



objectives. Ann McLuckie added the TC feels okay removing invasive native and non-native plants with hand tools. The TC also approved expanding the roadside parking from three stalls to nine. She explained that the TC looks at proposals but doesn't create proposals. Nathan Brown added that maintaining the dunes isn't considered *take*.

Marc Mortensen felt it would be good to clear the vegetation from the parking lot to the dunes. He asked if tortoises can burrow in the sand. Ann answered that tortoises can burrow in sandy areas and some sand can be stable.

**MOTION** by Chris Blake to have the HCAC make a fieldtrip to the sand dunes before any action is taken.

Seconded by Larry Crist.

Discussion: None.

Vote was taken: All voted aye.

Motion passed.

Henry added that although Kristen Comella has recused herself from the TC recommendation, he would like to have her attend the HCAC fieldtrip because she is the Snow Canyon State Park manager.

**b. Toe Trail Access Discussion & Possible Action (Walt Plumb/TC)**

Jim Raines from Bush and Gudgeon represented Walt Plumb, a developer in Ivins. Jim explained that less than two acres of the developer's land (shown in exhibit 5-b-1) is behind the existing HCP tortoise fence. HCP maps include this piece of property but it is private property. Mr. Plumb is willing to donate this land to the Reserve in exchange for a stepover which would connect Toe Trail to a city park south of his property. This amenity would be available to the public as well as an asset to his development. If this is not desired, he would like to have it cleared of tortoises and re-fenced.

Bob Sandberg explained that the HCP maps include this property but the County Recorder's office shows it as private property. It belongs to Mr. Plumb and it is on the tax rolls. Bob added that he could not find any records with agreements for this land.

Chris Blake explained that maps today are better than when the Reserve was fenced. At the corner of the triangular piece of land there is a wash. Chris suggested that the boundary was meant to follow the wash. (The recorder didn't pick up what he had to say here, it was muffled). Bob added there is a survey marker at the north east corner of the property and the fence does not come to that corner. The actual description from the county recorder takes the property to the section corner and back along section line. Cameron Rognan stated the HCP document lists and shows 1.5 acres of property that was originally owned by Weston Hafen Family who sold it to the Hart development. While it is included as a part of the Reserve, it is still privately owned.

### HCP Administrator Assignment to the Technical Committee 10/9/2012: Toe Trail access proposal

The Technical Committee is requested to evaluate the biological impacts to desert tortoise of allowing access to the Toe Trail from the Walter Plumb property in Ivins. The access point is proposed at approximately 800 E and 400 N in Ivins (see attached map.)

Mr. Plumb and Ivins City have requested that public access be provided to the Toe Trail from the Plumb property and Ivins City property which is currently an undeveloped city park at approximately 800 E Center Street.

Evaluate the potential impacts and develop a recommendation for presentation to the HCAC at their next scheduled meeting.

#### Summary of TC Discussion:

During the TC meeting on 10/11/12 the above assignment was discussed and the committee visited the site in Ivins prior to the meeting. Committee members were surprised to see that a portion of the Mr. Plumb's private property in question is actually fenced inside the Reserve and Snow Canyon State Park. Mr. Plumb has expressed a willingness to donate this portion of property to Snow Canyon State park in exchange for the step over access to the Toe Trail. Acquiring this property would be beneficial since it is high quality habitat for tortoises and surrounded by dense tortoise populations. Some committee members observed a tortoise burrow and scat on the property during the field trip.

The proposed trail would follow an existing old road inside the Reserve until connecting to the Toe Trail to the north. In 2003, the Ivins Regional Trail Committee (a PUP sub-committee) did assess the concept of a stepover at this location and was in support of access at that time. One of the TC committee's concerns about allowing the trail access now is that it must be accessible to the public and not just residents of the adjacent housing development, which may be gated, or may not allow public parking near the step-over. To accommodate this concern, Ivins City is planning a City park at 800 E. Center St. and the Plumb development would provide a trail easement corridor that would connect the Reserve access to the City park. Currently, Ivins does not have a timetable for the parks creation and it still does not appear on their master plan.

#### TC Recommendation:

- \* The trail access and step-over is authorized at the proposed location with three stipulations. First, the private property currently fenced inside the Reserve will be donated to Snow Canyon State Park. Second, before the step-over is built, public access to the new trail and step-over must be guaranteed by Ivins City through their proposed City park and the easement on the east side of the Plumb development. Third, impacts to tortoise must be minimized by using the existing old road as proposed, and not an alternative route.



E. 1/4 COR. SEC. 32,  
T. 41 S., R. 16 W., S.B.M.  
G.L.O. DC (1912)

2645.06'

S88°45'19"E 1426.26'

1039.40' 5 6

1426.26'

S 44°42'24" E  
362.11'  
503.27'  
349.91'

860.60'

S01°18'26"W

2286.12'

S01°18'26"W

283.76'

S01°18'26"W

737.52'

1879.90' (THE POB PARCELS 1, 2 & 3)

N01°18'27"E (REC.)  
N01°16'30"E 2630.83' COR.-COR. (MEAS)

226" W

### Third Takedown PARCEL 3-A

25.783 acres



- L1
- L2
- L3
- L4
- L5
- L6
- L7
- L8
- L9
- L10
- L11
- L12
- L13
- L14
- L15
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- L34
- L35
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- L37
- L38
- L39
- L40
- L41
- L42
- L43
- L44
- L45
- L46
- L47
- L48
- L49

1/16 LINE

N 01°11'55" E 533.50'

S73°26'31"E (R)  
32.00'

S84°18'44"E  
130.96'

S72°55'31"E  
210.00'

S16°07'06"E  
39.01'

WEST

S88°44'23"E  
140.66'

N84°32'27"E

1371.65'

S81°56'52"E (R)  
R=486.00'  
L=72.15'  
Δ=8°30'21"

S88°44'23"E 100.69'

210.00'

S74°52'53"E  
359.76'

N76°19'25"E  
32.00'

S88°41'34"E  
159.15'

N13°40'35"W  
30.04'

### Second Takedown

BLOCK 10

"ST. GEORGE and SANTA  
CLARA BENCH IRRIGATION  
COMPANY SURVEY"

4 7

3 8

S89°14'39"E  
40.28'

N89°45'29"W  
16.60'

N74°47'32"W  
146.35'

23.09'

N74°47'32"W  
295.04'

S83°06'06"E (R)  
118.30'

N89°45'29"W

### Third Takedown PARCEL 3-C

3.877 acres

R=421.00'  
L=186.38'  
Δ=25°21'57"

N71°31'56"E (R)

S77°05'01"E  
203.75'

S89°45'29"E  
20.14'

114.34'  
N89°45'29"W N85°28'33"E (R)

R=359.00'  
L=87.36'  
Δ=13°56'33"

N18°28'00"E  
101.79'

S16°07'06"E  
219.65'

S00°14'31"W  
148.81'

S32°41'48"W  
34.60'

S00°14'31"W  
212.85'

N74°52'53"W 157.42'

115.38' N83°57'17"W

294.725'

S78°08'47"W

### Third Takedown PARCEL 3-B

9.074 acres

2A