surveys	\$10,000
Salt Lake City	P.Calthorpe to design Block 37	\$5,000
Salt Lake City	Design of West Temple Gateway area	\$5,000
Sandy/Midvale	EU/Calthorpe design workshop. Transit oriented design	\$10,000
Sanpete County	Implementing principles via economic modeling and incentives	\$8,000
South Salt Lake	Community input on site specific transit oriented development	\$10,000
Springdale	Open houses and public hearings on quality growth	\$10,000
Tooele	Tooele Valley regional Quality Growth planning policies	\$9,500
West Jordan	West Jordan quality growth planning	\$7,500
West Valley	EU/Calthorpe design workshop. Jordan R. Neighborhood Revitalization	\$10,000
Subtotal		\$204,000

TOTAL FUNDED \$410,875

Local Government Planning Grants

Projects Funded by the Quality Growth Commission Through January 31, 2001

LEGEND:

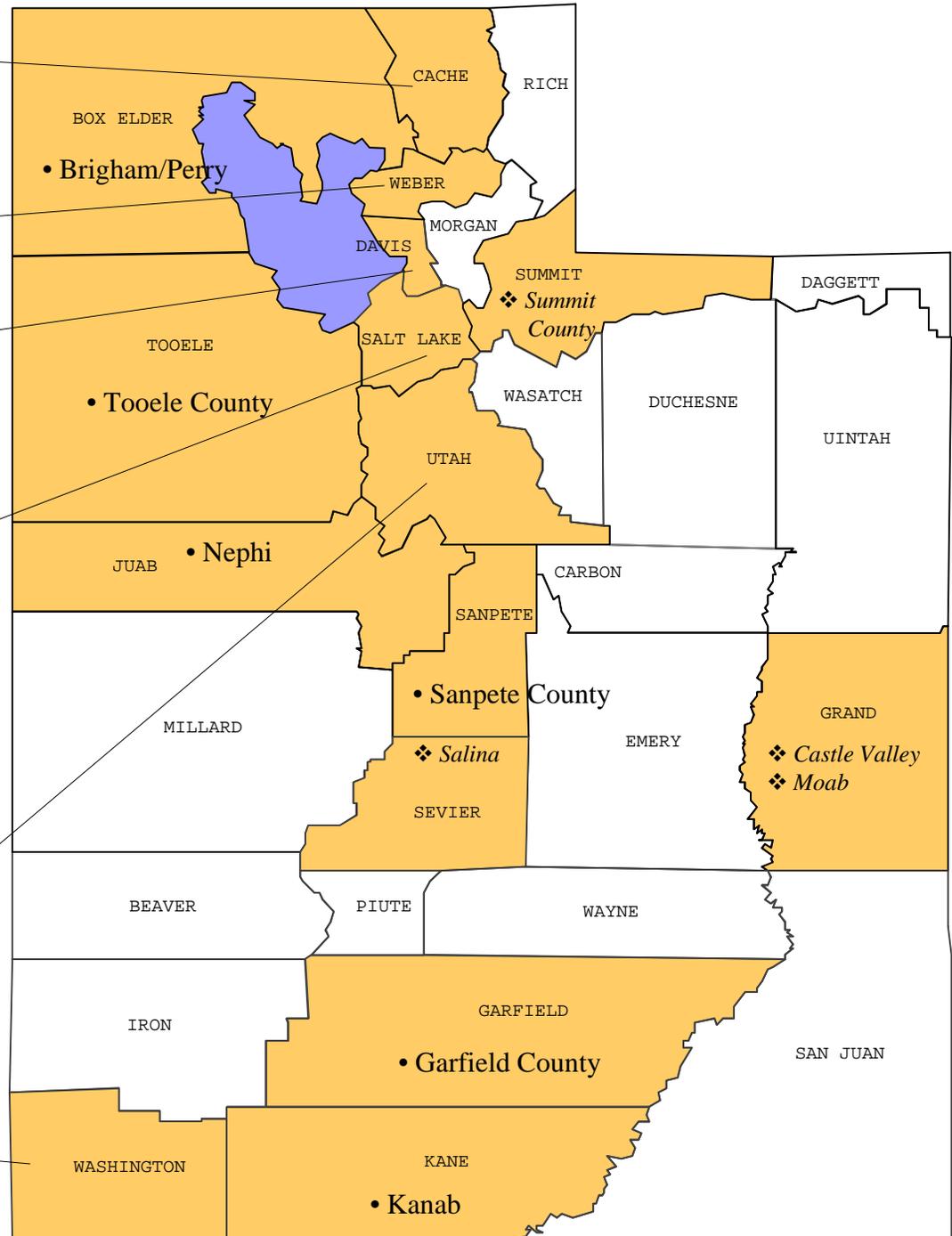
 Counties that have a funded planning grant project within their jurisdictions

- FY 1999 Grants
- ❖ FY 2000 Grants

Note: The symbols shown above do **not** pinpoint the locations of projects within a county.

Source: Governor's Office of Planning and Budget

- Cache/Logan
- Richmond
- ❖ *Logan City*
- Brigham/Perry
- ❖ *Ogden*
- ❖ *West Haven*
- Davis County
- Centerville
- Layton
- ❖ *Davis County (Regional)*
- ❖ *Farmington*
- Tooele County
- Salt Lake City
- South Salt Lake
- Sandy/Midvale
- West Jordan
- West Valley City
- Bluffdale
- Riverton City
- ❖ *Draper*
- ❖ *South Salt Lake*
- Alpine/Highland
- Provo
- Cedar Hills
- ❖ *Spanish Fork (Regional)*
- Springdale
- ❖ *LaVerkin*



LERAY McALLISTER CRITICAL LAND CONSERVATION FUND

Through the McAllister Fund, the Commission joins with local governments, private individuals, and non-profit organizations to conserve or restore critical lands in Utah. Every critical land project has multiple public benefits like wildlife habitat, water quality, agricultural land preservation, and public access to critical lands.

In the first 18 months of work, the Commission has helped to conserve or restore approximately 9,400 acres of critical land throughout Utah. Grants have been approved or are pending in 12 counties. The approved grants total over \$4.7 million and have been matched with over \$17 million of other funds.

SECTION CONTENTS:

- Projects Funded to Date
- Distribution Map of Funded and Pending Projects
- Pre-applications Received December 2000
- Table of Legislators Who Have Written Letters of Support

*This Internet Version of the *Update to the 2001 Legislature* differs from the first and second printing versions. The first and second printing versions contain an additional section of "Letters of Support from Legislators" located after "Table of Legislators Who Have Written Letters of Support."

LERAY MCALLISTER CRITICAL LAND CONSERVATION FUND

January 8, 2001

Status	Location	Project Title	Grant	Match	Total Cost	Acreage	Project Description	Local Support
Five Grants Awarded 1999								
funded	Washington County	Virgin River Confluence	\$500,000	\$1,600,000	\$1,900,000	125	Preserve critical habitat for various endangered and threatened fish species, plans for trails	Rep. Dennis H. Iverson, Rep. J. W. (Bill) Hickman Mayor, Douglas Garner, Hurricane City, Mayor Douglas Wilson, LaVerkin City
funded	Bluff	Curtis Jones Farm	\$307,050	\$396,050	\$703,100	159	Preserve historic agricultural area and riparian habitat	Sen. Robert Bennett, Congressman Chris Cannon, Ty Lewis, Chair-San Juan County Commission
funded	Rockville	Grafton Preservation	\$250,000	\$1,100,000	\$1,350,000	213	Preserve historic agricultural area and riparian habitat	Rep. Tom Hatch, Sen. Mike Dmitrich, Ronald Ballard, Elko, Nevada, Mayor David Hatfield, Town of Rockville, Washington County Commission
funded	Davis County	Black Agriland	\$172,000	\$222,000	\$394,000	39	Preserve land currently under agricultural production that serves as natural buffer for the wetlands and habitat for migratory birds	Davis County Commission
funded	Morgan County	Peaceful Valley Ranch	\$750,000	\$3,850,000	\$4,600,000	5,510	Preserve the ranch's cultural, scenic, and natural resources	Morgan County Commission, various private foundations
Thirteen Grants Awarded 2000 - One Application Pending								
funded	Bluffdale	UPRR/ Jordan River Property	\$155,000	\$155,000	\$310,000	16	Preserve riparian corridor, plans to construct trails	Sen. Mont Evans
funded	Clearfield	Steed Pond	\$97,500	\$97,500	\$195,000	5	Preserve pond, plans for minimal improvements for fishing & picnicking	Clearfield City Council, Rep. Don Bush
funded	Davis County	PacifiCorp Conservation Easement	\$56,415	\$57,015	\$113,430	70	Protection of the Great Salt Lake wetland ecosystem	Davis Co. Wetlands Advis. Com., Co. Com. Dan McConkie, Farmington Mayor Gregory Bell, Rep. Marda Dillree
funded	Layton	Kays Creek Corridor	\$150,000	\$220,000	\$370,000	30	Preserve riparian corridor, plans to construct trails	Mayor Stevenson of Layton, Rep. Kevin Garn, Rep. Blake Chard, Sen. Dave Steele
funded	Marriott-Slaterville	Gary Hess Weber River Property	\$35,750	\$35,750	\$71,500	5	Preserve pasture & wetland, provide nature trail & access to the Weber River	Weber Co, Ogden, Speaker Martin Stephens, others
funded	Sevier County	Jorgensen Bar J Ranch Conservation Project	\$700,000	\$850,000	\$1,550,000	2,463	Preserve ranch and farm operations and natural values of the property.	Sevier County Commission, Tex Olsen, Richfield Mayor Kay Kimball, Redmond Mayor Ron Allred, Rep. Brad Johnson, others

