



Sutey Ranch Land Exchange





Objectives

- Brief overview of Land Exchanges
- Elements of the Sutey Land Exchange
- Status of Sutey Land Exchange
- Remaining Actions
- Future RAC Involvement?



Land Exchanges (overview)

They are:

- Complex **32** step process
- Often contentious and controversial
- Expensive
- Unique - No two are the same



Requirements

Must be:

- Consistent with the BLM mission
- Consistent with land-use plans
- In the public interest
- Of equal value (not acre for acre)
- With a citizen of the U.S.



So why do we do them?

- To implement land use plans and management objectives.
- To acquire specific resources (T&E species habitat, wildlife habitat, water rights etc.)
- To consolidate ownership, block up lands for more efficient management, dispose of unmanageable/inaccessible lands.
- To acquire access to specific areas
- To resolve trespass situations



The Sutey Land Exchange (1)

History

- Abigail and Leslie Wexner (the proponents)
- Legislative exchange failed after a two year attempt
- In 2011 a administrative exchange proposed to the field office
- Lessons learned during the failed legislative exchange have driven the elements of the administrative exchange.



Summary of Proposed LEX

What the Public receives

- 668 acres
- \$100,000 in contributed funds to develop a site-specific management plan for the Sutey Ranch Parcel.
- \$1,000,000 endowment that will be held by Aspen Valley Land Trust for future BLM management costs of the Sutey parcel.
- Perpetual Conservation Easements on 1469 acres of land leaving public ownership protecting them from future development.

What the proponent receives

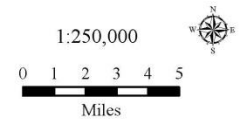
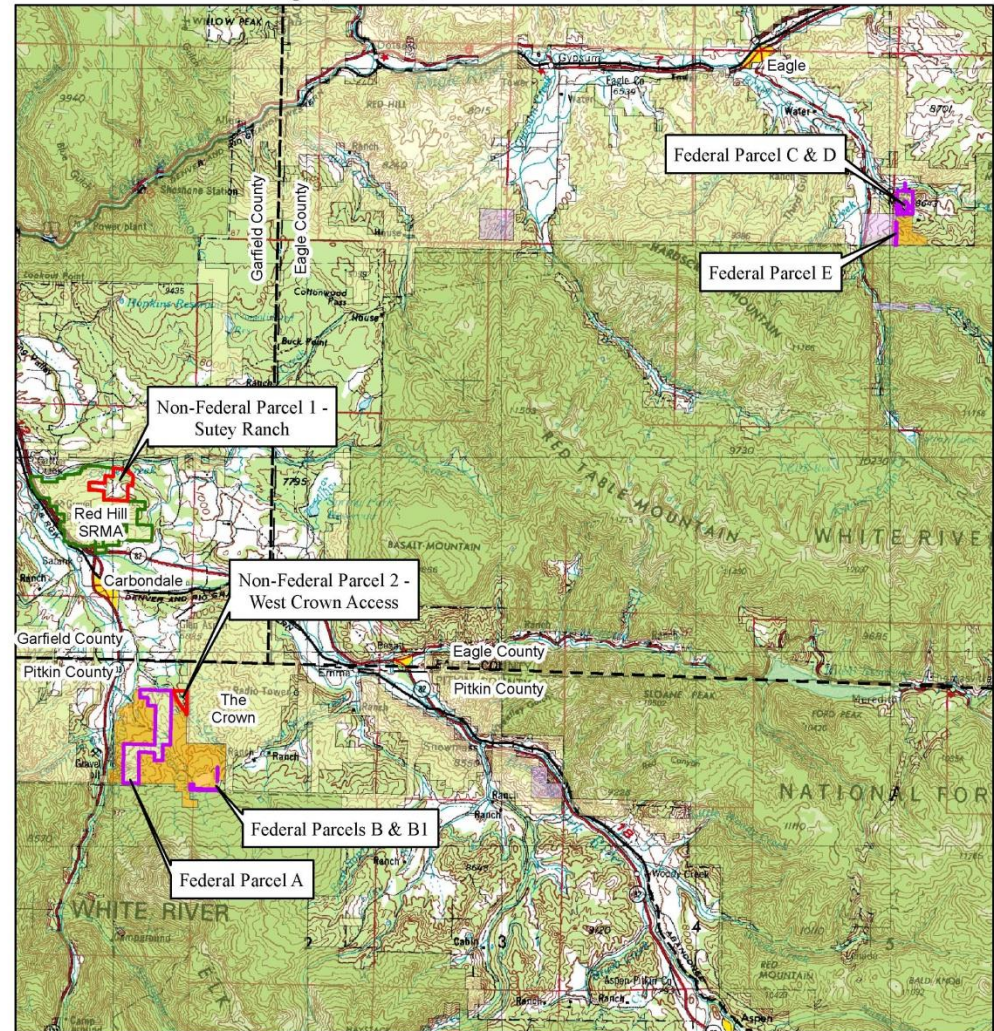
- 1270 acres in Pitkin County to consolidate the Two Shoes Ranch holdings.
- 200 acres in Eagle County to consolidate the Lady Belle Ranch holdings.



