

## UTAH OPEN LANDS

### Cottonwood Heights-Bonneville Shoreline Trail Acquisition

#### SEWARDSHIP OF RECREATIONAL OPPORTUNITY AND ACCESS, ECONOMIC SUSTAINABILITY, PARKING/TRAFFIC SOLUTIONS



The entrance to our Cottonwood Canyons are a calling card. The majesty of the mountain-scape sets the stage for adventure whether as a local or as a visitor. When the magic of these viewsheds are marred by hillside development it threatens the economic future by lessening the experience.

Fundamentally it cuts

off access to adjacent public lands and decreases recreational opportunities funneling more users into limited, congested areas.

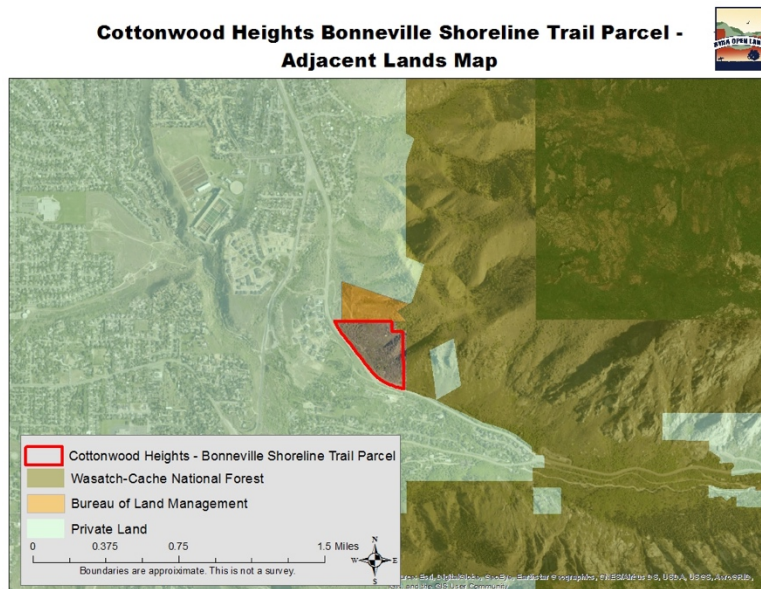
The purchase of 26 acres of land at the base of little cottonwood canyon from its current fate as an 11-13 lot subdivision will protect this vital viewshed, the visual experience and provide the opportunity to create a trailhead for access to adjacent trails and recreational areas as well as connect a portion of the Bonneville Shoreline Trail. The property is already used by residents in nearby developments accessing the two-track jeep trail. By acquiring this property Utah Open Lands sees the opportunity to safeguard ecological values, an entry corridor viewshed, trail access and parking opportunities, trail connections and create a cornerstone to diversify recreational pursuits in the canyon thereby diverting congestion in the canyon, providing a different recreational venue that still captures the essence of the Canyon experience.

**A \$20,000 grant from the Central Wasatch Commission at this time will also help Utah Open Lands reach a \$200,000 challenge grant from the AHE/CI Trust. The deadline for meeting this challenge grant is Sept 10, 2020. By providing funding to help match this grant the CWC is ensuring outside private sources leverage the funding available from the CWC.**

## LOCATION AND OPPORTUNITY

The property and project are uniquely located on land that can provide for a diversified recreational experience as well as protecting critical wildlife habitat. A significant challenge for canyon recreation is access and opportunity. This property, adjacent to public land, already contains a regularly used two track jeep trail. Additionally, it affords connections to trails already in place or planned that lack

sufficient parking and access. The Alpenblock loop could be accessed from this property and the Bonneville shoreline trail alignment exists on this property and could be altered to remain in keeping with the idea if not the exact alignment of the Bonneville shoreline.



## TIMELINE, WORKPLAN AND BENEFITS

Utah Open Lands has worked with the landowners to secure an extension from the original June 1, 2020 deadline. Our current challenge grant deadline is Sept 10, 2020. Acquisition would have to occur by October 10, 2020.

Successful acquisition of this land would ensure the ability to begin a process of recreational planning.

- October 1, 2020 Utah Open Lands would acquire the property.
- October-December 2020 stakeholder work and donor intent restrictions to establish develop a thorough analysis for crafting the conservation easement which will prohibited development and outline permitted trail and trailhead uses in concert with conservation values
- January 2021 Utah Open Lands would finalize conservation easement document through a series of public hearings in Cottonwood Heights and convey land to Cottonwood Heights retaining the conservation easement.
- February 2021 create application for trail funding to apply for various grant sources including the Governor's Office of Outdoor Recreation.

The benefits of this acquisition to facilitate trail access and trailhead opportunities is a core consideration, but there are multiple benefits from ensuring that this

property is protected instead of developed. Eleven to thirteen more homes with access off of Little Cottonwood Canyon road will exacerbate the existing traffic problems. Beyond the economic, recreational, ecological and overall stewardship, benefits the alternative will result in a step backwards in terms of the tenants that the Central Wasatch Commission seeks to find for sustainable solutions. The protection of this land creates additional multiple benefits to the Central Wasatch and its users.

BUDGET: 100% of the funding would go 100% to the acquisition of the land. Utah Open Lands is not seeking any funding for appraisal costs, documentation, staff time, or conservation easement costs.

**Appraised Value: \$3,835,000 Purchase Price: \$3,000,000**

Secured Requests

Landowner Partnership \$835,000 (Contribution)	
Cottonwood Heights	\$1,000,000
LeRay McAllister Critical Lands Fund	\$ 500,000
AHE/CI Trust	\$ 200,000 (match)
Utah Open Lands Board (not yet announced)	\$ 50,000
Wasatch Mountain Club (not yet announced)	\$ 15,000
Community Raise	\$ 27,539

Pending Requests

Salt Lake City Public Utilities	\$ 250,000
Salt Lake County	\$ 500,000
Conservation Alliance(nominated)	\$ 35,000
CWC Project Idea	\$ 20,000
Dominion Energy	\$ 15,000
Kuhl Pledge	\$ 25,000
Major Donor matches	\$ 200,000

Since we are not proposing something on Forest Service land I did not reach out and get a letter of support. I can provide you with a letter of support from the City of Cottonwood Heights if that is useful.