LERAY MCALLISTER CRITICAL LAND CONSERVATION FUND

January 8, 2001

Status	Location	Project Title	Grant	Match	Total Cost	Acreage	Project Description	Local Support
funded	Parowan	Dr. Priddy Meek's Pioneer Farmstead Park & Urban Fishery	\$12,500	\$121,000	\$133,500	3	Restore historic natural areas, stream channel, and agricultural uses, add urban fishery & trails	DWR, Parowan City, Yankee Meadows Resv. Co., Pumpers Assoc., High School, Elementary School, Rep Bud Bowman
funded	Provo	K. Dale and Sonja Despain Ranch and Bird Refuge	\$200,000	\$200,000	\$400,000	333	Preserve cattle ranch and open space in one of Provo's targeted open space areas.	Utah County Commission, Orem City Manager
funded	River Heights & Providence City	Spring Creek Preservation	\$114,971	\$114,971	\$229,942	13	Preserve and restore wetlands and uplands habitat in natural state, plans for trail	Both Cities' general plans, Cache Co., Land developers, US Army COE, Rep. Evan Olsen
funded	Sandy	Dry Creek Riparian Restoration	\$250,000	\$400,000	\$650,000	16	Restoration of Dry Creek channel and riparian system, plans for trail	Part of Dimple Dell Regional Park Management Plan, Sandy City, Salt Lake County, Other Local Agencies, Sen. L. Alma Mansell, Rep. John Swallow, Sen. Howard Stephenson
funded	Summit County	Summit Park	\$400,000	\$1,212,000	\$1,612,000	343	Preserve natural area on all but 25 acres which would allow for 7 homes, remainder of land to be open for hiking, skiing, mtn. biking, and to protect old growth forest.	Park City, Summit Co., P.C. Open Space Advisory Comm., Mtn.Trails Found.
funded	Wellsville	American West Heritage Center Farmland Preserve	\$100,000	\$189,400	\$289,400	16	Preserve farmland which supports Jensen Historical Farm and the Center as a worldwide tourist destination	Wellsville, Am West Heritage Ctr Board, USU, Sen Lyle Hillyard
pending	Castle Valley	Castle Valley Preservation Initiative	\$189,000	\$271,000	\$460,000	90	Preserve area for hiking, camping, access to Castle Rock for climbing, habitat, landscape and view of valley.	Castle Valley, Grand County and SITLA, Sen Mike Dmitrich, Rep Keele Johnson
funded	West Jordan	Jordan River Critical Lands Preservation and Re-meandering	\$500,000	\$6,252,125	\$6,752,125	58	Preserve and restore critical riparian and upland area, re-meander Jordan River	Salt Lake Co., Mitigation Comm., USFWS, Nat. Wildlife Found., Utah State Parks & Rec., EPA, US Army COE
		Funded in 1999:	\$1,979,050	\$7,168,050	\$8,947,100	6,046		
		Funded in 2000:	\$2,772,136	\$9,904,761	\$12,676,897	3,370		
		Total Funded:	\$4,751,186	\$17,072,811	\$21,623,997	9,416		
		Total Pending:	\$189,000	\$271,000	\$460,000	90		
		Total Applications:	\$4,940,186	\$17,343,811	\$22,083,997	9,506		

LeRay McAllister Critical Land Conservation Fund

Projects Funded by the
Quality Growth Commission
Through December 2000

LEGEND:

 Counties that
contain projects
funded by the
McAllister Fund

• Approved Projects

❖ *Pending Projects*

Note: The symbols shown
above do **not** pinpoint project
locations on the map.

Source: Governor's Office
of Planning and Budget,
December 28, 2000

- American West Heritage
Center Farmland Preserve
- Spring Creek Preservation

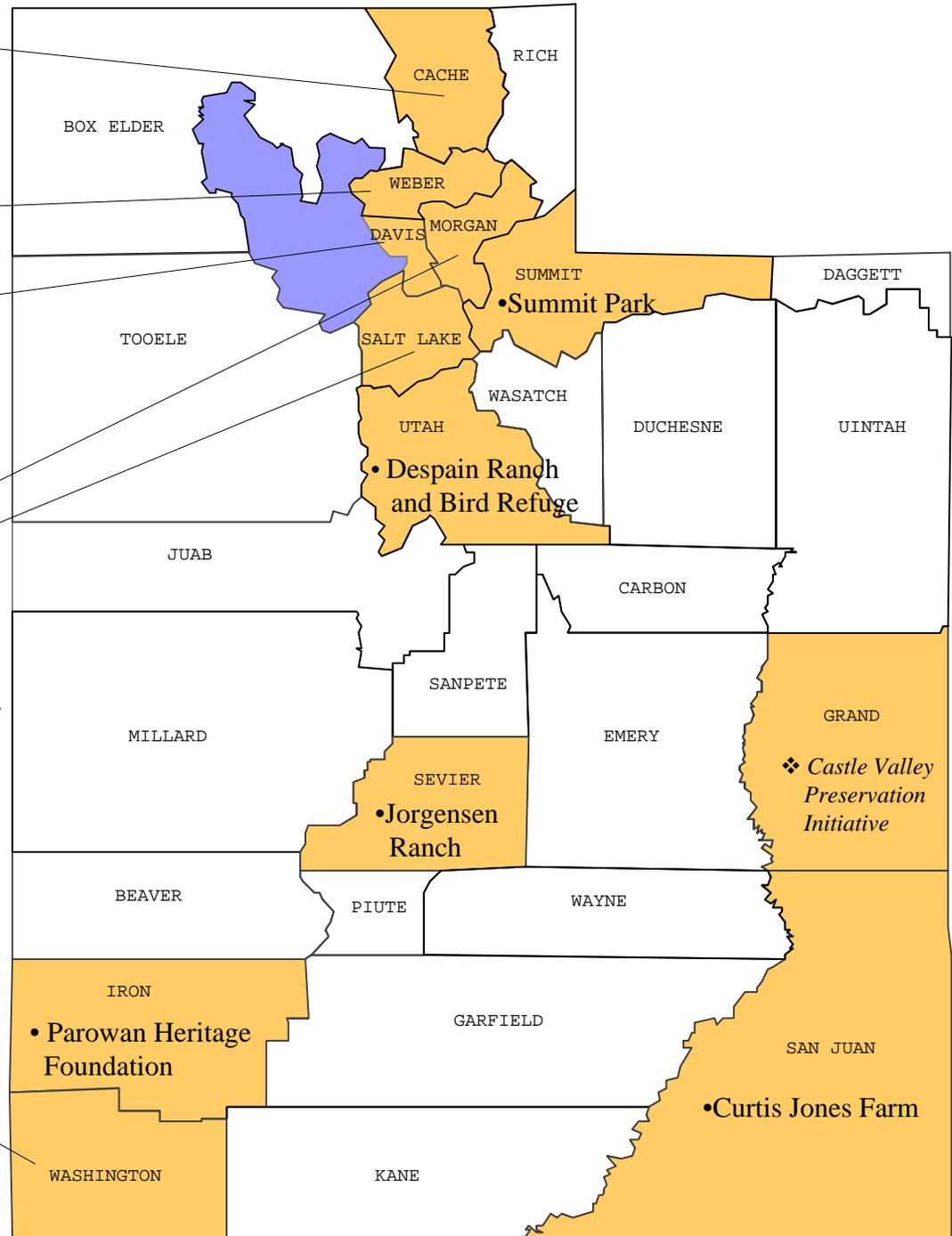
- Gary Hess
Weber River Property

- Black Agriland
- Steed Pond
- PacifiCorp Conservation
Easement
- Kays Creek Corridor

- Peaceful Valley Ranch

- Dry Creek Riparian
Restoration
- West Jordan, Jordan River
Re-meandering
- UPRR/Jordan River Property

- Virgin River Confluence
- Grafton Town



**LERAY MCALLISTER CRITICAL LAND CONSERVATION FUND: SUMMARY OF
PRE-APPLICATIONS RECEIVED DECEMBER 2000**

Applicant Name	Project Title	Amount Requested	Match	Total Cost	Location	Acreage	Project Description
Draper City	Corner Canyon	\$250,000	\$250,000	\$500,000	Draper City, Salt Lake County	530	Preserve undeveloped open space, watershed and wildlife area. Provide picnicking, hiking and other compatible activities. Develop a staging/view area at head of canyon.
Division of Forestry, Fire and State Lands	Castle Rock/Two Bear	\$700,000	\$7,300,000	\$8,000,000	Summit Co, near Coalville	10,000	Preserve wildlife habitat for deer and elk; cattle grazing; forested area designated for timber management; watershed. 10,000 acre area is first phase of possible 60,000 acre project.
Logan City	Rinderknecht Property	\$18,500	\$63,500	\$82,000	Logan City, Cache County	2.33	Land previously used for livestock and grazing. City desires to improve land for passive recreational use, including a walking trail, fishing and birdwatching. Restrooms and off-street parking is proposed.
Marriott Heritage Foundation	Bingham/Stone Farm	\$400,000	\$400,000	\$800,000	Ogden, Weber County	40	Preserve historic farm, next to Bingham's Fort historic area. Develop farm projects like raising sheep for woolen mills, historic museum and others
Moab City	Mill Creek Parkway (Taylor Acquisition)	\$21,000	\$21,000	\$42,000	Moab City, Grand County	6	Acquire riparian area, preserve in natural condition, develop soft surface trail

