

Land and Water Conservation Fund Stateside Assistance Conversion Proposal: **Extell Parcels**

Utah Division of Parks and Recreation
Wasatch Mountain State Park



What is a Land and Water Conservation Fund (LWCF) conversion?

- ❑ LWCF is a federal grant program administered locally through the Utah Division of Parks and Recreation (DPR) and federally through the National Park Service (NPS).
- ❑ Grants are made to eligible state, county, municipal, and tribal governments for the acquisition and/or development of public outdoor recreation in perpetuity.
- ❑ Conversions occur when a grant sponsor requests removing a parcel of land from the perpetual federal encumbrance of public outdoor recreation.
- ❑ All conversions must be approved by the NPS through the submission of a proposed grant amendment.
- ❑ The NPS requires the converted land be replaced with new recreational land and be developed into viable public outdoor recreation within 3 years of the NPS approval.

Wasatch Mountain State Park Proposed Conversion with EX Utah Development, LLC. (Extell)

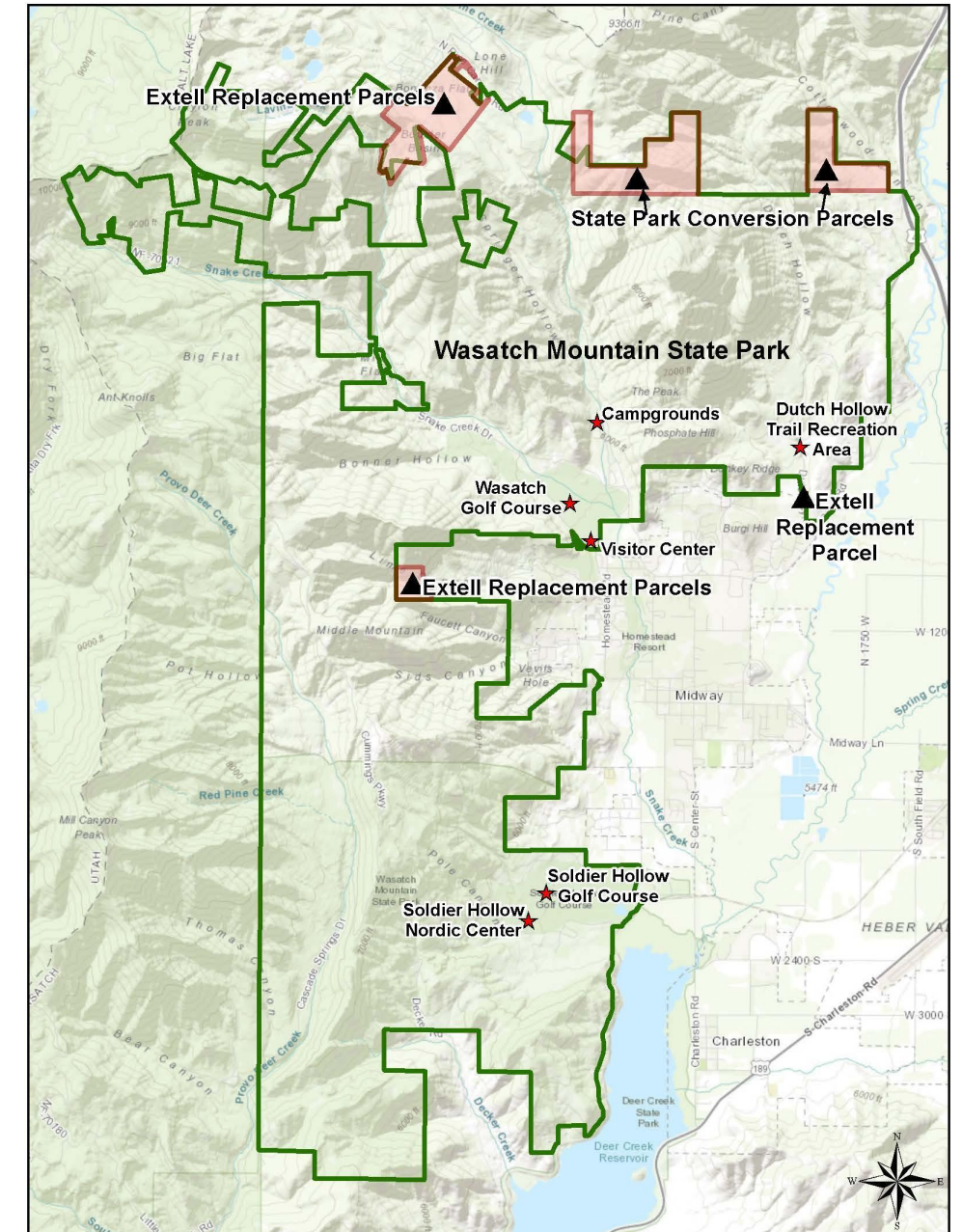
Wasatch Mountain State Park (WMSP) was created in the early 1960s to provide camping, sightseeing, hiking, and hunting opportunities to the citizens of Utah.

