

DRAFT ACCORD OUTLINE – Version 1.1 May 24, 2015**EXECUTIVE SUMMARY**

This will be developed into a one-page, public-friendly description.

WHEREAS

- Importance of watershed, environment, recreation opportunities, quality of life, healthy lifestyle, economy
- Reason for Mountain Accord - threats, population increases, controversy, uncertainty
- How established, charter, Executive Board, authorities
- Extensive process over past year resulted in the basis for the agreement
- Recognize role of private interests, resorts and private land holdings as willing participants

Now let it therefore be resolved that the parties agree:

AGREEMENT**1) SUCCINCT DESCRIPTION OF INTENT / PURPOSE**

- a) Purpose centered on watershed, environment, recreation, with economy following, transportation is a tool to achieve these larger goals
- b) Landscape scale, not jurisdiction-based
- c) Doing nothing is not a desirable option, importance of taking action now
- d) Fully vet and answer the 'do we connect and if so, how' for the foreseeable future
- e) Documented agreement for reference into the future
 - i) basis for federal actions
 - ii) significance of negotiation with private interests

2) INTENDED OUTCOME

- a) Watershed protection
- b) Environmental preservation
- c) Recreation opportunities
- d) Avoid mountain development except clustered nodes at base of ski areas
 - i) Clearly describe what resort development is currently planned
- e) Incentivize transit, walking, and biking and dis-incentivize single-occupancy automobile use
- f) Certainty that the above will remain in place in perpetuity recognizing change in administrations, elected officials, ski area ownership
- g) Permanent preservation of specified lands and ski resort boundaries in final configuration
- h) Governance structure and steady stream of funding to facilitate above goals and adapt to ongoing needs

3) AGREED-UPON ACTIONS

To accomplish the above, we agree

- to support the Accord publicly and within our constituencies
- to work in good faith toward the land protection and transportation solutions
- specifically to support and execute the following actions

a) LAND PRESERVATION PACKAGE

i) FEDERAL LAND BILL

- (1) Aggressively pursue legislation for federal land designation and land exchange
- (2) Attach Draft Bill, to be reviewed and agreed-upon before introducing to congress
- (3) Conservation Management Area or National Recreation Area
- (4) Boundaries = generally USFS boundary Little Cottonwood Canyon to Parleys
- (5) Wilderness adjustments/ exchange for Bonneville Shoreline Trail and transit

ii) LAND EXCHANGE – PUBLIC GAINS

- (1) 2150 acres of upper watershed
- (2) All land going to USFS will be part of new federal designation
- (3) Lands going to other public ownership must have agreed upon conservation easement
- (4) USFS lands exchanged must be value for value
- (5) Agreement that no further ski area expansion will take place in Cottonwood Canyons with the exception of minor boundary adjustments described herein

iii) LAND EXCHANGED FOR

- (1) 288 acres goes from USFS to ski resort base areas, but no additional development entitlements or water given, with exception of Alta
- (2) Additional snowmaking water for Alta, Snowbird, Brighton, and Solitude and culinary water for 108 units for Town of Alta, only provided when all land preservation actions are completed and Grizzly Gulch put into permanent protection
- (3) Development Conditions for USFS lands being transferred to Alta Ski Area:
 - (a) approximately 20% community development footprint and 80% open-space to support current land uses such as lifts and small base facilities
 - (b) existing ways of access to public lands for ski areas, trails, business operations, residences, other private parcels, and parking in this acreage are preserved
- (4) Limited ski resort permit expansions of 210 acres (approximately 140 acres in Hidden Canyon next to Brighton, 70 acres in lower Silverfork/ Honeycomb Canyon)
- (5) 416 acres goes from USFS to Snowbird in American Fork Canyon (original parcels from Matheson Bill), no approval of development is included in this agreement, sideboards on development may be stated

(6) Attach Cottonwood Task Force document for details

b) NEPA/ DECISION-MAKING PROCESS

- i) Succinct description of purposes/ needs
- ii) Proposed actions/ proposal
 - (1) USFS Land Exchange
 - (2) Federal Designation
 - (3) Focused Growth at Recreation Nodes
 - (4) Reliable, Attractive, Competitive Transit (potentially fixed-guideway)
 - (5) User fees and/or fees to disincentive single occupancy auto use
- iii) Potential Federal Actions
 - (1) Federal Funding
 - (2) USFS Land Needed for ROW
 - (3) USFS Land Exchange
 - (4) potential USFS Plan Amendment, Management Plan for Federal Designation
 - (5) potential USACOE 404 Permit
- iv) NEPA process
 - (1) Open, transparent, comprehensive
 - (2) Environmental Impact Statement (document used to make decisions under NEPA) will be streamlined, public-friendly, and will use existing conditions, goals and relevant metrics from Mountain Accord effort as much as possible
 - (3) Schedule, milestones
- v) Transportation Termini/ Corridors/ Modes
 - (1) Termini
 - (a) 7200/9400 S near North/South TRAX
 - (b) Top of Big Cottonwood Canyon
 - (2) Modes/ Corridors
 - (a) Either 9400 S or 7200 S bus or rail, tying into regional transit network, potentially fixed-guideway
 - (b) Little Cottonwood Canyon
 - (i) bus on existing roadway with limited auto access, fixed-guideway bus or rail (separate right-of-way), key questions:
 - (ii) how much autos are restricted
 - (iii) is there an independent guideway for transit
 - (iv) how do we mitigate avalanche paths
 - (v) how can we reduce parking needs for various options
 - (c) Big Cottonwood Canyon - improved/ year-round bus service
 - (d) Connection between Big Cottonwood Canyon and Little Cottonwood Canyon (Grizzly Gulch area) – potential tunnel/fixed-guideway transit (bus or rail)
 - (3) Improved accommodations for road cycling and pedestrians
 - (4) All transportation options equal – no preferred
 - (5) No actions that facilitate increased auto capacity
 - (6) No aerial or ski lift options