Applicant Name	Project Title	Amount Requested	Match	Total Cost	Location	Acreage	Project Description
Payson City	Whispering Oaks	\$250,000	\$4,750,000	\$5,000,000	Payson, Utah County	480	Preserve forested area (oak brush and alpine plants) which is source of drinking water springs. It is habitat for elk and wild turkey. Land is used for hiking, hunting and other naturalist activities. There is a water storage facility used for irrigation and electrical generation.
Salt Lake City	Willow Heights, Big Cottonwood Canyon	\$600,000	\$1,214,750	\$1,814,750	Salt Lake City, Salt Lake County	155.41	Protect watershed
West Valley City	West Valley City Wetlands/Storm Water Park	\$300,000	\$300,000	\$600,000	West Valley City, Salt Lake County	20	Develop a multi-functional wetlands park: wetland enhancement, restoration, creation and banking; groundwater protection; wildlife habitat; recreational opportunities through hiking, biking, and equestrian trails; storm water retention/detention; educational opportunities.
Total:		\$2,539,500	\$14,299,250	\$16,838,750		11233.74	

LeRay McAllister Critical Land Conservation Fund

Legislators Who Have Written Letters of Support

APPLICANT	PROJECT	LEGISLATOR SUPPORT
Bluff City Historical Preservation Association	Curtis Jones Farm, San Juan County	• Rep. Keele Johnson
Bluffdale City	Jordan River Property	• Sen. R. Mont Evans • Rep David Hogue
Clearfield City	Steed Pond	• Rep. Don E. Bush • Sen. Dave Steele
Dept. of Natural Resources, Div. of Wildlife Resources	Pacificorp Conservation Easement, Davis County	• Rep. Marda Dillree • Sen. Terry Spencer
Layton City	Kays Creek Corridor	• Rep. Kevin Garn • Rep. Blake Chard • Sen. Dave Steele
Marriott-Slaterville City	Gary Hess Weber River Property	• Speaker Martin R. Stephens
Nature Conservancy of Utah	Jorgensen Bar J Ranch, Sevier County	•Rep. Bradley Johnson •Rep. Margaret Dayton •Sen. Howard Nielson
Parowan Heritage Foundation	Dr. Priddy Meek's Pioneer Farmstead	• Rep. DeMar "Bud" Bowman
River Heights / Providence	Spring Creek Preservation	• Rep. Evan L. Olsen • Sen. Lyle Hillyard
Town of Rockville	Grafton Preservation	• Rep. Tom Hatch • Sen. Mike Dmitrich
Sandy City	Dry Creek Riparian Restoration	•Sen. Howard Stephenson • Rep. John E. Swallow • Sen. L. Alma Mansell
Utah Open Lands	American West Heritage Center Farmland Preserve, Cache County	• Sen. Lyle Hillyard
Utah Open Lands (Pending)	Castle Valley Preservation Initiative	• Rep. Keele Johnson • Sen. Mike Dmitrich
Washington County	Virgin River Confluence Project	• Rep. Dennis H. Iverson • Rep. J. W. (Bill) Hickman • Rep. Stephen Urquhart
West Jordan	Jordan River Critical Lands Preservation and Remeandering	• Rep. Bryan Holladay • Rep. Wayne Harper

CRITICAL LAND PROJECTS

Through the McAllister Fund, the Commission has helped fund 18 projects. This section consists of one page summaries of the details of each project.

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LeRay McAllister Critical Land Conservation Fund

American West Heritage Center



Description: The farm ground surrounding the Jensen Historical Farm, home to the American West Heritage Center, supports the agricultural operation of the center. Without these alfalfa fields, the American West Heritage Center could not be fully self-sufficient and the Center could not demonstrate the authentic, historic practice of farming which has been a hallmark of the Center's national and international visitation.

Location: 4405 South Highway 89/91, Wellsville, Utah

Acreage: 15.89 acres

Grant funding: \$100,000

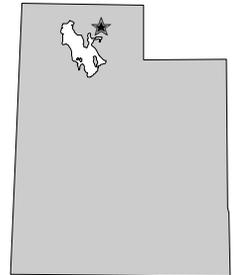
Total Project Cost: \$289,400

Grant Awarded: August 2000

Land Ownership: American West Heritage Center

Conservation Easement Held by: Town of Wellsville

Local Support: Cache County, Sen. Lyle Hillyard, Town of Wellsville, Utah State University



Public Benefits

Historical Significance: The farmland has for generations served for livestock as well as the current alfalfa crop production. The Jensen Historical Farm demonstrates 1850 type farming practices.

Viewshed/Scenic Quality: Conservation of this land will protect the entry corridor and in part, preserve the scenic values and character of the Cache Valley.

Recreation: The preservation of this land is not just about its agricultural significance, but further it preserves a way of life that is rapidly disappearing in the West. Without the surrounding open farm fields, the tourist development of the American West Heritage Center, at the Jensen Historical Farm would not be possible.

Agricultural Land: Current crop production includes irrigated pasture and alfalfa.

To view other projects funded by the LeRay McAllister Critical Land Conservation Fund, please visit our website: www.governor.state.ut.us/quality

For further information, contact: Mark Bedel (801) 538-1571 or email: mbedel@gov.state.ut.us



LeRay McAllister Critical Land Conservation Fund

Black Agriland



Description: The Black Agriland parcel provides critical wildlife habitat as well as recreational bird watching opportunity. The Black Agriland proposed easement is located adjacent to The Nature Conservancy of Utah's 3,000 acre Layton Wetlands Preserve.

Location: The property is located in extreme western Davis County within the jurisdiction of Syracuse City. It can be found by following Gentile Street from downtown Layton westward until Gentile Street changes to a northward direction. The eastern boundary of the property borders this county road.

Acreage: 39 acres

Grant funding: \$172,000

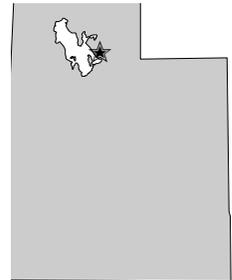
Total Project Cost: \$394,000

Grant Awarded: June 2000

Land Ownership: Private

Conservation Easement Held by: Utah Department of Agriculture and Food

Local Support: Davis County Commission



Public Benefits

Viewshed/Scenic Quality: This land provides an open view of the Great Salt Lake to residents and visitors of western Davis County.

Water Quality: The property is crossed by three canals/drains: the Davis County Storm Drain, the Slough, and the Bureau of Reclamation Drain. All these large ditches have a continual base flow of water from various sources and several serve to drain the agricultural areas of the property. All water from these drains moves southward, passing through a wetland mitigation area, and finally, onto wetland areas owned/managed by The Nature Conservancy.

Wildlife Habitat: The property provides habitat for a variety of animals and birds. In the grasses and shrubs on the perimeter of the property, animals such as deer, red fox, skunk, raccoons, squirrels and muskrat are visitors. This wetland/farm land interface and especially the vegetated canals, allows for a variety of species of songbirds, shorebirds and occasional waterfowl to be found on the property, including ibis, geese, killdeer and pheasant. This area of wetlands has been recognized by the western Hemisphere Shorebirds Reserve network as having hemispheric significance and as one of the world's most critical migratory bird locations.

Recreation: Bird watching and walking are the primary recreational uses of the property. An unpaved perimeter foot/horse trail is permitted as a future use.

Agricultural Land: Black Agriland, currently under agricultural production, serves as a valuable productive vegetable farm, natural buffer for the wetlands and habitat for migratory birds.

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www.governor.state.ut.us/quality



LeRay McAllister Critical Land Conservation Fund

Curtis Jones Farm

Description: The Curtis Jones Farm is a significant landmark of the rural historic landscape that surrounds the historic village of Bluff City, nestled within a bedrock canyon of the San Juan River. The Curtis Jones Farm, with its stunning green fields nestled between bone-dry red sandstone bluffs on the eastern edge of the historic townsite, is one of the last of the pioneer fields that remains as a living, dynamic component of Bluff's history.



Location: The Farm is situated on the north bank of the San Juan River, directly east of Bluff

Acreage: 159 acres

Grant funding: \$307,050

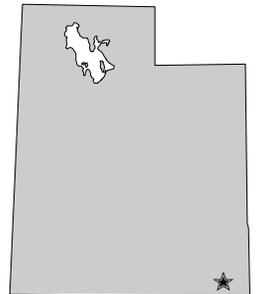
Total Project Cost: \$703,100

Grant Awarded: December 2000

Land Ownership: Private

Conservation Easement Held by: Department of Agriculture and Food

Local Support: Ty Lewis, Chair-San Juan County Commission, Governor Michael O. Leavitt, Sen. Robert Bennett, Congressman Chris Cannon, Rep. Keele Johnson



Public Benefits

Historical significance: The Curtis Jones Farm, located at the eastern edge of the historic townsite, provides both residents and visitors with a unique sense of place: a century-old, living village that retains its agrarian roots. The Jones Farm exemplifies a land-human relationship in this river valley that dates back to the 19th-century Mormon settlement and beyond.

Viewshed/Scenic Quality: Preservation of the natural and cultural characteristics of the farm, the river corridor, and wetlands will sustain the natural open space qualities that are critical to the Bluff community's sense of place. Preservation and protection of the farm will conserve prime farmland and water rights for sustainable agriculture, preserve a living component of a dynamic rural historic landscape, and protect a valuable community asset that encourages economic and cultural diversity.

