

Sent: Saturday, February 24, 2007 6:51 PM
Subject: South Park Land Tenure Plan Comments

To: BLM

From: Glenn Haas, President
Indian Mountain Property Owners Association (IMPOA)
Park County

Subject: Comments on the South Park Land Tenure Plan

IMPOA featured the proposed South Park Land Tenure Plan on the front page of its winter newsletter to 2000+ property owners in the Indian Mountain Subdivision. The article aroused considerable discussion and exchanges of ideas. I have tried to summarize the key points from these numerous discussions and emails. First and foremost, no one supported alternatives 2 or 3, and most viewed alternative 3 as their least disliked alternative. Many people felt they "had" to choose one of the three options.

Below is a summary of points and a matrix of how the BLM parcels should be dealt with given this input.

-
1. The BLM should start with the overriding principle that it desires to retain and manage the public lands within its responsibility.
 2. Land transactions should be rare and only occur when there is a specific, identifiable, real, and compelling public benefit to be gained.
 3. Land transactions involving parcels over 160 acres, or which have public access, wetlands, or riparian areas should be rare.
 4. Proposed land transactions should be bundled into a 5-year cycle so the public can anticipate possible changes, provide meaningful input, and examine the cumulative affects (rather than having small, independent, and isolated land transactions on a continuous basis).
 5. The BLM should identify land parcels that are eligible for exchange or sale, and then solicit land use proposals from all interested public groups and communities in order to maximize net public benefits from any land transaction.
 6. One eligibility criteria for transfer/sale should be likely future land use changes (e.g., County Rd 77 will likely become a Scenic Byway increasing the public value to unit 148, a conservation easement negotiation is underway adjacent to unit 148).
 7. There should be no net loss of public land acreage on a county basis.
 8. The exchange or sale of BLM lands in order to consolidate larger blocks of public land may be acceptable.

9. The exchange or sale of BLM lands with no current or likely future public access may be acceptable.
10. Conservation easements should accompany land transactions.
11. All net funds from a land transaction should be held in reserve to secure additional public land.
12. No BLM parcel should be sold/transferred without a concurrent plan to purchase a priority parcel(s) for public use, with preference given to securing lands in the vicinity of the parcel that is sold or exchanged. (e.g., exchange or sale of units 152, 160, 161 in order to secure lands adjacent to unit 148).
13. the BLM should implement an Adopt-a-BLM-Parcel program. The purpose would be to encourage cooperative agreements between the BLM and individuals, permittees, homeowner associations, communities, civic organizations, boy scout groups, recreation clubs, and other groups. The agreements would specify a set of responsibilities that the “adoptee” would take on to assist the BLM such as posting public land signs, locate and mark boundaries and corners, monitor selected resource conditions such as trail and road conditions, maintain a photo log, contact BLM when inappropriate uses or activities are present, submit brief annual report to BLM office, etc.
14. BLM permittees should be required to take a more active cooperative management role in lieu of increased fees (Now that the administration has recently reduced grazing fees, this point is even more compelling).

**Recommendation Regarding the BLM's
South Park Land Tenure Adjustment Plan**
(units in **red** are high priority for retention)

BLM Retention	Exchange with conservation easement	Sell with conservation easement	Sell without conservation easement
Unit 148	Unit 152	Unit 152	None
Unit 157	Unit 156	Unit 156	
Unit 145	Unit 138	Unit 138	
Unit 159	Unit 135	Unit 135	
Unit 137	Unit 141	Unit 141	
Unit 140/ 134	Unit 146	Unit 146	
Unit 159	Unit 162	Unit 162	
Unit 175	Unit 160	Unit 160	
Unit 137			
Unit 158			
Unit 120			
Unit 136			

We look forward to your revised draft.

Thank you.

Dr. Glenn E. Haas, NARRP, NSPR
Colorado State University/
Aukerman, Haas and Associates
3403 Green Wing Court
Fort Collins, Colorado 80524
ph 970-498-9350
fax 970-498-0053