Vicinity Map

Sutey Ranch Land Exchange Vicinity Map Eagle, Garfield, and Pitkin Counties, Colorado

- Six Federal Parcels in Eagle and Pitkin Counties
- Two non-federal parcels in Pitkin and Garfield Counties





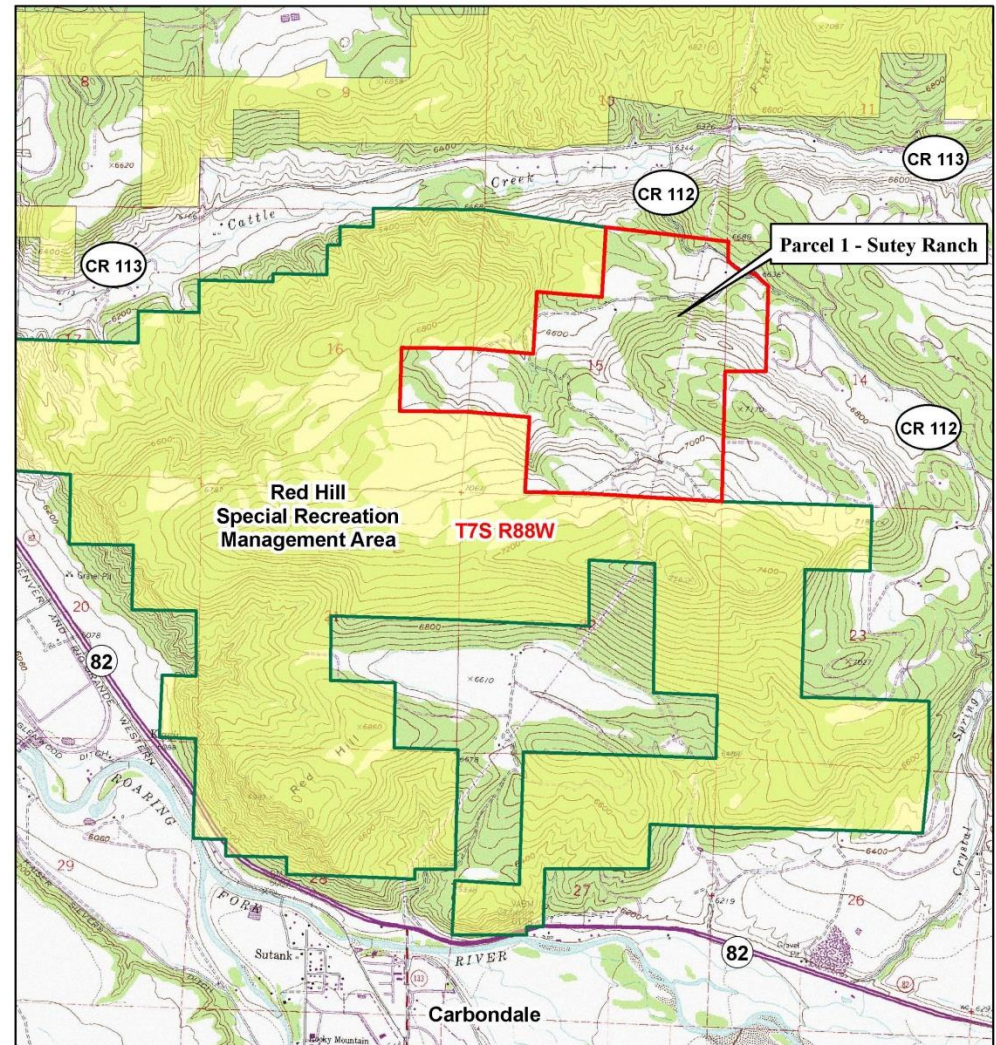
Garfield County

The Public will acquire Parcel 1

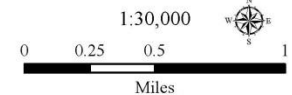
- 557 acres
- Bordered by BLM lands to the South and West by the Red Hill Special Recreation Area.
- Includes ditch shares for water rights for approximately 2.25 cubic feet per second (cfs), decreed to the Park Ditch and Reservoir Company, and 50 acre feet of water storage.
- It contains critical big game winter habitat.
- It has been Aspen Valley Land Trust highest priority parcel for conservation because it can be legally subdivided into 278 buildable lots.

Sutey Ranch Land Exchange