Wildlife Habitat: There is a 10-acre riparian wetlands between the farm's south boundary and the north bank of the San Juan River, which provides habitat for deer, beaver, coyote, ring-necked pheasants, and a tremendous variety of migratory waterfowl including Canada geese, great blue heron, snow egret, and various ducks.

Agricultural Land: This land is classified as prime farmland by the Soil Conservation Service (USDA 1993). The principal crops on these soils with irrigation are alfalfa, small grains, and pasture. The farm produces 20,000 bales of hay each year.

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www.governor.state.ut.us/quality

For further information, contact: Mark Bedel (801) 538-1571 or email: mbedel@gov.state.ut.us



LeRay McAllister Critical Land Conservation Fund

Despain Ranch and Bird Refuge Easement



Description: This is a working cattle ranch that occupies open pasture land and wetlands that are adjacent to the eastern shore of Utah Lake. It abuts a county trail, and borders Utah Lake State Park.

Location: This property lies on the eastern shore of Utah Lake and is located between 1200 South (Orem) and the Provo Municipal Airport in Utah County.

Acreage: 231.46 acres

Grant funding: \$200,000

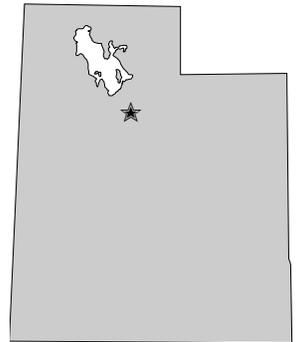
Total Project Cost: \$815,000

Grant Awarded: December 2000

Land Ownership: Private ownership

Conservation Easement Held by: Provo City

Local Support: Utah County, City of Orem, Provo City,



Public Benefits

Viewshed/Scenic Quality: The open pastural acreage provides a natural setting on the eastern shore of Utah Lake. This property abuts a walking trail and Utah Lake State Park, and provides open natural vista for visitors.

Wildlife Habitat: As part of the eastern shore of Utah Lake, this property attracts a variety of shorebirds and other wildlife species.

Recreation: This land is near the Utah Lake State Park and adjacent to Utah County's Lakeshore Trail. The preservation of this critical open space would ensure that current and future generations would be able to enjoy an important part of the eastern shore of Utah Lake in an open and natural setting. The property provides a buffer for the trail and other recreational uses.

Agricultural Land: This land sustains a productive cattle ranching operation.

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LeRay McAllister Critical Land Conservation Fund

Dr. Priddy Meek's Pioneer Farmstead Park



Governor Leavitt (center in white shirt), Commissioner Cary Peterson (second from right), Representative Bud Bowman (far right) and others break ground at the Pioneer Farmstead.

Description: This project will provide the community, public, elementary and high school students with an outdoor educational learning center which will utilize the natural vegetation, landscaping and historical features of the 3-acre property.

Location: Parowan, Utah.

Acreage: 3 acres

Grant funding: \$12,500

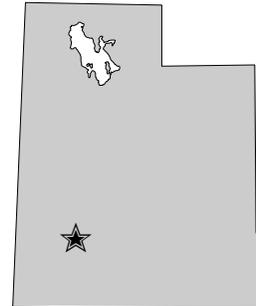
Total Project Cost: \$133,500

Grant Awarded: August 2000

Land Ownership: Parowan City

Conservation Easement Held by: Parowan Heritage Foundation

Local Support: Rep. Bud Bowman, Parowan City, Division of Wildlife Resources



Public Benefits

Historical Significance: The upper half of the property houses the 1850's restored log cabin of southern Utah's first doctor, Dr. Priddy Meeks, which is listed on the National Register of Historic Sites, a 100-year-old barn and several out buildings.

Recreation: This project will provide opportunities for elementary and high school students to study the area and participate in replanting native vegetation and ongoing maintenance of vegetation and agriculture study plots and learn more about land conservation uses and benefits. The pioneer farmstead and an urban fishery will be linked by a trail system and interpretive signs.

Agricultural Land: The pioneer farmstead area will be restored back to its original use including agriculture and natural vegetation study plots.

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LeRay McAllister Critical Land Conservation Fund

Dry Creek Riparian Restoration



Description: The purpose of this 16 acre restoration project is to restore the Dry Creek channel and riparian system, establishing a stable, self-maintaining stream system with an adjacent floodplain.

Location: Between 300 and 700 East at 10200 South within the Dimple Dell Regional Park in Sandy, Utah.

Acreage: 16 acres

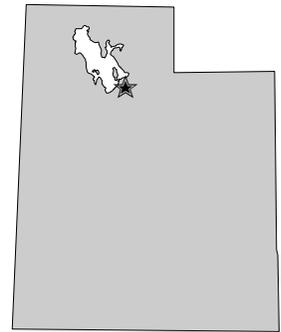
Grant funding: \$250,000

Total Project Cost: \$650,000

Grant Awarded: August 2000

Land Ownership: Salt Lake County

Conservation Easement Held by: N/A



Local Support: Sandy City, Salt Lake County, Sen. Alma Mansell, Rep. John Swallow, Sen. Howard Stephenson

Public Benefits

Water Quality: Restoration would include rechanneling the current stream to a more natural meandering stream with adjacent floodplain. This will be accomplished by creation of a riparian area that would increase bank stability, sediment retention, and water storage/flood flow alteration.

Wildlife Habitat: Restoration would address an increasing structural diversity, creating an overstory, midstory, and understory layer of native plants for attracting mammals and neotropical bird species.

Recreation: The length of the Dimple Dell Park provides a natural linkage for trail systems running east and west.

To view other projects funded by the LeRay McAllister Critical Land Conservation Fund, please visit our website: www.governor.state.ut.us/quality

For further information, contact: Mark Bedel (801) 538-1571 or email: mbedel@gov.state.ut.us



LeRay McAllister Critical Land Conservation Fund

Gary Hess Weber River Property



Description: This parcel is immediately adjacent to the Weber River, with valuable wetland, wooded and upland areas on it. This is the first parcel upstream from the Willard Bay Diversion Dam and provides unique public access to the river as well as wildlife habitat—including beavers and birds—and a river corridor trail connection.

Location: 1023 West 1700 South, Marriott-Slaterville, Utah.

Acreage: 6.55 acres

Grant funding: \$35,750

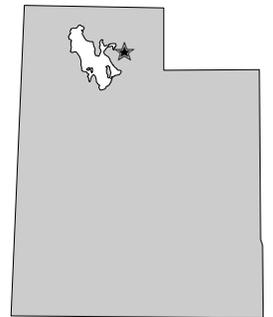
Total Project Cost: \$71,500

Grant awarded: September 2000

Land Ownership: Marriott-Slaterville

Conservation Easement Held by: Utah Department of Natural Resources, Marriott Heritage Foundation

Local Support: Marriott-Slaterville, Weber County, Ogden City, Harrisville, Rep. Marty Stephens,



Public Benefits

Historical Significance: Historically, the Shoshone Indian tribe camped along the river in this area. In the 1830s, early trappers held rendezvous near this site where the Ogden and Weber Rivers converge.

Viewshed/Scenic Quality: Much of this site is covered in cottonwood trees, underbrush, and other natural foliage and provides an aesthetically pleasing natural setting.

Water Quality: The area is part of the Weber River floodplain. The western portion is a wetland area.

Wildlife Habitat: There are several beaver and other small mammals and waterfowl that inhabit the site. The City will restore native foliage and vegetation to the site so the land will remain in a predominantly natural and open condition.

Recreation: There will be passive recreational opportunities such as linkage to regional trails, access to the Weber River for water activities such as fishing, canoeing and kayaking.

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For further information, contact: Mark Bedel (801) 538-1571 or email: mbedel@gov.state.ut.us



LeRay McAllister Critical Land Conservation Fund

Grafton Preservation Project



Image copyright Lin Alder, 1999

Description: The Grafton Townsite accommodates several historic structures. Grafton is one of the most photographed ghost towns in the West. It stands as a testimony to the hard work, tenacity and determination of its early Mormon agriculturalists.

Location: The historic Grafton townsite and the agricultural open space surrounding it is located on the banks of the Virgin River, 12 miles from the west entrance to Zion National Park.

Acreage: 213 acres

Grant funding: \$250,000

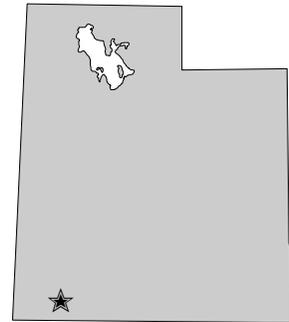
Total Project Cost: \$1,350,000

Grant Awarded: July 2000

Land Ownership:
Grafton Heritage Partnership Project

Conservation Easement Held by:
Town of Rockville

Local Support: Rep. Tom Hatch, Sen. Mike Dmitrich



Public Benefits

Historical significance: A number of historic structures including homes, outbuildings and irrigation ditches remain within the Historic Townsite including the Grafton church/schoolhouse, the Alonzo Russell adobe home, the John Wood home, the Alonzo Russell log home, the David Ballard home and the cemetery.

Viewshed/Scenic Quality: The property inspires visitors with its natural beauty, its buried prehistoric and historic features, its fertile green pastures, its location on the banks of the Virgin River, and its stunning views of dramatic geological features of Zion National Park.