WMSP is approximately 22,000 acres in size.

The state utilized several LWCF grants at WMSP to develop campgrounds, Wasatch Golf Course, and a portion of the Soldier Hollow area.

Extell approached the state in 2018 and requested a partnership to develop the land on the northeast side of Wasatch for a ski resort and non-motorized summer recreation area.

However, due the LWCF encumbrance, a long term lease for private use of the area was not possible.





Conversion Proposal Overview



- ❑ Extell and DPR propose exchanging 564 acres of park land for 370.27 acres of Extell-owned parcels.
- ❑ The NPS has several conversion processes that can be followed, depending on the overall size of the conversion relative to the park and its impact on the park as a whole.
- ❑ As WMSP is approximately 22,000 acres in size, the conversion is less than 2.6% of the total land area of the park.
- ❑ As the impact is less than 5% of the total land area of the park, the conversion proposal follows the NPS' small conversion process.
- ❑ The small conversion process requires a review of the impacts to recreational loss and gain for the associated properties and a National Environmental Policy Act (NEPA) review. Separate studies/reports are required for cultural and endangered species.

DPR's Eastern Conversion Parcel

Current Conditions:

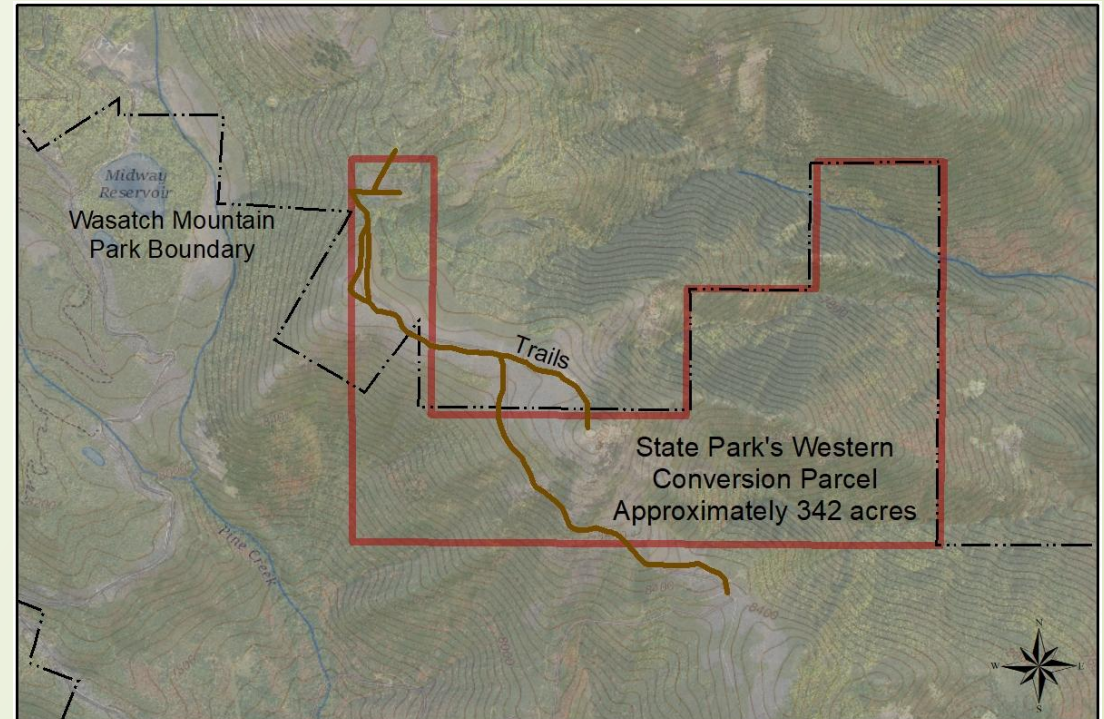
- This parcel is approximately 222 acres in size and ranges in elevation from 6,000 ft to 7,000 ft.
- The Eastern Parcel comprises steep slopes with oakbrush and quaking aspen stands. A small intermittent stream runs through the eastern corners of the property.
- Available recreation includes hiking and hunting. The hiking/game trail is not maintained and is relatively rough in nature, with portions coinciding with the drainage.
- Access to this parcel is limited, as the adjacent parcel to the east is currently managed as fish habitat/river corridor.
- There are three federally listed species reported in the area; however, this parcel does not have their preferred habitat or range.
- The parcel contains two mine adits, but the archaeological report concluded the adits are not eligible for listing in the National Registry and recommended a determination of no adverse effect on cultural resources.



