

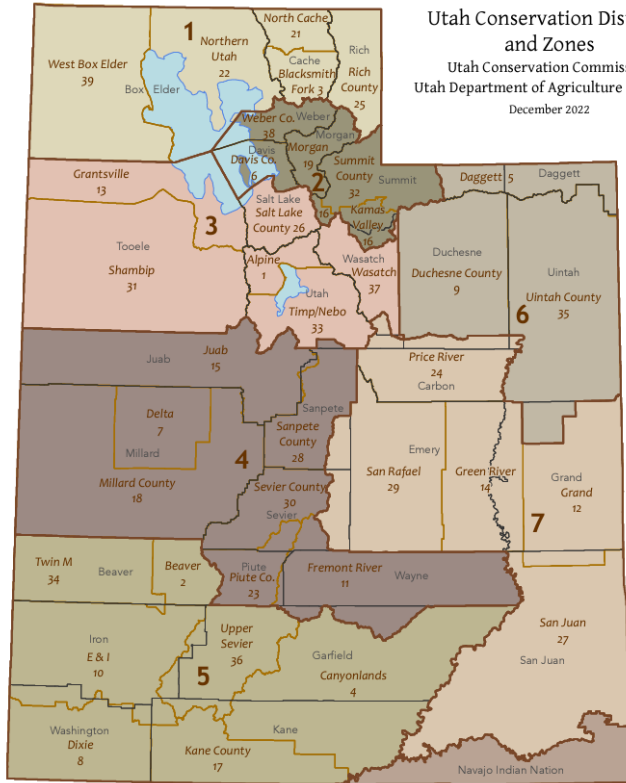
Grantsville Exchange

Development Exchange





Utah Conservation Districts
and Zones
Utah Conservation Commission
Utah Department of Agriculture and Food
December 2022



Map Scale 1:2,851,200 (1 inch = 45 miles)

Legend



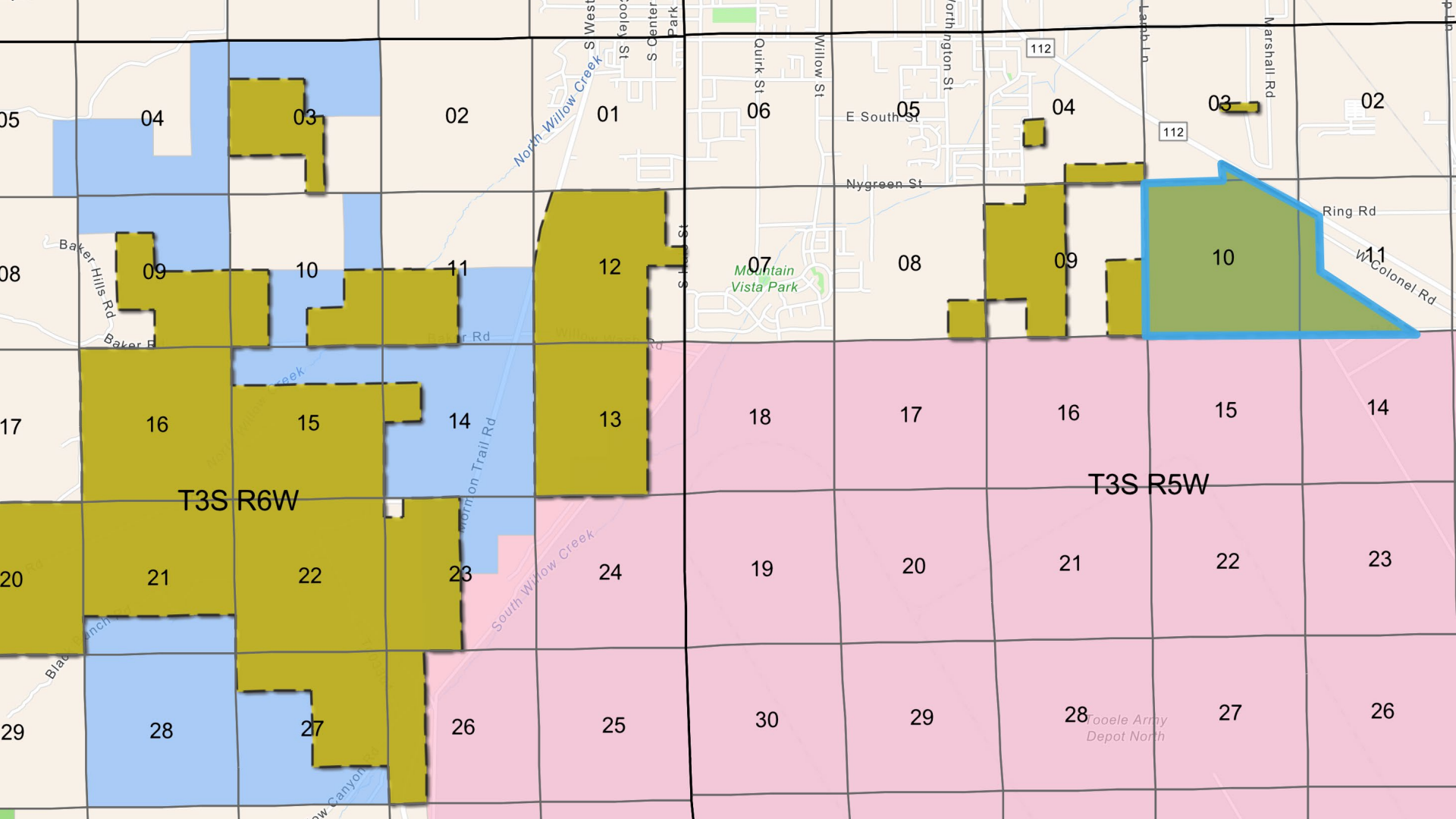
Conservation District Boundary, Number, and Name (#20 not assigned)
Zone Boundary and Number
County Boundary and Name