Water Quality: The Virgin River forms the townsite's northern boundary. The sandy river-deposited soils support an impressive gallery of trees, plant and wildlife species, including one of only a handful of remaining stands of cottonwood trees anywhere along the Virgin River. The floodplain is to be managed for native plant communities.

Wildlife Habitat: The wildlife habitat along the Virgin River is of high quality and represents a relatively intact ecosystem.

Recreation: Visitor access to the historic townsite.

Agricultural Land: Cattle grazing, irrigation of pasture land, fence repair, and ditch maintenance are all activities that still occur in Grafton - a continuum of historic ranch in a rural historic landscape.

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LeRay McAllister Critical Land Conservation Fund

Jordan River Critical lands Preservation and Re-Meandering



Description: The proposed project will restore, replace, enhance and protect 58.22 acres of wetland, upland and riparian habitat, which supports a wide variety of native wetland and riparian bird species. LeRay McAllister Fund will help with preservation and restoration on a portion of the project—the 27.51 acre Fur breeders coop parcel.

Location: Between 7800 South to 9000 South, west of the Jordan River, West Jordan City

Acreage: 27.51 acres

Grant funding: \$500,000

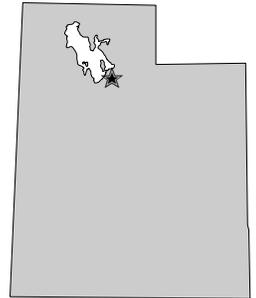
Total Project Cost: \$6,846,700

Grant Awarded: January 2001

Land Ownership: Utah Reclamation, Mitigation and Conservation Commission

Conservation Easement Held by: West Jordan City

Local Support: Rep. Bryan Holladay, Rep. Wayne Harper



Public Benefits

Viewshed/Scenic Quality: This project area contains a high-quality marsh that is heavily vegetated. Open water, marsh, riparian, upland, and constructed wetland habitats provide a variety of wildlife viewing opportunities.

Water Quality: As part of the Jordan River Natural Conservation Corridor, the Jordan River will be re-channeled to a more natural meandering state, preserving restoring and preserving wetlands and natural drainage areas.

Wildlife Habitat: Restoration and improvements will offer significant wildlife habitat for feeding, resting and loafing. Some species are also likely to find these multi-use areas suitable for nesting and breeding. 86 different bird species have been identified that will be positively impacted by habitat improvements.

Recreation: As another link in the Jordan River Parkway, this project could provide trail access to the public. This area will be maintained to protect public access, passive and active recreation and education.

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For further information, contact: Mark Bedel (801) 538-1571 or email: mbedel@gov.state.ut.us



LeRay McAllister Critical Land Conservation Fund

Jorgensen Bar J Ranch Conservation



Description: Located in the heart of Sevier County, the Jorgensen Bar J Ranch holds the best representation of plant and animal communities located in the Utah High Plateaus region of Utah, and is a vital watershed for Lost creek. The conservation easement on the ranch will protect its natural values as well as the historic and traditional agricultural uses of the ranch.

Location: The property is located in the heart of Sevier County. It is accessed via the Gooseberry Road exit off I-70 about five miles east of Salina.

Acreage: 2,463 acres

Grant funding: \$700,000

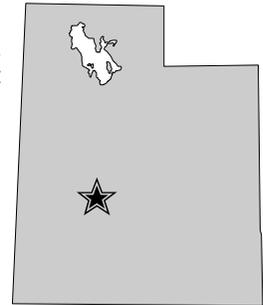
Total Project Cost: \$1,550,000

Grant Awarded: September 2000

Land Ownership: Private

Conservation Easement Held by: Division of Forestry, Fire and State Lands

Local Support: Rep. Bradley Johnson, Sevier County, Richfield City, Town of Redmond, Snow College



Public Benefits

Wildlife Habitat: The Jorgensen Bar J Ranch possesses some of the most pristine wildlife habitat in all of central Utah. It contains pristine high alpine forests, mature aspen stands, and healthy riparian systems. The Ranch provides winter and summer range for approximately 1,500 head of elk and 2,000 deer. Endangered Bonneville Cutthroat Trout are also found on the Ranch in Lost Creek.

Water Quality: As a watershed for surrounding communities including Richfield and Salina, the Bar J Ranch is critical for protecting central Utah's water quality.

Viewshed/Scenic Quality: Bar J Ranch possesses outstanding aesthetic qualities. It is surrounded by Fish Lake National Forest and due to its pristine condition and large size, it will help preserve Central Utah's scenic quality. In addition, the Ranch is directly visible from a planned scenic road connecting I-70 and Fish Lake.

Agricultural Land: Alfalfa is grown on the lower elevations of the Ranch and has been for many generations. The mid-elevations are used for grazing. These uses will continue on the Ranch.

Historical Significance: The Bar J Ranch has a number of historic buildings that date back to the late 1800s when cattle ranching was at its peak across the west.

Recreation: Bar J Ranch is part of the Division of Wildlife Resource's Cooperative Wildlife Management Unit program. A small number of elk are harvested from the Ranch each year.

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LeRay McAllister Critical Land Conservation Fund

Kays Creek Corridor



Description: The corridor along Kays Creek offers a unique open space amenity in the heart of Layton. The project will preserve a riparian area with trees, meadows and wetland. It consists of several parcels along Kay's Creek. Public access will be provided by a trail running through the area.

Location: This project is along the North Fork of Kays Creek, Layton City

Acreage: 13.7 acres

Grant funding: \$150,000

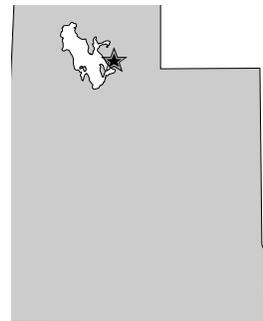
Total Project Cost: \$220,000

Grant Awarded: December 2000

Land Ownership: Layton City

Conservation Easement Held by:
Still to be determined

Local Support: Rep. Kevin Garn, Rep. Blake Chard, Sen. Dave Steele, Layton City



Public Benefits

Viewshed/Scenic Quality: This corridor consists of riparian areas with trees, meadows and cattail wetland areas with a variety of wildlife throughout the site and surrounding area.

Wildlife Habitat: These parcels contain riparian, wetland, upland and meadow areas that are home to deer, fox, skunk, grouse, and a large variety of riparian birds.

Recreation: This project is a portion of a city wide public pedestrian and non-motorized trail system. The corridor is intended to be utilized by the public for recreational hiking and biking and access to the wooded and meadow areas along the North fork of Kays Creek.

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LeRay McAllister Critical Land Conservation Fund

PacifiCorp Conservation Easement



Description: This easement covers two non-contiguous parcels that border the Farmington Bay Water Fowl Management Area. They contain uplands, existing wetlands, seasonally inundated mudflat/playas, and emergent marshlands.

Location: The property is located adjacent to the Farmington Bay Water Fowl Management Area, south of Glover's Lane and 1325 West in Farmington, Davis County.

Acreage: 70 acres

Grant funding: \$56,415

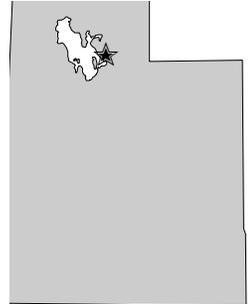
Total Project Cost: \$113,430

Grant Awarded: December 2000

Land Ownership: Utah Power & Light

Conservation Easement Held by: Division of Wildlife Resources

Local Support: Rep. Marda Dillree, Sen. Terry Spencer, Farmington City, Davis County Wetlands Advisory Committee, Davis County



Public Benefits

Viewshed/Scenic Quality: The property contains unique wildlife habitat types consisting of emergent marsh, shallow open water, mudflats, playas, and natural uplands. The uplands on the property compliment the vast wetlands and open lake habitats of the Farmington Bay Water Fowl Management Area.

Water Quality: The property is an important component of the Great Salt Lake ecosystem from a local, regional, national and international perspective. It will be included in the Davis County wetland conservation plan to protect the Great Salt Lake wetland ecosystem. The property serves as critical buffer habitat during high water on the Great Salt Lake.

Wildlife Habitat: The property contains unique wildlife habitat types--emergent marsh, shallow open water, mudflats, playas, and natural uplands. This mosaic of habitat types is used by wildlife for feeding, loafing and reproduction.

Recreation: The property is used by bird watchers, hunters and educators. The property offers unlimited educational opportunities and fits into plans to expand the interpretive program at Farmington Bay Water Fowl Management Area.

To view other projects funded by the LeRay McAllister Critical Land Conservation Fund, please visit our website:
www.governor.state.ut.us/quality

For further information, contact: Mark Bedel (801) 538-1571 or email: mbedel@gov.state.ut.us



LeRay McAllister Critical Land Conservation Fund

Peaceful Valley Ranch



Image copyright John W. Barrus, 1999

Description: The 7,300-acre Peaceful Valley Ranch is one of Utah's most beautiful and historically significant ranches. The ranch represents a classic western landscape – rolling hills covered with scrub oak and sagebrush, rich riparian areas with large cottonwood trees, and a historic homestead complete with farmhouse, barn and a restored Pony Express station. The upper elevations of the property are dominated by lush meadows and aspen and conifer forests.

Location: The ranch is located in East Canyon, Morgan County, between the urban development of East Canyon Resort and Jeremy Ranch in Summit County, and is less than 15 miles from rapidly growing Salt Lake City and Park City, Utah.

