

Land and Water Conservation Fund Stateside Assistance Conversion Proposal: **Ward Farms Parcel**

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 NPS approval.

Wasatch Mountain State Park Proposed Conversion with Ward Farms

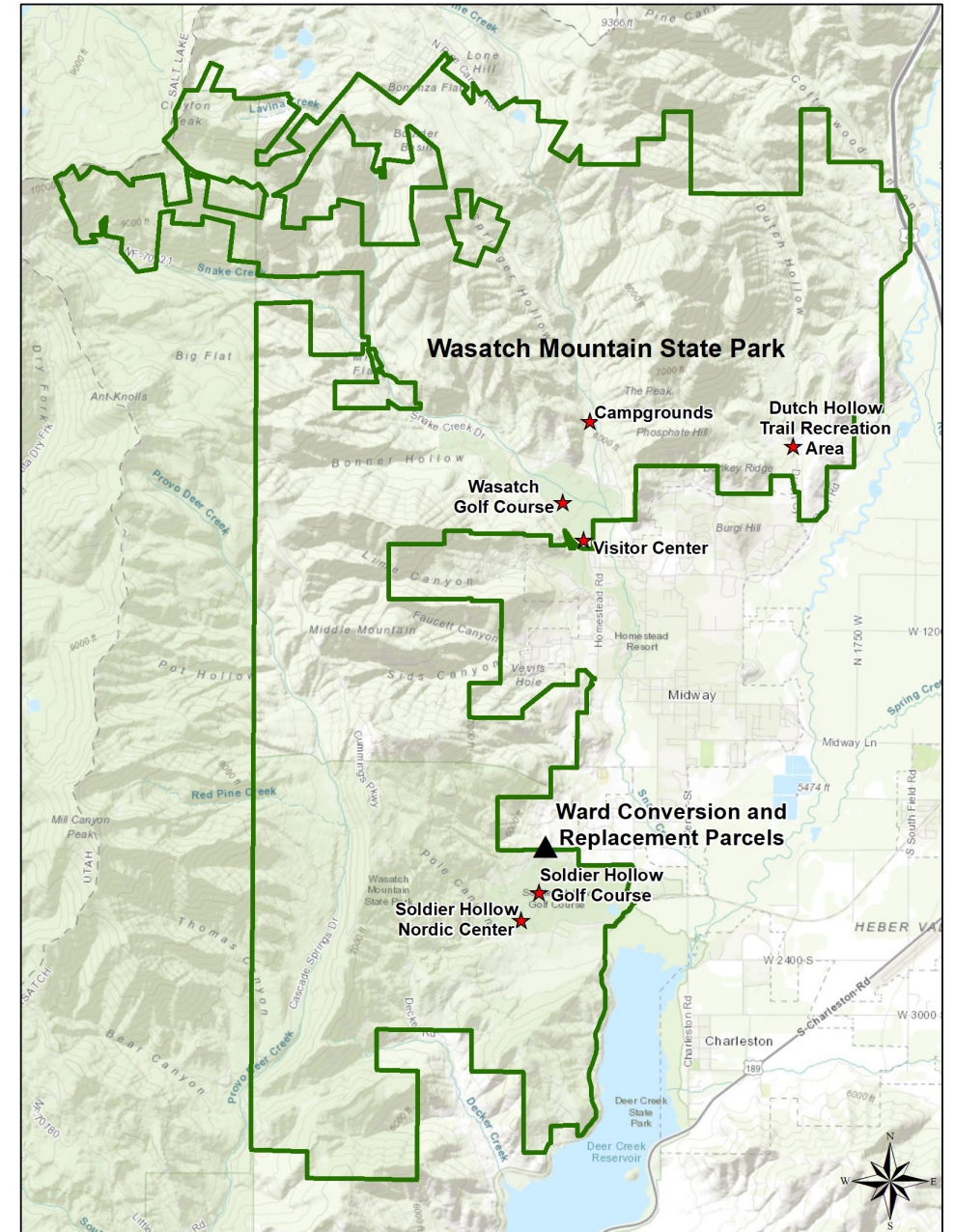
Wasatch Mountain State Park (WMSP) was created in the early 1960s to provide camping, sightseeing, hiking, and hunting opportunities to the citizens of Utah.