Conservation District and Zone data provided by Utah Conservation Commission. Boundaries digitized from legal descriptions by UDAF GIS staff.

Grantsville Soil Conservation District

- Utah has 38 conservation districts
- Board members are appointed by Commissioner of Department of Agriculture and Food
- Focus on reducing soil erosion
- Improve wildlife habitat
- Conserve water
- Eradicate invasive weeds
- Improve natural resources



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T3S R6W

T3S R5W

South Willow Creek

North Willow Creek

Baker Hills Rd

Baker Rd

Mormon Trail Rd

Blackinch Canyon

Blackinch Canyon

Mountain Vista Park

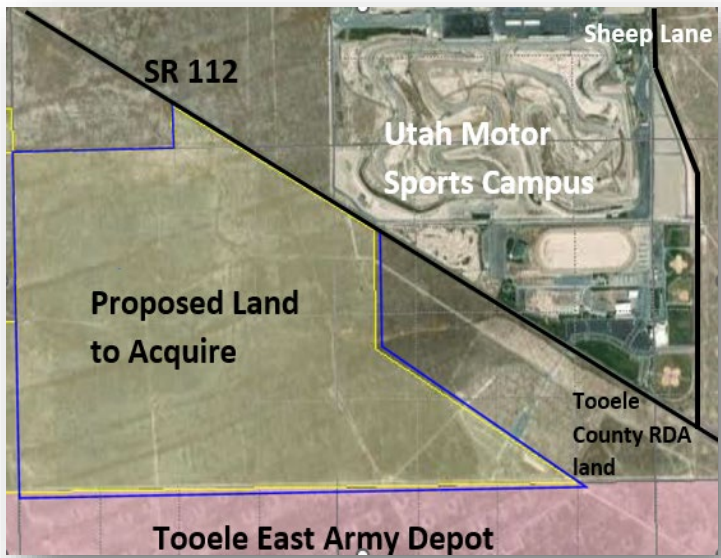
Boole Army Depot North

Ring Rd

Colonel Rd

112

112



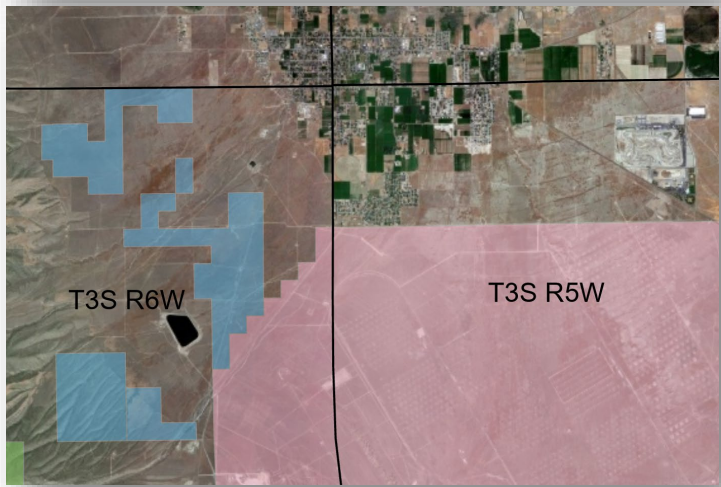
Property Details

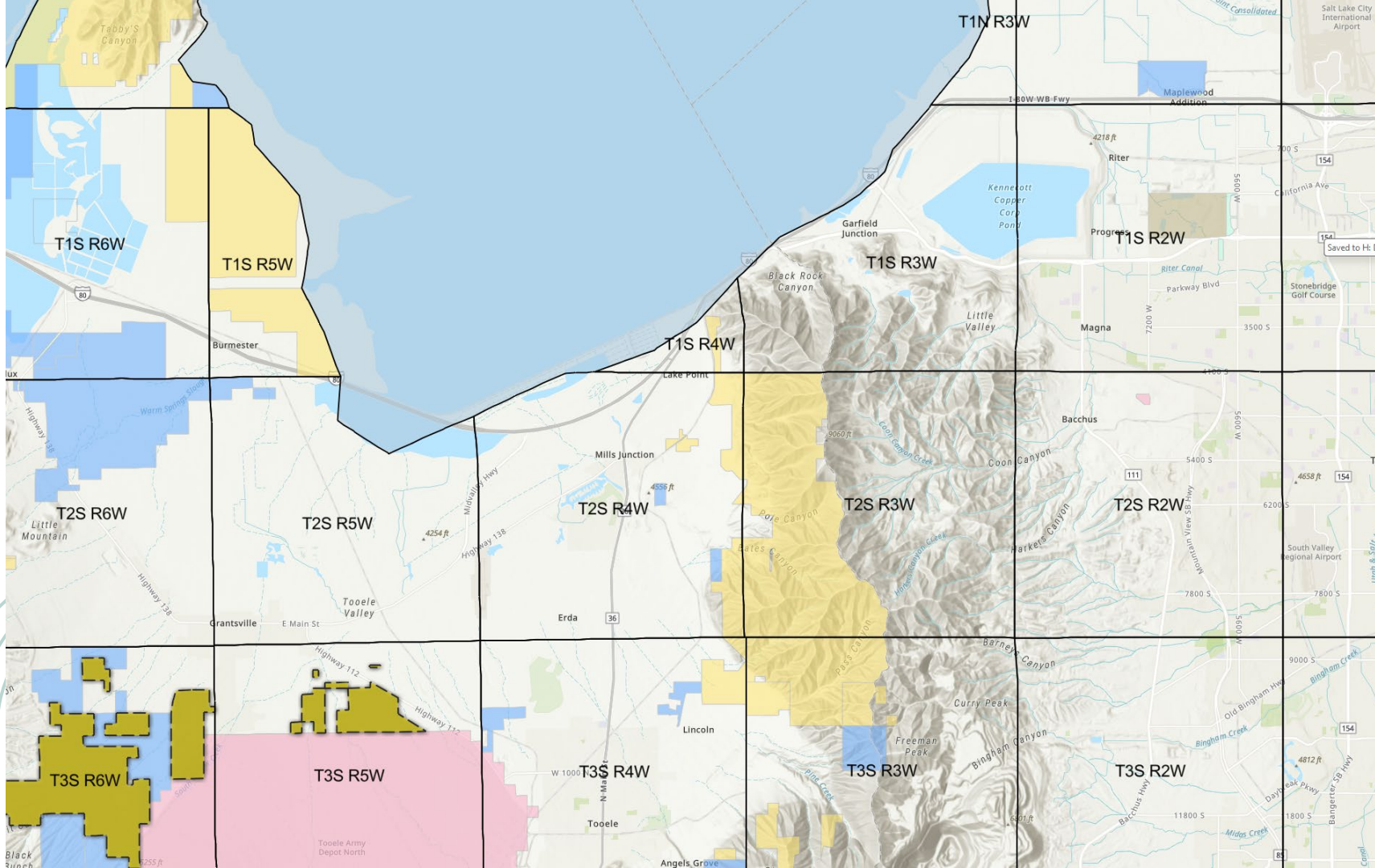
Property to Acquire

- 788 Acres
- Access from SR-112
- Flat
- Available utilities
- Inclusion in TEAD GWMA
- Close proximity to industrial development