Acreage: 5,510 acres

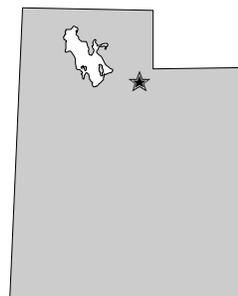
Grant funding: \$750,000

Total Project Cost: \$4,600,000

Grant Awarded: April 2000

Land Ownership: Private

Conservation Easement Held by: Utah Department of Natural Resources



Public Benefits

Historical Significance: The Donner-Reed, Mormon Pioneer, California, Overland Stage and Pony Express trails all pass through the ranch on their way to the Salt Lake Valley.

Viewshed/Scenic Quality: Peaceful Valley Ranch is enjoyed in its current undeveloped condition by numerous auto sightseers, mountain bikers, and hikers that travel through the ranch on either State Highway 65 or the East Canyon Road.

Water Quality: Peaceful Valley Ranch contains a significant portion of the watershed for Ease Canyon Reservoir and East Canyon Creek which flows into the Weber River. This watershed will help preserve in-stream flows, maintain critical cool-water habitat for a variety of trout, and assure that the many tributaries and critical marshlands along East Canyon Creek continue to support the thousands of waterfowl that rely on Peaceful Valley.

Wildlife Habitat: Peaceful Valley Ranch contains critical wildlife habitat for elk, mule deer, moose, mountain lion, bobcat, red fox, bald eagle, golden eagle, and American kestrel.

Recreation: The ranch also functions as a Cooperative Wildlife Management Unit. The state Division of Wildlife Resources helps manage the big game herds on the ranch and in return the owners allow people selected by the DWR to hunt on the property.

Agricultural Land: Peaceful Valley Ranch has functioned primarily as a livestock operation for the past century. Sheep, cattle and horses, along with feed crops and grains are raised on this property.

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LeRay McAllister Critical Land Conservation Fund

Spring Creek Preservation



Description: Spring Creek is a natural drainage and stream between River Heights City and Providence City, fed by numerous springs and runoff. The streambed, wetlands, and riparian areas are mostly in a natural state.

Location: The easements will be between the tops of the terrace scarp on each side of Spring Creek and its floodplain in River Heights City and Providence City, Cache County.

Acreage: 12.99 acres

Grant funding: \$97,975

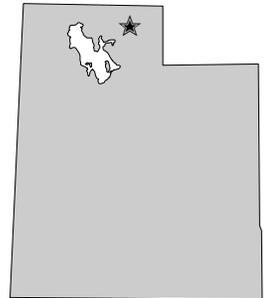
Total Project Cost: \$195,950

Grant Awarded: December 2000

Land Ownership: Private ownership

Conservation Easement Held by: River Heights City, Providence City

Local Support: Sen. Lyle Hillyard, Rep. Evan Olsen, River Heights City, Providence City, Cache County, U.S. Army Corps of Engineers



Public Benefits

Viewshed/Scenic Quality: A natural border between River Heights and Providence is a drainage named Spring Creek. This drainage, which is fed by numerous springs and runoff, remains in a relatively pristine condition. This project along Spring Creek includes approximately 5,000 feet of stream meanders, numerous wetlands and riparian areas and wildlife habitat.

Water Quality: Spring Creek is fed by numerous springs and runoff.

Wildlife Habitat: The ecosystem provides wildlife habitat for deer, coyotes, badgers, pheasants, bird species, and German brown trout.

Recreation: A public walking trail may be constructed in the future that will remain in the upland sections so as to not impact wetlands, the riparian area, or wildlife habitat along the stream corridor.

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LeRay McAllister Critical Land Conservation Fund

Steed Pond



Description: This property, situated next to a developed city park, is comprised of a pond and surrounding undeveloped lands. This parcel lies within a heavily populated residential area and if left in its natural state will preserve the natural beauty of the area and provide important recreational opportunities.

Location: 650 North 1000 West, Clearfield

Acreage: 4.84 acres

Grant funding: \$97,500

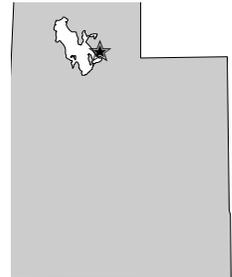
Total Project Cost: \$195,000

Grant Awarded: September 2000

Land Ownership: Clearfield City

Conservation Easement Held by: Still to be determined

Local Support: Davis County, Clearfield City, Sen. Dave Steele, Rep. Don Bush



Public Benefits

Viewshed/Scenic Quality: This parcel, including a pond, provides a unique natural beauty in a heavily populated residential area.

Water Supply and Water Quality: The pond serves as an irrigation reservoir. It is fed by natural springs as well as irrigation water.

Recreation: This area will provide the public with passive recreation opportunities such as fishing and picnicking as part of the city's park development plan.

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LeRay McAllister Critical Land Conservation Fund

Summit Park



Description: Summit Park provides high quality, old-growth forest land along the Wasatch Front. The site provides outstanding resource protection benefits, including critical watershed protection, scenic quality, and wildlife habitat. In addition, the 343-acre property contains three prominent peaks.

Location: This project is located ten miles east of Salt Lake City and seven miles northwest of Park City. The entire site is highly visible from I-80 at Parleys Summit.

Acreage: 343 acres

Grant funding: \$400,000

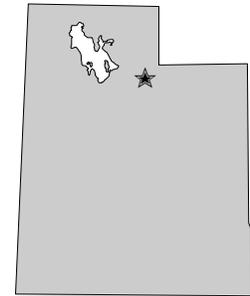
Total Project Cost: \$1,612,000

Grant Awarded: August 2000

Land Ownership: Private

Conservation Easement Held by: Division of Forestry, Fire and State Lands

Local Support: Park City, Summit County, Mountain Trails Foundation, Snyderville Basin Recreation



Public Benefits

Water Quality: Preserving this site is an important step toward preserving the Wasatch Front's water quality. The site contains the headwaters to three streams flowing into East Canyon Creek, and the stands of Douglas fir and Subalpine fir on this site are critical groundwater recharge areas for the Wasatch Front.

Wildlife Habitat: Summit Park contains one of the largest stands of old-growth Subalpine fir in the state of Utah. These dense stands of old-growth timber provide critical habitat to numerous species like mule deer, elk, moose, mountain lion, bobcat, red fox, and raccoon to name just a few. The presence of large snags provides food, nesting and denning opportunities for a variety of birds, mammals and reptiles. Bird species noted on the site include Red-tailed Hawk, American Kestrel, Golden Eagle, Bald Eagle, and Great-horned Owl.

Viewshed/Scenic Quality: Summit Park's rugged topography, ridge lines, peaks, and stands of aspen and firs are highly visible from Interstate 80. Preserving this site protects Parley's Canyon's picturesque beauty and can be enjoyed from the freeway.

Recreation: There are opportunities for back country skiing and the development of a trail system for hiking.

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LeRay McAllister Critical Land Conservation Fund

UPRR/Jordan River Restoration Project



Description: This site will be the meeting point for the Jordan River Parkway Trail and the Bonneville Shoreline Trail. The site will provide a unique opportunity for the public to visit the Jordan River bottoms and enjoy the area's wildlife and other natural and scenic qualities. This area is also important riparian habitat for small mammals and migratory birds.

Location: The property is located between the Jordan River and the railroad along the Jordan River Bottoms at 15300 South 1300 West, Bluffdale City.

Acreage: 15.565 acres

Grant funding: \$155,000

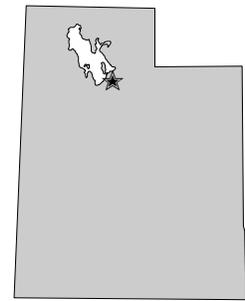
Total Project Cost: \$310,000

Grant Awarded: December 2000

Land Ownership: Bluffdale City

Conservation Easement Held by: Salt Lake County

Local Support: Sen. Mont Evans, Rep. David Hogue, Provo/Jordan River Parkway Foundation, Bluffdale City



Public Benefits

Recreation: This site will be the meeting place of the Jordan River Parkway Trail and the Bonneville Shoreline Trail. By connecting these trails, this site will help create an interconnected trail system throughout the Salt Lake Valley and Utah County. The property will provide public access to the Jordan River for various types of recreation including fishing, walking, jogging, cycling, and bird watching.

Wildlife Habitat: This site and its context including the area along the river know as the "narrows" are consider to be the best wildlife habitat remaining along the Jordan River. In addition, the lowland riparian habitat this site possesses is considered to be the most critical habitat type in the state. This site is also part of a larger system of wildlife habitat known as the Jordan River Conservation Corridor which when completed will provide a natural corridor of preserved river bottom habitat stretching from Utah Lake to the Great Salt Lake.

Historical Significance: The land is reported to have been traversed by the old railroad that ran in the bottom of the Jordan River Valley. There used to be a railroad depot located on the property and remains of its foundation can still be seen.

Viewshed/Scenic Quality: This site provides the public an opportunity to visit a beautiful river bottom in a primarily natural state surrounded by agricultural land and undulating topography.

To view other projects funded by the LeRay McAllister Critical Land Conservation Fund, please visit our website: www.governor.state.ut.us/quality

For further information, contact: Mark Bedel (801) 538-1571 or email: mbedel@gov.state.ut.us



LeRay McAllister Critical Land Conservation Fund

Virgin River Confluence Project



Image copyright Mark G. Bedel 1999

Description: The confluence of the Virgin River with Ash and LaVerkin Creeks occurs in a unique and dramatic canyon of cottonwood and willows framed by black basalt cliffs. Cindercone and sandstone hills stand juxtaposed in tribute to the powerful forces of the Hurricane Fault which shaped the Hurricane Valley many thousands of years ago. The parcel lends itself to educational programming opportunities which highlight geology, history, and riparian biology.