Parcel 1 - Sutey Ranch
T. 7 S., R. 88 W., Sixth Principal Meridian, Garfield County, Colorado



Legend:
Red outline: Non-Federal Parcels
Green outline: Red Hill Special Recreation Mgt Area
Yellow outline: BLM
White outline: Private





Pitkin County

The Public will acquire Parcel 2

- 112 acres
- Bordered by BLM lands to the East
- Serves as one of the points on Prince Creek Road for BLM's popular Crown area and contains user-created trail segments that lead into the Crown area.

The proponents will acquire Parcels A, B and B-1

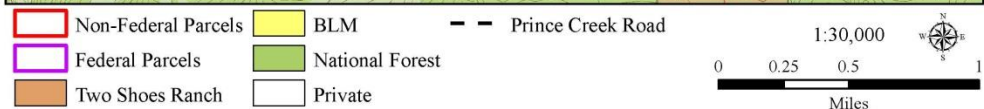
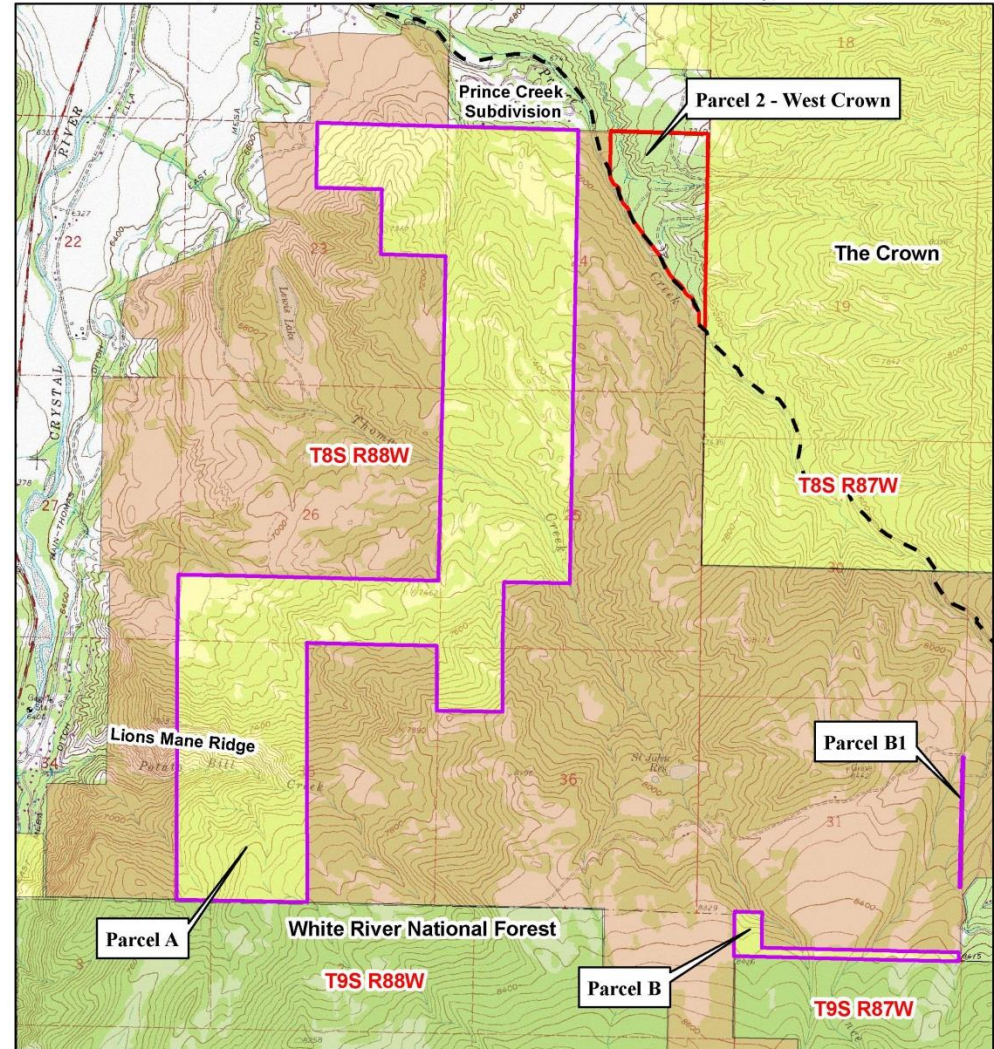
- 1269 acres
- Bordered on three sides by private land
- Receives little public use due to the distance from public roads and circuitous route in steep terrain.
- Voluntary permanent Conservation Easements placed on Parcels A and B.