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.

Ward Farms approached the state in 2018 and requested a right-of-way across WMSP to connect their proposed development to Cascade Springs Road.

Due the LWCF encumbrance, private use of the area was not possible, and a small conversion of the right of way area was pursued.





Conversion Proposal Overview

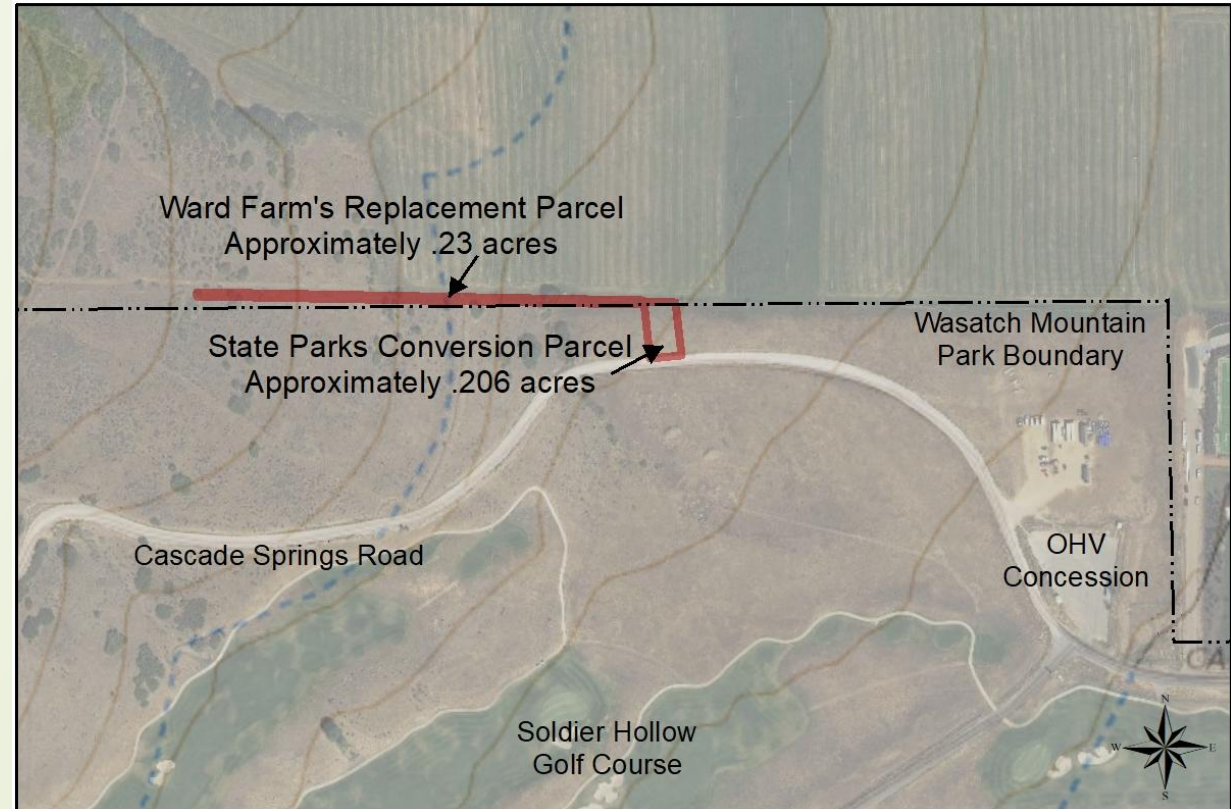


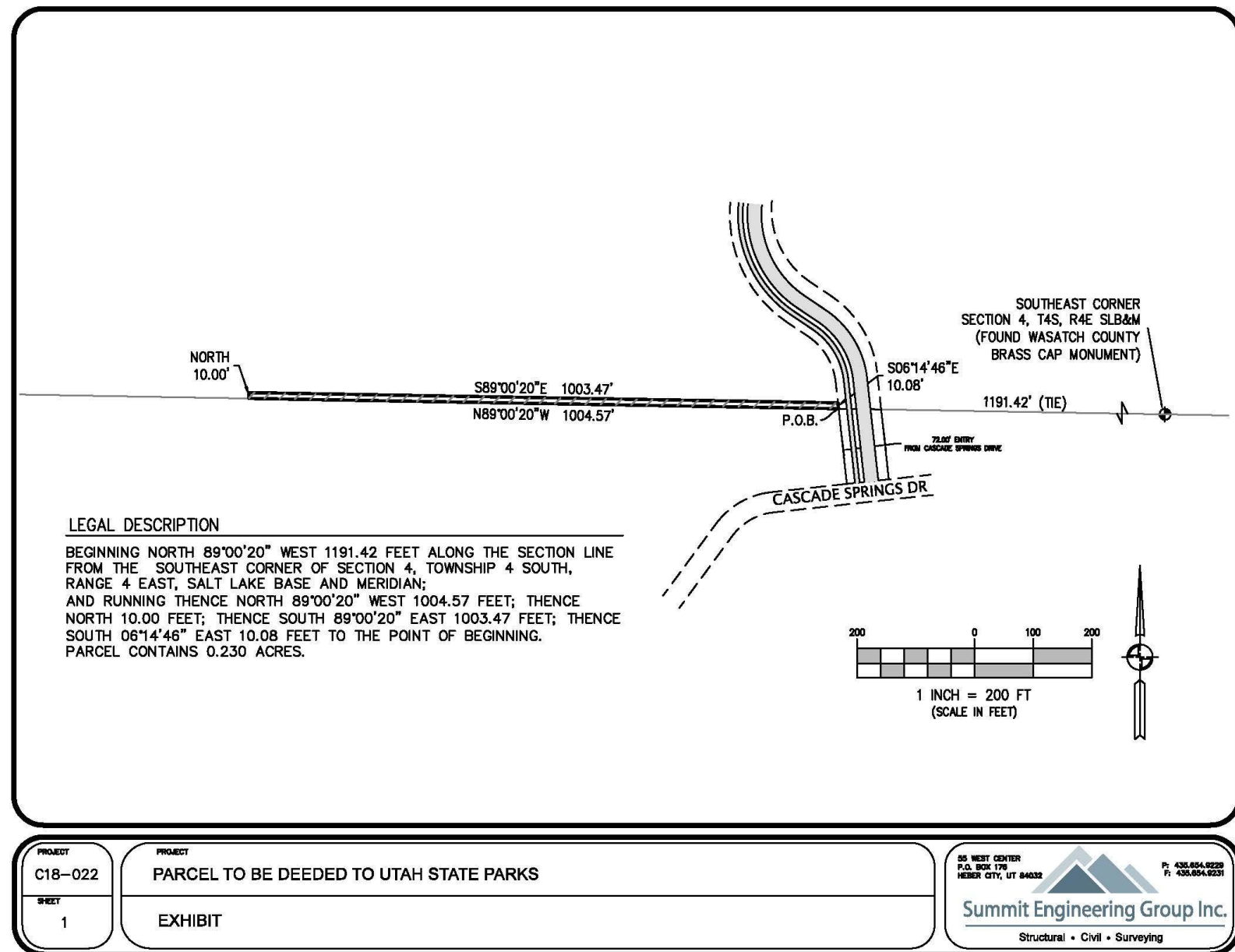
- ❑ Ward Farms and DPR propose exchanging 0.206 acres of park land for .230 acres of Ward Farms property.
- ❑ The NPS has several conversion processes that can be followed, depending on the overall size of the conversion relative to the park and its impact on the park as a whole.
- ❑ As WMSP is approximately 22,000 acres in size, the conversion is less than one hundredth of one percent 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.