Location: The Confluence Project encompasses over 550 acres of varied terrain with approximately 3.5 miles of riparian frontage on the mainstem of the Virgin River and two of its tributaries—Ash and LaVerkin Creeks. The project is located in Washington County, Utah.

Acreage: 125 acres

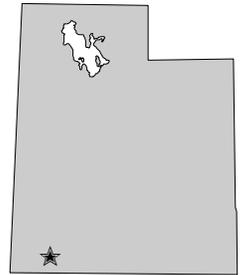
Grant funding: \$500,000

Grant awarded: May 2000

Land Ownership: Washington County

Conservation Easement Held by:
Utah Department of Natural Resources

Local Support: Rep. Dennis H. Iverson, Rep. J. W. (Bill) Hickman, Rep. Stephen Urquhart, Mayor Douglas Garner, Hurricane City, Mayor Douglas Wilson, LaVerkin City



Total Project Cost: \$1,900,000

Public Benefits

Historical significance: Petroglyphs carved into the lava rock document the prehistoric significance of the site, and it the documented site where the Escalante Expedition crossed the Virgin in 1776.

Water Quality: Purchasing this land protects the County's water supply for future development. The confluences feeds fresh creek water into the mineral rich river below Pah Tempe Hot Springs. Because both LaVerkin and Ash Creek are perennial year-round flows of fresh water, they re-water the riverbed below the Quail Lake Diversion and reduce the high mineral content present.

Wildlife Habitat: The area contains approximately 3.5 miles of riparian frontage providing critical habitat for various endangered and threatened fish species, including the Woundfin, Virgin River Chub and Virgin Spinedace. Thick stands of cottonwood and willow provide habitat for native bird species such as the endangered Southwestern Willow Flycatcher. The western boundaries of the project are contiguous with Washington County's Red Cliffs Desert Reserve established with a habitat conservation plan for the desert tortoise.

Recreation: The project secures easy access to the river from both the north and south—the only gentle breaks in the canyon rim for miles either up or down stream. The canyon where Ash and LaVerk Creeks join the Virgin River provides unparalleled opportunities for picnicking, hiking, bird watching and horseback riding among shady stands of cottonwood and sandy beaches.

To view other projects funded by the LeRay McAllister Critical Land Conservation Fund, please visit our website:
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RECOMMENDATIONS AND ADVICE TO THE 2001 LEGISLATURE

When the Utah State Legislature created the Quality Growth Commission, they specifically asked the Commission to make recommendations regarding quality growth issues. They also asked the Commission to recommend ways to implement a policy of no-net-loss of private land.

The Commission has prepared a set of Quality Growth Principles. These principles will guide the Commission over the coming year as they work to define Quality Growth Areas, and create strategies for implementing Quality Growth. The Commission has also tackled the difficult issue of no-net-loss of private land. The Commission took the approach of calling for a net gain in private land.

For the 2001 legislative session, the Quality Growth Commission sends these recommendations to the legislature for consideration.

SECTION CONTENTS

- Utah's Guiding Principles of Quality Growth
- Net Gain of Private Land
- Utah Land Ownership Map and Data

Utah's Guiding Principles for Quality Growth

The Utah Quality Growth Commission defines quality growth as creating a responsible balance between the protection of natural resources C land, air, and water C and the requisite development of residential, commercial, and industrial land to accommodate our expanding economy and population.

Assumptions:

These assumptions underlie the principles of Quality Growth:

- Utahns value quality of life.
- Growth creates challenges and opportunities.
- State government should not impose requirements on local governments without adequate resources or appropriate incentives.
- Private property and other individual rights will be respected.
- A solution for one community may not apply to all communities.
- Free market forces are important in addressing challenges.

Principles:

These principles should apply to all levels of government as our communities develop. To this end, we offer these principles:

- **Local Responsibility**—Local governments are responsible for planning and land use decisions in their own jurisdictions in coordination and cooperation with other government entities.
- **State Leadership**—The State's role is to provide planning assistance, technical assistance, information and incentives for local governments to coordinate and cooperate in the management of growth.
- **Economic Development**—The State shall promote a healthy statewide economy and quality of life that supports a broad spectrum of opportunity.
- **Efficient Infrastructure Development**—State and local governments should cooperate to encourage development that efficiently utilizes infrastructure.
- **Housing Opportunity**—Housing choices and housing affordability are quality of life priorities and state and local governments should cooperate with the private sector to encourage both.
- **Conservation Ethic**—The public sector, private sector and the individual should cooperate to protect and conserve water, air, critical lands, important agricultural lands, and historical resources.



Utah Quality Growth Commission

Recommendation to the Utah Legislature: Implementing a Policy to Achieve a Net Gain of Private Land

Background and Summary

The Utah Quality Growth Act of 1999 directs the Quality Growth Commission to make recommendations to the legislature on implementing a policy of no net loss of private land:

[The Commission is to consider] ... how to implement the policy of no net decrease in the quantity or value of private real property available to generate property tax revenues, while recognizing that at times some additional public land will be needed and at other times public land that is not critical can be sold, exchanged, or converted to private ownership to accommodate growth and development.

After lengthy and thoughtful deliberations about maintaining the important balance between critical land conservation and the economic interests of the state, the Commission has unanimous support for a four-pronged recommendation to the legislature, which emphasizes these points:

- **Achieve Net Gain.** The Commission recognizes that private lands serving a compelling public purpose should be preserved and, conversely, public land not serving a compelling public purpose should be converted to productive private use. The Commission believes it is in the state's best interest to facilitate the reallocation of public and private lands to best meet the needs of current and future residents. Due to the preponderance of publicly owned land in the state, the State must strive over time to achieve a net gain of private land.
- **Set High Standards.** State critical land preservation funds should only be used for the truly critical and highest priority projects, which serve a compelling public and statewide interest. Decisions about the use of these funds must include a balancing of conservation and economic interests of the state since both are relevant to quality growth.
- **Build Capacity to Monitor.** The State must implement the necessary procedures to monitor the goal of a net gain of private land and to set high standards for state involvement in land conservation.
- **Provide More Resources for Planning.** Prudent decisions require careful research, accurate information, and long term strategic thinking. In order to make the best decisions, the State must provide additional resources for critical land planning and other state and local planning activities.

Findings

The Utah Quality Growth Commission finds that approximately 78% of the surface acres of land in Utah are owned by public entities or sovereign Indian nations. The Commission recognizes the value of these lands to many Utah residents, but questions the long-term economic viability of continuing this level of public ownership.

The extent of public land ownership in Utah is extreme among states. With 66% of its land held in federal ownership, Utah's share is more than twice the national average and ranks second only to Nevada among the 48 contiguous states. Another 8% of the land is owned by state government, primarily the State and Institutional Trust Lands Administration. Approximately 4% of the land is owned by Indian nations. This leaves only one in every five acres in the state (approximately 22%) for private development.¹

As a Commission we can envision a future scenario where Utah's economic vitality could be compromised because of the lack of developable land in the state. Moreover, we believe that economic opportunity for residents is a primary component of quality growth.

Recommendations

The Utah Quality Growth Commission endorses a statewide goal of a net gain in private land ownership and offers these recommendations for achieving this goal:

- 1. Pro-actively Pursue All Feasible Mechanisms to Realize a Net Gain in Private Land.**
The State must aggressively pursue all feasible mechanisms to achieve a net gain of private land in Utah. Viable mechanisms include State and Institutional Trust Land exchanges and sales to private ownership; aggressive pursuit of surplus federal lands (ex. Surplus lands identified via the Bureau of Land Management planning process); and congressional action. The Commission recommends that the State review public lands, which are adjacent to rapidly developing areas to determine which are the highest priority lands to transfer to private ownership, while preserving environmentally sensitive lands based on the high criteria to be established by the Commission pursuant to recommendation 2 below. As these lands are identified, the State must pro-actively work to transfer them to private ownership

¹Note: No statewide accounting of local government land ownership exists. The 22% of the land left after excluding federal, state, and Native American ownership includes land owned by local government and represents our best estimate of private land in the state.