DPR's Western Conversion Parcel

Current Conditions:

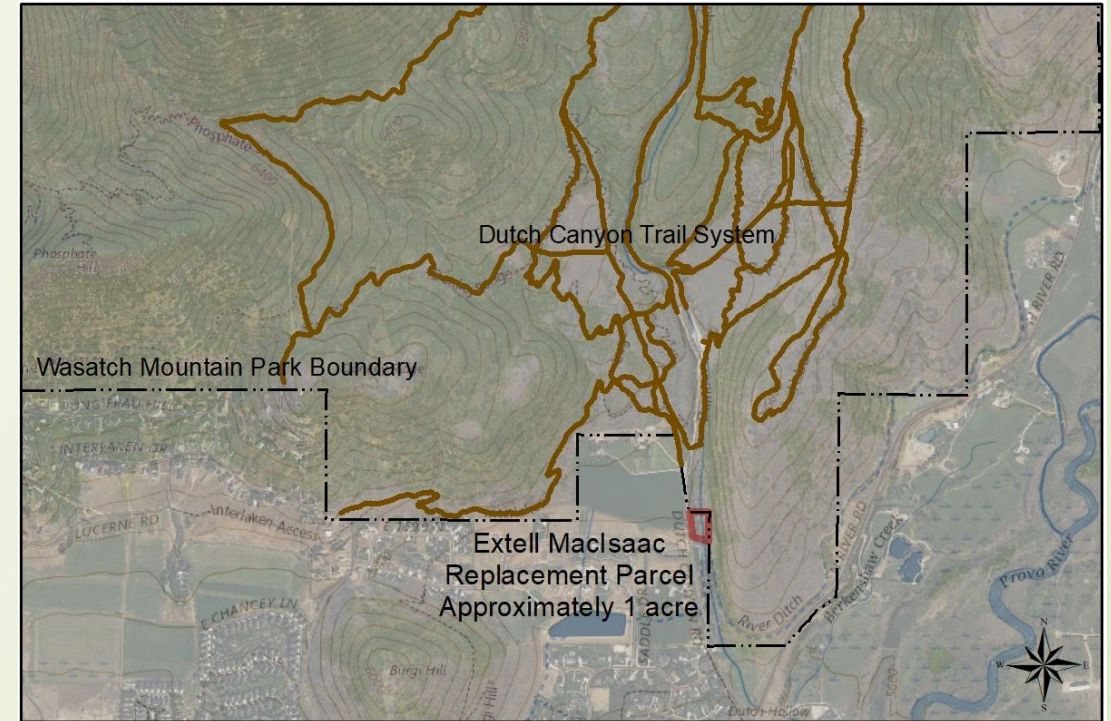
- This parcel is approximately 342 acres in size and ranges in elevation from 7,600ft to 9,600ft.
- The Western Parcel comprises steep slopes with oakbrush and quaking aspen stands and a small, intermittent stream that runs through the eastern portion of the property. Coniferous stands can be found on the north slopes of this property.
- Available recreation includes hiking, biking, and hunting.
- Current access to this parcel is limited due to private ownership on the northern boundary.
- There are three federally listed species reported in the area; however, this parcel does not have their preferred habitat or range.
- The parcel does not contain any recorded historical/cultural sites.