Sutey Ranch Land Exchange

Parcel 2 - West Crown

Parcels A, B, and B1

T. 8 S., R. 87 & 88 W., Sixth Principal Meridian, Pitkin County, Colorado





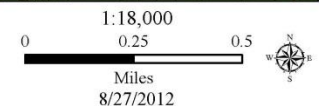
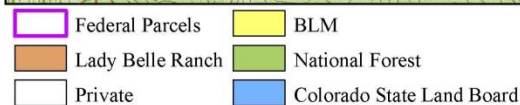
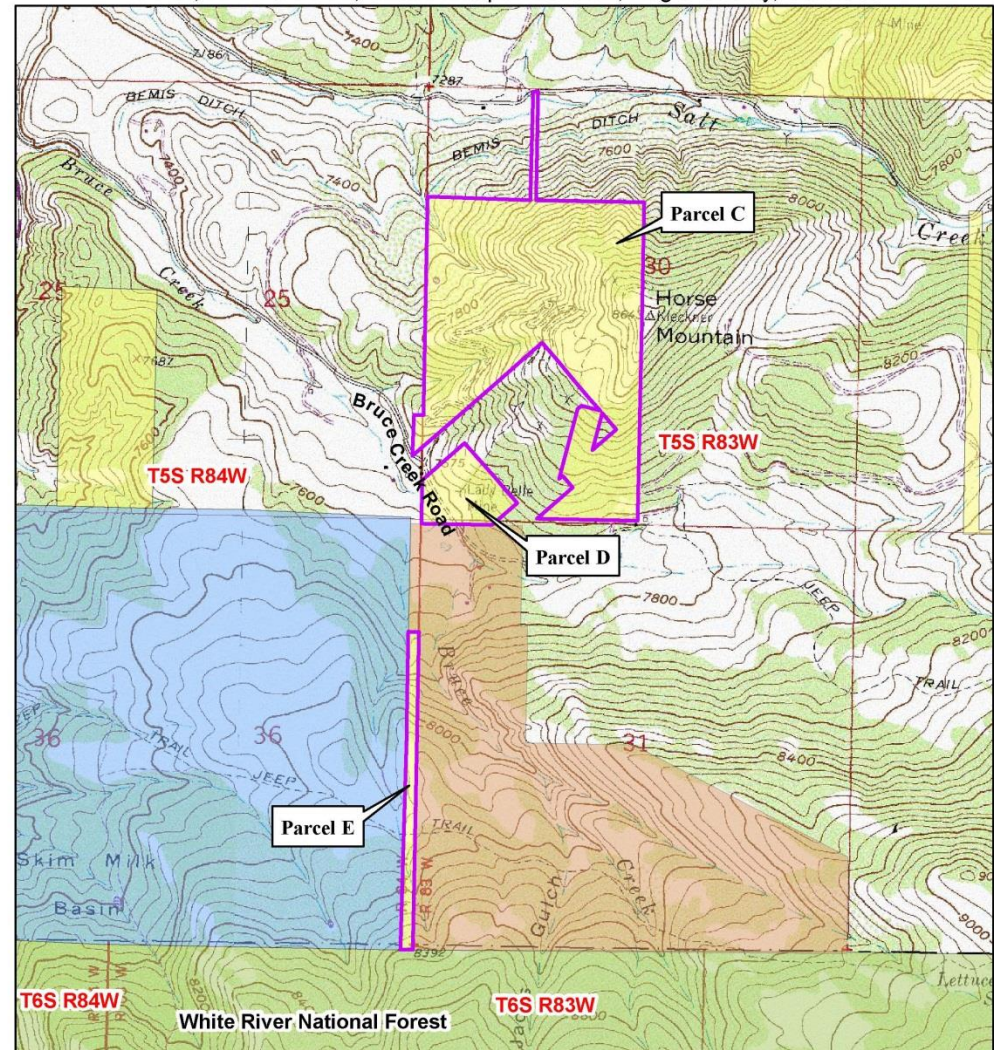
Eagle County