Property to Exchange

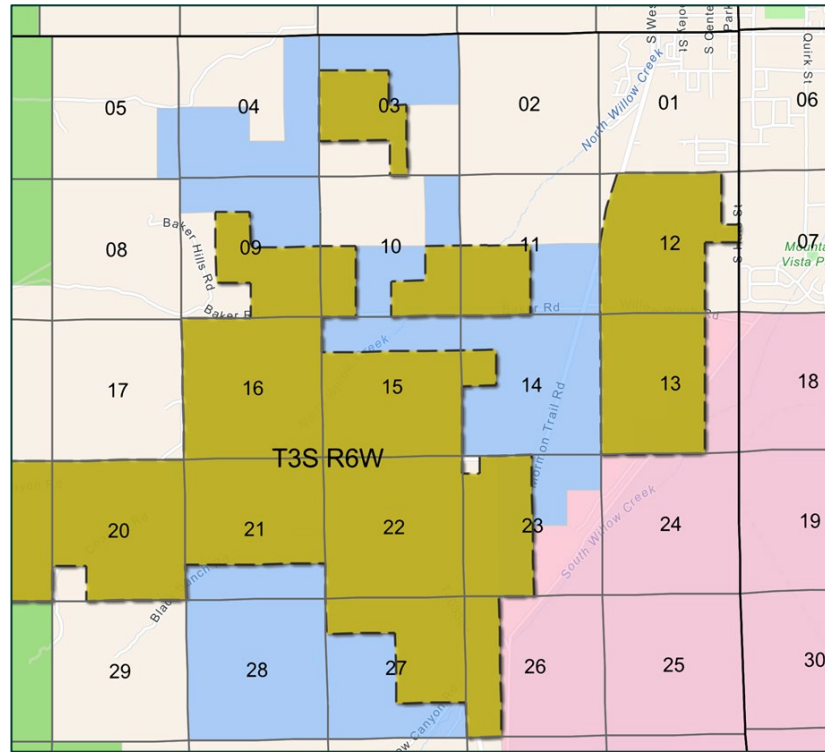
- 3410 Acres
- Access to eastern parcel from Mormon Trail Road
- Northern and southern parcel access issues
- Significant slopes, ravines, and washes

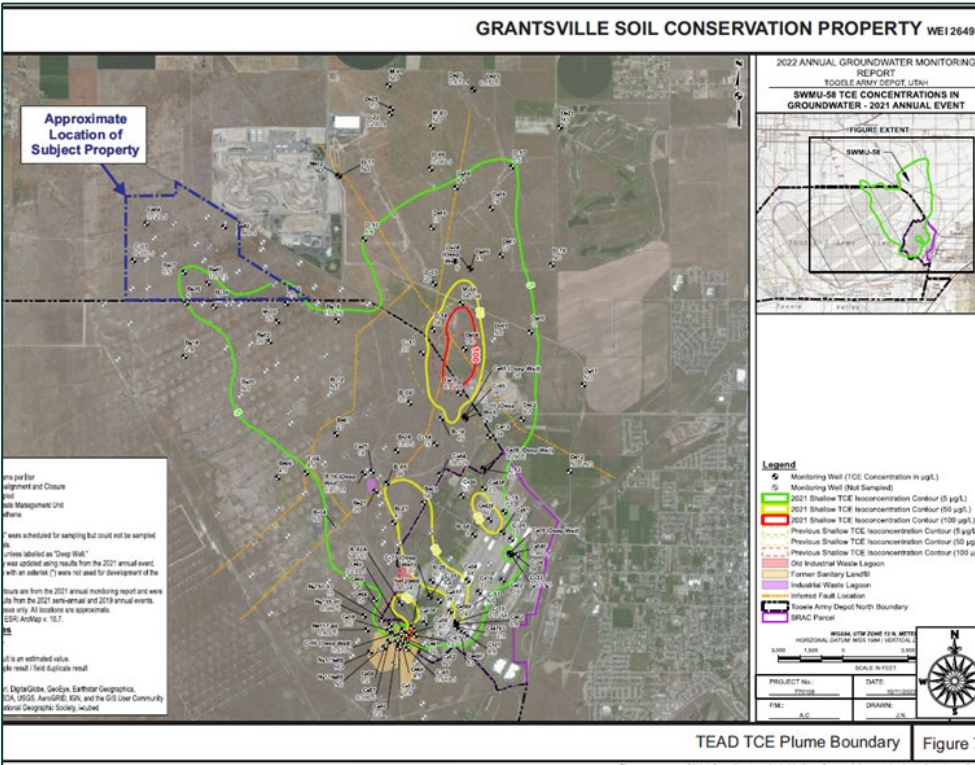




Proposed Exchange

- Land for land exchange
- TLA covers cultural clearance costs and closing costs
- Title insurance paid by each party
- TLA receives and keeps mineral rights





Ground Water Contamination

- Minimal impact on southern border
- No surface impact
- No cullinary wells will be allowed
- Known, controlled issue
- Property is within Grantsville City boundaries

Determining Factors

The Best Interest for the Beneficiaries

Industrial land within Grantsville has a greater potential for development



- **Proper Timing**

Industrial parks will continue to be in demand in this area

- **Risk Reduction**

Land to be acquired has better access and ability to be developed

- **Asset Valuation**

The value potential of the industrial land is greater to the Beneficiaries

Recommendation:

The Board of Trustees approve completing this development land exchange with the Grantsville Soil Conservation District and the capital expenditures necessary for cultural clearance of the property.

Proposed Motion:

Move to approve the proposed development exchange with the Grantsville Soil Conservation District as described including associated capital expense and for the agency to take all further actions necessary to finalize the exchange.

Thank You For Your Consideration.

Questions/Comments?