Current Conditions:

Wards Farm and State Park parcels:

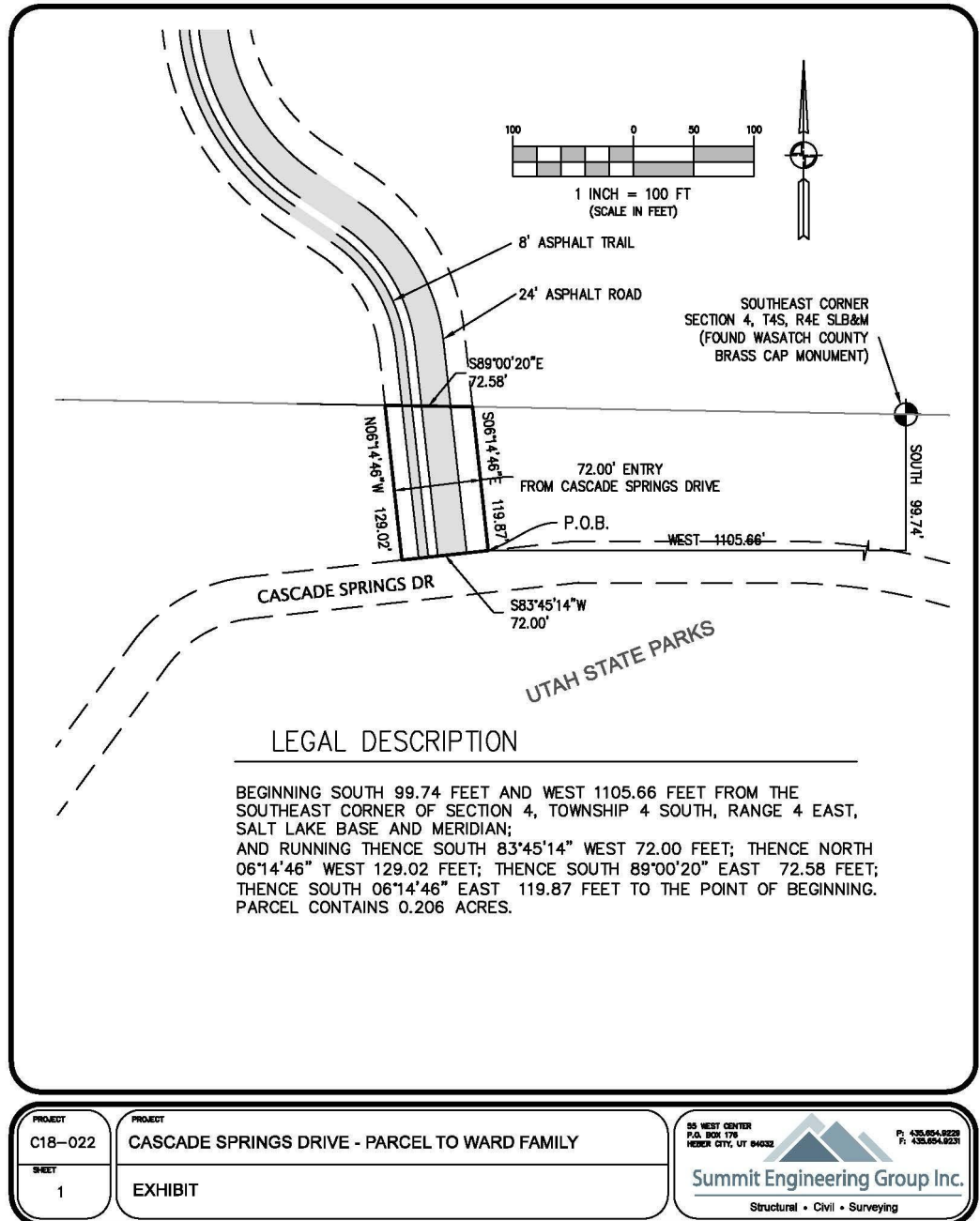
- Both parcels are approximately 0.23 acres in size and range in elevation from 5680 ft to 5800 ft.
- Parcels comprise weedy annual and biannual species and alfalfa fields.
- Access to both parcels is from Cascade Springs Road.
- There are three federally listed species reported in the area; however, this parcel does not have their preferred habitat or range.
- The West Bench Ditch is recorded as a historic ditch, but was determined ineligible for the National Register, as it has been piped underground.
- There is an existing OHV trail on State Park land that runs parallel to the park boundary.