The proponents will acquire Parcels C, D and E.

- 201 acres
- Used mainly for livestock grazing and wildlife habitat.
- Has little public use due to difficult access.
- Voluntary permanent Conservation Easements placed on Parcels C, D, and E.

Sutey Ranch Land Exchange

Parcels C, D, and E
T. 5 S., R. 83 & 84 W., Sixth Principal Meridian, Eagle County, Colorado





Notification of Exchange Proposal (7)

Public Involvement

- In May of 2012 the Notification of Exchange Proposal was published
- 45 day comment period
- Two BLM hosted open house meetings were held



Public Comments

The BLM received 269 comment letters

- 66 percent were generally supportive of the proposed exchange
- 28 percent were generally opposed
- 6 percent were neutral.

There is broad support from other entities for the Proposed LEX

- Eagle, Pitkin, and Garfield County Board of Commissioners
- Colorado Parks and Wildlife
- Aspen Valley Land Trust
- Eagle Valley Land Trust
- Colorado Environmental Coalition
- Roaring Fork Mountain Bike Association



Summary of Appraisals (12)

Federal Lands Value (Exchanged)

| | |
|---------------------------------------|--------------------|
| Parcels C, D, and E (200 acres) | \$825,000 |
| Parcels A, B, and B-1 (1269.37 acres) | <u>\$3,175,000</u> |
| Total Federal Value | \$4,000,000 |

Non-Federal Land Values (Acquired)

| | |
|--------------------------------|--------------------|
| Parcel 1 (556.63 acres) | \$5,290,000 |
| Parcel 2 (111.78 acres) | <u>\$950,000</u> |
| Total Non-Federal Value | \$6,240,000 |
| Total Value Disparity | \$2,240,000 |



Summary of LEX

What the Public receives

- 668 acres
 - 433 acre in Exchange
 - 235 acres in Voluntary Donation (\$2,240,000 in excess value to the U.S.)
- \$100,000 in contributed funds to develop a site-specific management plan for the Sutey Ranch Parcel.
- \$1,000,000 endowment that will be held by Aspen Valley Land Trust for future BLM management costs of the Sutey parcel.
- Perpetual Conservation Easements on 1469 acres of land leaving Public Domain protecting them from future development.

What the proponent receives

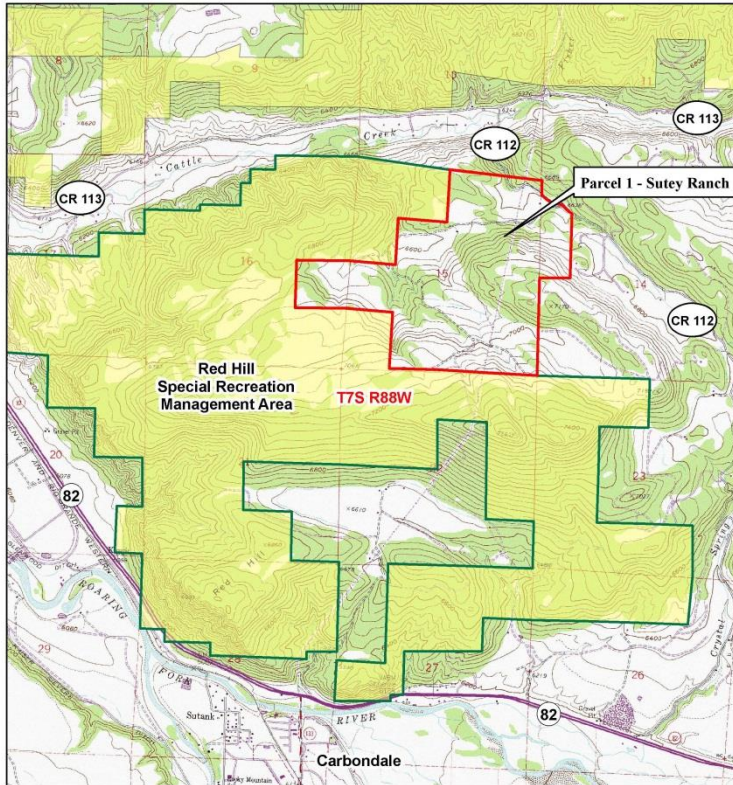
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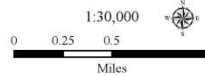
Exchange/Donation