vi) Fees, Incentives, Dis-Incentives

- (1) Evaluate options to incentivize transit, walking, and biking and dis-incentivize single-occupancy auto use
- (2) Range of options includes recreation fees, ski resort parking fees, USFS parking fees, and bans/restrictions like Zion National Park (any of these may require state or federal legislative action)
- (3) Parking/pricing/dis-incentive strategies should be regionally coordinated and integrated with transportation solutions

c) OTHER TRANSPORTATION ACTIONS

- i) Maintain focus on improving the integrity of the regional transportation system
- ii) Legitimate and immediate study on rapid bus connection between Salt Lake City and Park City via Parley's and Kimball Junction
- iii) Study transit improvements for SR-224, SR-248, and US-40 in Summit County
 - (1) Understand regional and local travel markets
 - (2) look at a wide range of modes/innovative solutions
- iv) Study economic, transportation, and other benefits of a wide range of non-auto-based options to connect Park City with Big Cottonwood Canyon
- v) Actively support keeping Guardsman Pass Road closed in winter from Bonanza Flats to Big Cottonwood Canyon
- vi) Private shuttle in Millcreek - implementation deadline

d) ENVIRONMENTAL MONITORING, ADAPTIVE MANAGEMENT, and RESTORATION

- i) Environmental Scorecard
- ii) Adaptive Management Plan
- iii) Restoration/ mitigation (watershed protection, contaminated soils/historic mining activities, lands with invasive weeds, impaired streams, roadside mitigation/stabilization)

e) TRAILS

- i) Comprehensive trail plan parallel to NEPA process
- ii) Immediate actions on certain trail components

f) LAND ACQUISITION PROGRAM

- i) Coordinated, comprehensive program for acquisition of private lands with willing sellers for the entire study area

g) GOVERNANCE

- i) The actions proposed above are inter-related and require approval or coordination by various entities represented on Mountain Accord. Continue to take an integrated approach to making decisions.
- ii) Recognize the number of jurisdictions can make resource management and project implementation challenging.

- iii) Study options for better multi-jurisdictional coordination, collaboration, and communication.
- iv) Potential taxing mechanisms may be needed to support the above actions; funding is needed for environmental monitoring/restoration, additional purchase of lands, trails, resource management and operations, and transportation
- v) Mountain Accord decisions are consensus based and do not supersede federal, state, and local jurisdictions' authorities. Local jurisdictions that have consented in the Accord shall seek to implement agreed-upon scenarios or actions within their jurisdiction through zoning, general plan, or other tools available. Local jurisdictions are not obligated to implement actions with which they are not in agreement.
- vi) For the Wasatch Front, maintain current municipal watershed regulatory authority and a regional approach to land use jurisdiction within the mountainous area (excluding existing municipal boundaries).

h) CONNECTION OF ABOVE ACTIONS

- i) Above actions are contingent upon one another for agreement
- ii) Contingency plan if congressional action does not happen
 - (1) congressional action or a similar path that provides the same permanent protection, until x date when this accord expires
 - (2) unless the parties agree to re-convene on this issue to pursue administrative, conservation easements, or other channels
- iii) Grizzly Gulch
 - (1) Grizzly Gulch excluded from the land exchange
 - (2) Alta Ski Area agrees to a development moratorium for 5 years while environmental analysis and decisions are made
 - (3) If NEPA Record of Decision (ROD) includes a tunnel from Little Cottonwood to Big Cottonwood, Alta Ski Area transfers privately held lands in Grizzly Gulch to Salt Lake City and Salt Lake City provides culinary water and snowmaking water to the Town of Alta
 - (4) If ROD does not include a tunnel, then Alta Ski Area would not put Grizzly Gulch into conservation and Salt Lake City would not provide culinary or snowmaking water

i) ADDITIONAL COMMITMENTS FOR NEXT PHASE

- i) Goals: ramp up public engagement, complete NEPA process, congressional action, economic/ funding study, be ready to take action on something immediately
- ii) Governance, Policies: Executive Board/ Management Team membership and role, conflict of interests/disclosures, budget policies (private donations, demonstration projects), public transparency

SIGNATURES

- Executive Board
- Ski Resorts

ATTACHMENTS

- Definitions
- Maps Showing Intended Outcomes (land preservation, transportation corridors, description of total development planned, ski resort boundaries)
- Federal Land Bill Draft
- Cottonwood Task Force Conditions
- Milestone Decision Memos on Vision, Goals, Metrics; Idealized Systems; Blueprint or other reports
- Other Phase II Agreements, if applicable