2. Set Very High Standards for State Participation in Critical Land Conservation.

The Commission must set in motion an even more rigorous process for determining when there is a compelling public interest for state participation in a land preservation project. To date the Commission has strived to participate in projects when these criteria are met:

- Broad state interests are served (wildlife habitat, wetland preservation, viewsheds protection, cultural resource preservation, agricultural preservation, public access provision, watershed protection)
- Willing seller exists
- Significant local support is present
- Substantial matching funds are present
- Economic development potential is not diminished
- Housing affordability is not adversely affected
- The project must be approved by at least two-thirds of the Commission members (9 of 13)

The Commission proposes to strengthen the criteria to ensure that funds are used only when a parcel provides a compelling public benefit or benefits not otherwise provided by public lands, and is therefore unique and/or irreplaceable and is thereby suitable for conservation. This would be done by establishing a technical advisory team to make objective recommendations to the Commission regarding the merits of proposed projects and the ultimate balancing that must occur between conservation and economic interests. This team will be comprised of technical experts in these areas:

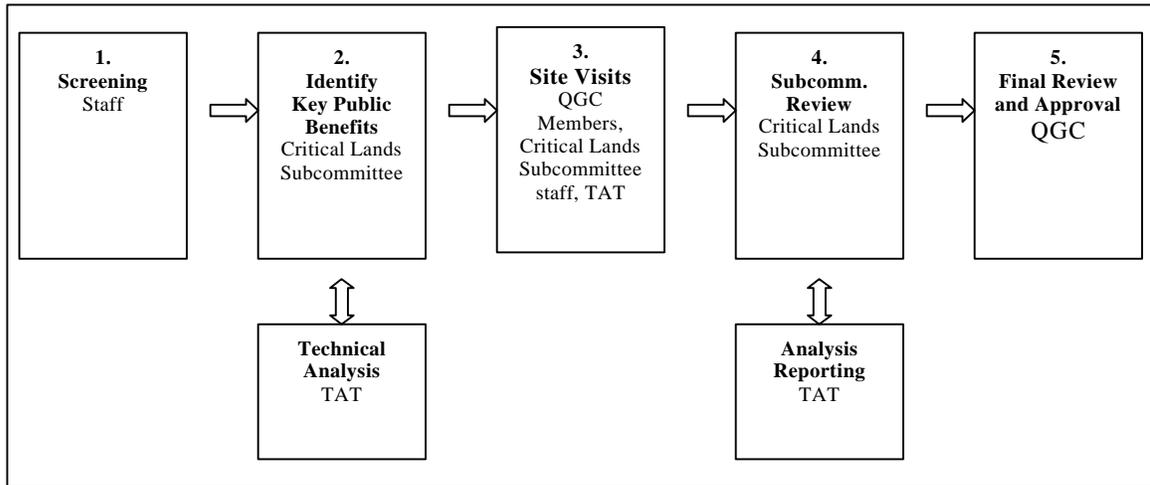
- Wildlife habitat
- Wetlands
- Viewsheds / scenic quality
- Historical/cultural preservation
- Agriculture
- Recreation
- Water shed / water quality protection
- Affordable Housing
- Economic Development
- Local Government

The team will have these functions:

- Develop evaluation criteria by discipline
- Analyze projects based on these criteria
- Conduct site visits when necessary
- Present findings to the Critical Lands Subcommittee

Figure 1 provides a schematic of the application review process and shows the final arbiter of all projects will continue to be the Commission.

Figure 1: Critical Land Fund Application Review Process



3. Build Capacity to Monitor.

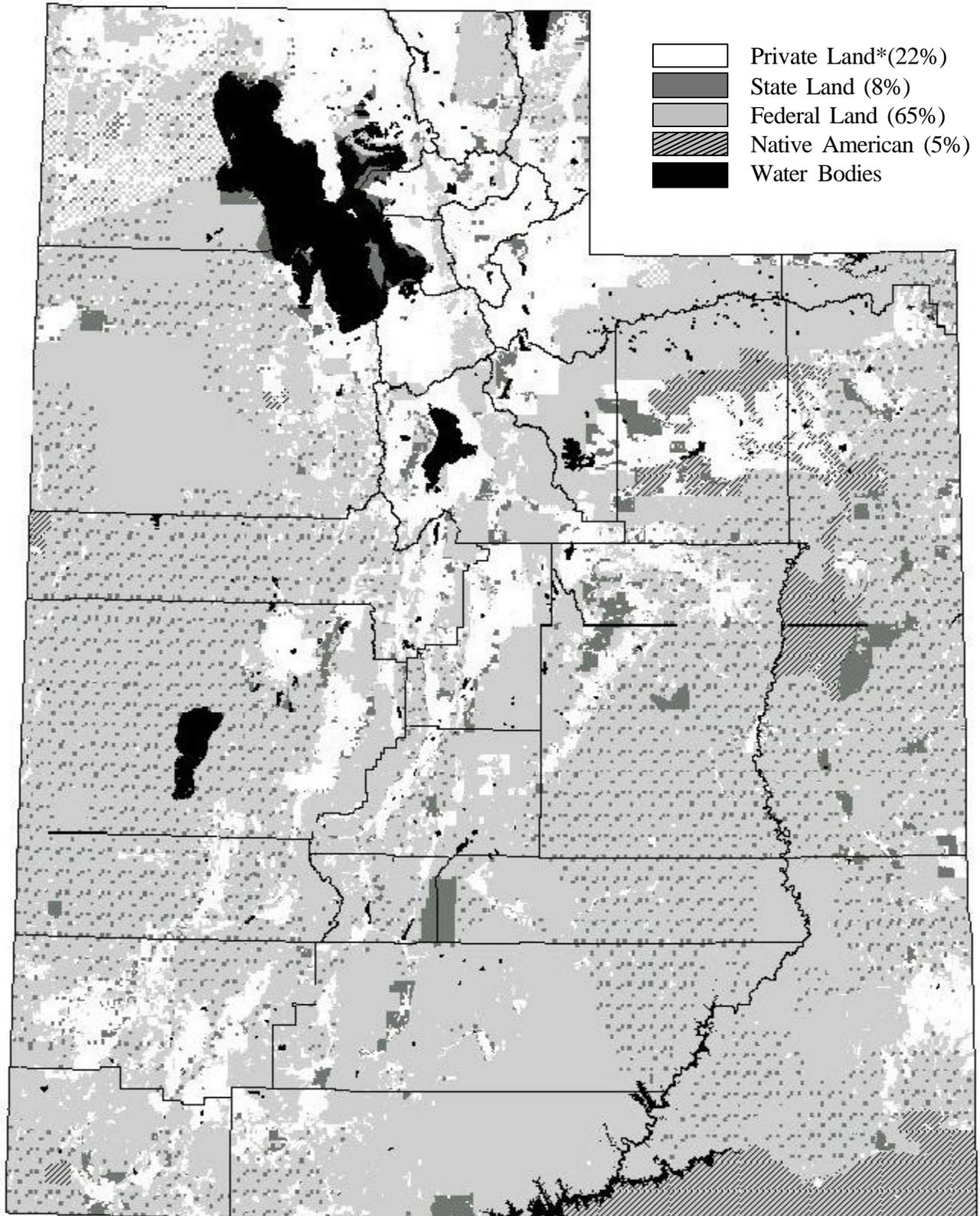
The State must implement the necessary procedures to monitor land ownership and use restrictions in the state. The Commission has established a 2000 baseline for acreage, but has an incomplete inventory of use restrictions and knows even less about the dollar value of public vs. private land in the state. From this point forward the State must (a) maintain and improve the inventory on acreage and use restrictions, (b) begin to monitor changes in value, and (c) start collecting local government land ownership data.

4. Provide Resources for Planning.

The State must allocate additional monies for state and local planning. Since critical lands often transcend local jurisdictional boundaries it is imperative that local governments coordinate their critical land planning. State resources for planning should create incentives for coordination and cooperation among local governments in identifying and planning for the preservation of critical lands. The Commission firmly believes that quality growth in this state will not happen by accident or chance, but rather will require purposeful thinking about and careful preparation for the future. Additional money is needed for state and local government to do this, including data collection, mapping, locally driven planning processes, and tool development.



Utah Land Ownership



Source: Governor's Office of Planning and Budget, Dec. 6, 2000

*includes municipal land



LAND OWNERSHIP IN UTAH

30-Nov-00

County	Federal Lands	State Lands	Private Lands*	Native American	TOTAL (acres)
Beaver	1,292,707	158,855	205,602	0	1,657,165
Box Elder	1,415,861	281,664	1,911,879	0	3,609,404
Cache	277,710	35,000	432,916	0	745,625
Carbon	448,787	124,087	373,516	218	946,607
Dagget	360,325	39,448	47,505	0	447,278
Davis	44,231	48,870	101,604	0	194,705
Duchesne	924,743	142,005	605,815	395,884	2,068,447
Emery	2,275,694	339,187	238,454	154	2,853,489
Garfield	2,982,557	161,266	169,256	0	3,313,079
Grand	1,694,113	371,116	100,471	196,775	2,362,475
Iron	1,209,305	140,443	761,209	2,505	2,113,462
Juab	1,578,697	183,908	365,243	45,118	2,172,965
Kane	2,181,535	106,715	264,849	0	2,553,098
Millard	3,245,621	417,194	580,772	1,156	4,244,742
Morgan	17,602	11,121	360,634	0	389,356
Piute	359,240	63,060	62,122	0	484,422
Rich	219,805	52,412	385,381	0	657,599
Salt Lake	105,788	11,854	375,231	0	492,873
San Juan	3,052,726	262,796	413,986	1,274,586	5,004,093
Sanpete	528,458	59,913	434,242	0	1,022,613
Sevier	929,935	58,762	233,597	1,213	1,223,506
Summit	515,402	27,449	654,698	0	1,197,549
Tooele	3,640,230	257,884	560,173	15,642	4,473,930
Uintah	1,746,331	264,409	444,154	424,401	2,879,294
Utah	595,508	84,791	595,341	0	1,275,640
Wasatch	419,521	69,999	257,779	2,727	750,026
Washington	1,158,783	102,272	265,529	27,590	1,554,174
Wayne	1,349,330	169,928	55,761	0	1,575,019
Weber	67,154	42,015	260,683	0	369,852
State Total	34,637,696	4,088,422	11,518,400	2,387,968	52,632,486
% of Total	65%	8%	22%	5%	

* Also includes local government land

Source: Quality Growth Commission calculations based on technical support from SITLA and AGRC