Sutey Ranch Land Exchange

Parcel 1 - Sutey Ranch
T. 7 S., R. 88 W., Sixth Principal Meridian, Garfield County, Colorado

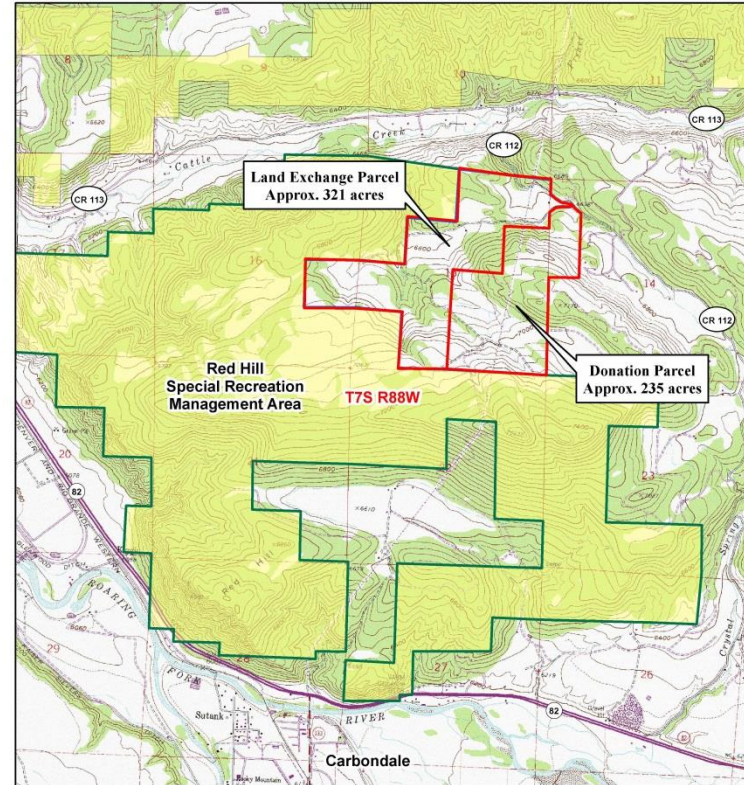


- Non-Federal Parcels
- Red Hill Special Recreation Mgt Area
- BLM
- Private

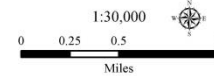


Sutey Ranch Land Exchange and Donation

Potential Exchange Parcel and Donation Parcel
T. 7 S., R. 88 W., Sixth Principal Meridian, Garfield County, Colorado



- Non-Federal Parcels
- Red Hill Special Recreation Mgt Area
- BLM
- Private





Draft Environmental Assessment (13)

- Released in April and extended a another comment period through May, 2013, yielding 65 public and agency comments.
- Similar to first public comment period in that both oppositional and supportive comments were received and 65 percent were generally supportive of the proposed exchange.



Public Interest Determination

The resource values of the non-Federal lands are greater than the resource value of the Federal lands.

- Valuable big game winter habitat
- Water rights
- Enhanced recreational opportunities
- Consolidated land ownership boundaries
- Provided public access
- Minimized public trespass on adjacent private lands.
- Net gain of lands protected from future development



Notice of Decision (18)

- Issued June 20, 2014.
- The protest period ended August 4th.
- BLM and the proponents entered into a Binding Land Exchange Agreement at this point.



Protest/Appeals

- The BLM received 3 submissions during this period.



Remaining actions (19-32)

- Issue decision to resolve or dismiss the protest.
- Exhaust the Appeal if one is filed
- Develop an interim management plan.
- Close the deal



Potential RAC Involvement

Competing Interests





Views of Mt. Sopris

Before the LEX



After the LEX





Questions?