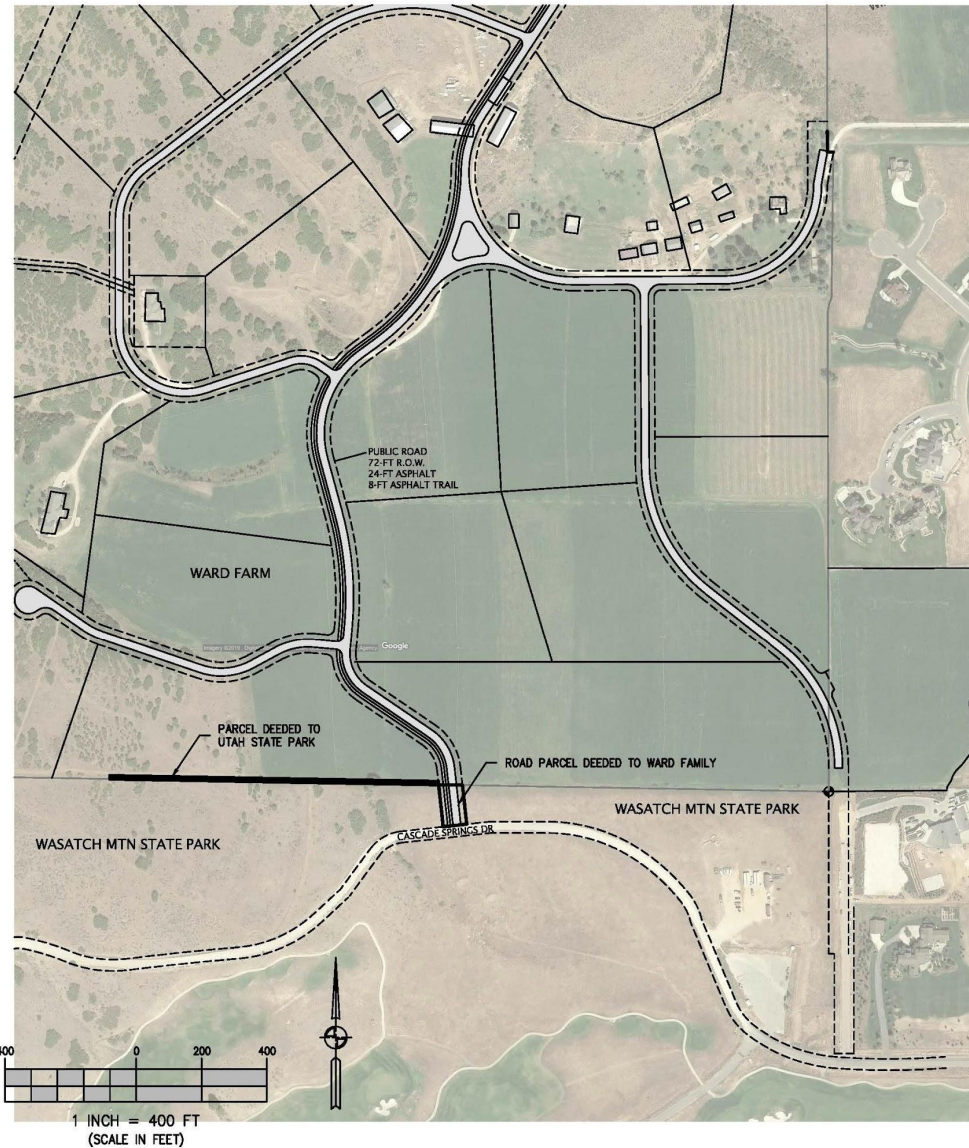




Ward Farm Replacement Parcel

State Park Conversion Parcel





PROJECT
C18-022

SHEET
1

PROJECT
EASEMENT AND PARCEL EXHIBIT

AREA OVERALL EXHIBIT

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Summit Engineering Group Inc.

Structural • Civil • Surveying



DPR Preferred Replacement Property Goals for Ward Farms

- Any property exchange would need to be of equivalent 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.
- The replacement parcel must be directly adjacent to the park boundary and easy for park staff to administrate.
- The Division will retain a right-of-way across our conversion parcel to allow for the continued use of the OHV concession and existing trail/winter grooming route.



Recreational Benefits of the Replacement Parcel

- Adjacent to park boundary.
- Allows a buffer between an existing ATV trail and the private property.
- Allows for OHV development.



Recommendation



- The Division of Parks and Recreation recommends the Board approve the submission of the conversion proposal with Ward Farm to the National Park Service for their review.