Extell's MacIsaac Replacement Parcel

Current Conditions:

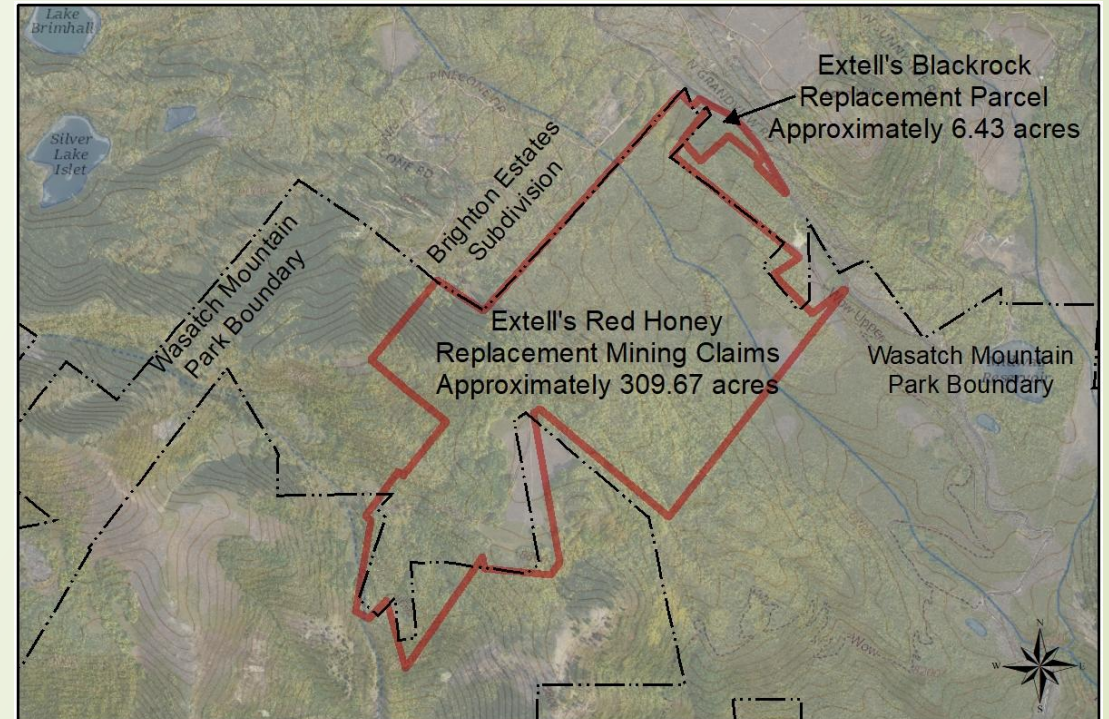
- This parcel is approximately 1 acre in size and includes a 2,184 sq. ft. recreational cabin (28 years old).
- The parcel is located at the entrance to the Dutch Canyon Trail System.
- Available recreation in the area includes hiking, biking, horsebackriding, and hunting.
- Access to this parcel is from Dutch Canyon Road.
- There are three federally listed species reported in the area; however, this parcel does not have their preferred habitat or range.
- The parcel does not contain any recorded historical/cultural sites.



Extell's Red Honey and Blackrock Replacement Parcels

Current Conditions:

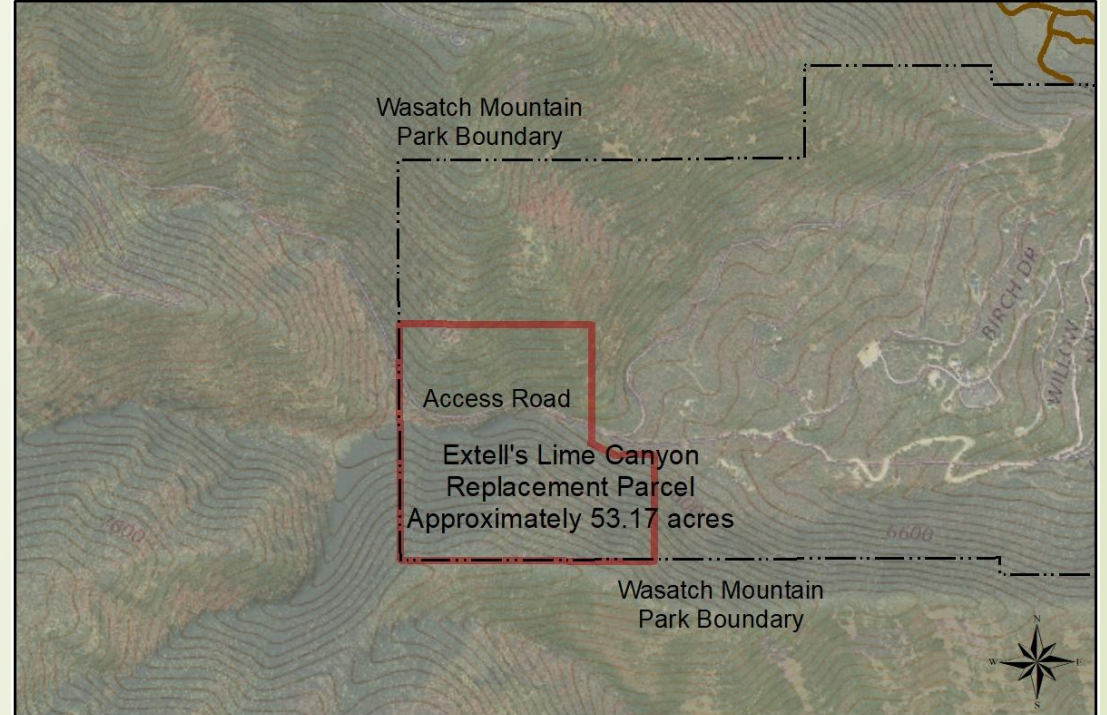
- Red Honey is 309.67 acres and ranges in elevation from 8,600 ft to 9,300 ft. Red Honey comprises mining claims. DPR owns 9/18ths of the claims with Extell owning 7/18ths. This purchase would give the Division majority ownership of the block.
- Blackrock is 6.43 acres.
- Red Honey ranges from steep slopes to flat meadows with a oakbrush and quaking aspen overstory.
- Blackrock is predominantly flat with stands of quaking aspen and oakbrush.
- Available recreation in the area includes hiking, biking, and hunting. There is a road that crosses through a portion of the property used for hunting in the fall.
- Access to both parcels is from Pine Creek Road and Brighton Estates subdivision.
- There are three federally listed species reported in the area; however, this parcel does not have their preferred habitat or range.
- The parcel contains several historic sites, but the archaeological report concluded they are not eligible for listing in the National Registry and recommended a determination of no adverse effect on cultural resources.



Extell's Lime Canyon Replacement Parcel

Current Conditions:

- This parcel is approximately 53.17 acres in size and ranges in elevation from 6,760 ft to 7,400 ft.
- The Lime Canyon parcel has steep slopes with oakbrush and quaking aspen stands. There is a small stream that flows adjacent to the access road. Coniferous stands can be found on the north slopes of this property.
- Available recreation includes hiking, biking, and hunting.
- Access to this parcel is secured through reservations in the deed for the existing access road.
- There are three federally listed species reported in the area; however, this parcel does not have their preferred habitat or range.
- The parcel does not contain any recorded historical/cultural sites.





DPR Preferred Replacement Property Goals for Extell

- The continuing development of the Midway/Heber area creates public access challenges for WMSP. Adjacent landowners are developing their properties and are beginning to limit access to the park through their subdivisions. DPR asked Extell try to identify and purchase property that could benefit the public with improved access to the park from the Midway area. The division further asked that Extell pursue the purchase of in-holdings within our boundaries to clean up ownership.
- Any property exchange would need to be of equal appraised value.
- Any property acquired would need to have clean title and be insurable with a title company.
- Property acquired would need to have recreational development potential.
- All replacement parcels would need to be approved by the NPS and eventually the Board of the Division of Parks and Recreation and the Governor's Office.



Recreational Benefits of the Replacement Parcels

□ MacIsaac:

- Access to the Dutch Canyon Trail System.
- Recreational cabin that could be used for a group rental.
- Comes with its own water system and water right.

□ Blackrock:

- Access from Pine Canyon Road.
- Removes a private in-holding on the west side of Pine Canyon Road.
- Allows for the development of a trail/access outside of the Brighton Estates subdivision.



Recreational Benefits of the Replacement Parcels, Cont'd.

□ Red Honey:

- Consolidates majority ownership of this block with the state. Extell is continuing to work on the other 2/18^{ths}.
- Finalizes a trade process that has been in the works for over 20 years with United Park City Mines and then Talisker.
- Provides important access to Bonanza Flats (a popular meadow) and provides majority ownership for development purposes.

□ Lime Canyon:

- Secures access to park lands from Lime Canyon Road, as this is reserved in the deed for the parcels.
- Allows future development of a motorized trailhead.
- Beautiful property that would be perfect for primitive yurts.

Recommendation

- The Division of Parks and Recreation recommends the Board approve the submission of the conversion proposal with Ex Utah Development, LLC (Extell) to the National Park Service for their review.

