

**HABITAT CONSERVATION ADVISORY COMMITTEE**  
for the Washington County Habitat Conservation Plan (HCP)

A **work meeting** of the Habitat Conservation Advisory Committee (HCAC) was held in the Conference Room at the Washington Co. Administration Building, 197 E. Tabernacle St., on **September 28, 2010.**

Committee members present were:

Karl Wilson, Chairman	Mayors Association
Chris Blake, Vice Chairman	Environmental Organization
Larry Crist	U.S. Fish & Wildlife Service (USFWS)
Reed Harris	Utah Dept. of Natural Resources (UDNR)
Dawna Ferris-Rowley	Bureau of Land Management (BLM)
Jeff Morby	Local Development
Bob Sandberg	Washington County HCP Administrator

Absent and excused:

Jimmy Tyree	Bureau of Land Management (BLM)
Marc Mortensen	Citizen-at-Large

Also present was:

Brad Young	Washington County HCP
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**SYNOPSIS:** The purpose of this work meeting was to review and discuss the proposed 2011 Habitat Conservation Plan annual budget.

**1. CALL TO ORDER**

Vice Chairman Chris Blake noted that at least five committee members were present and a quorum existed. He called the meeting to order at 10:17 A.M. Chairman Wilson joined the meeting at 10:19 A.M. and chaired the meeting.

**2. DISCUSSION ITEM**

- a. Review and discuss the proposed 2011 HCP annual budget – Exhibits 2-a-1, 2-a-2 and 2-a-3 HCAC – 092810.

The meeting began with a review of Exhibit 2-a-2. Jeff Morby talked about income, or the lack thereof. He explained that he is comfortable with the expenditures but is concerned about the impact fee revenue. The members agreed, and no one sees a change in the revenue on the horizon. Bob Sandberg talked about the clearances that have been done in Hurricane and at Green Springs, so there is development, but minimal.

Jeff Morby talked about the average number of building permits issued recently – Saint George about 50 per month, Santa Clara four per month, LaVerkin a little less and Washington City a little more than four per month. He added that he sees very minimal improvement in impact fee revenue from 2010 to 2011. Jeff added that in light of the reduced income, perhaps we should put off some of the capital projects for a year or two.

Bob Sandberg referred to Exhibit 2-a-3 and talked about the contingency budget in the right-hand column under 2011 (figures shown in green). Bob explained the purpose of the separate column and that the total, \$320,000, is included in the grand total of \$1,192,000. Bob added that the proposed budget is flat compared to the 2010 budget.

The members talked about what funds are included in the contingency column, and they talked about expenditures to date (\$317,200) and anticipated expenditures through the end of the calendar year. The members also discussed the color-coding in the proposed 2011 budget – black is the same as 2010, red is higher and blue is lower.

Reed Harris talked about the almost \$5 million in the reserve account and favors approving a \$300,000 contingency budget. The members discussed the merits of having the funds budgeted and available if an opportunity for expenditure presents itself. Larry Crist said that we need to focus on completing the requirements of the HCP, especially before 2016.

Dawna Ferris-Rowley talked about management and budgets for the Red Cliffs NCA and the Beaver Dam NCA. She explained that BLM is seeking funds for kiosks, fencing, and management of the two NCAs and that the HCP budget is separate from the BLM NCA budget. The members briefly talked about the cooperative management of the Red Cliffs NCA by BLM and Washington County. Jeff Morby brought up the subject of funding the BLM Realty Specialist (line item 445) but the funds (\$50,000) were not used in 2009 and haven't been used so far in 2010. Jeff asked if the monies might be used. Dawna talked about 1711 funding and that the realty specialist's work should be covered by the NCA budget. The funds are not likely to be necessary from the HCP budget.

Larry Crist noted that Bob Brennan had called him and said that the bankruptcy had been settled and that he was planning to be at today's meeting, but may not make it due to a change in BLM State Director Juan Palmas' schedule. The committee members discussed being prepared to deal with Brennan, (Allan) Carter, and (Jim) Doyle now that separate property ownerships has been determined. The members agreed that about the only thing that HCP can contribute to the acquisition of in-holdings is property appraisal facilitation; mostly likely it will be up to BLM through land exchange and/or Land and Water Conservation Fund (LWCF) monies. The members briefly talked about strategy to resolve the in-holdings issue with the Brennan, Carter, and Doyle properties. The members discussed putting funds into the 2011 budget to facilitate land exchange by hiring a professional to facilitate it. Reed Harris talked about facilitating an exchange, not only with private property owners, but with SITLA lands in the Reserve as well.

Chris Blake noted that the goal is not to keep \$5 million in the bank, but rather to accomplish the objectives of the HCP.

Dawna Ferris-Rowley explained the difficulties arising out of different appraisal values of exchange lands. Larry Crist asked what HCP can do to help facilitate a land exchange. Jeff Morby replied that funding the facilitation of the exchange. Reed Harris agreed. Reed further suggested the addition of \$100,000 to the land facilitation line item (#711) or moving \$100,000 from other line items to line item 711 to help keep the budget flat.

Jeff Morby said that he foresees that the county commissioners will ultimately be faced with the problem of resolving the in-holdings issue, and because BLM lands outside of Washington County may be involved. Reed reiterated that a land exchange is the best answer because the federal government isn't going to come up with the cash. Federal legislation was also briefly discussed because land exchanges can be litigated. Reed again suggested adding \$100,000 to line item 711.

Reed asked about the status of purchasing the Ken Anderson property (~186 acres west of Confluence Park). Bob Sandberg said that third parties and grant monies should be used. Larry Crist and Reed Harris discussed Section 6 HCP recovery lands funding. It was noted that the Virgin River Land Preservation Association (VRLPA) is negotiating with Anderson. Bob said that HCP has already paid for the survey, title search, and appraisal. The appraisal set the property value at about \$2 million. Reed talked about the \$2 million purchase with grants covering up to \$1.5 million and non-federal participation of about \$500,000. The committee members talked about the timing of the Anderson property purchase and that 2011 may not be the right time to deal with it. The members agreed that the ELT (Brennan, Carter, and Doyle) properties are much more important.

The members complimented Bob on his frugal spending.

The members discussed a motion in the regular business meeting to approve the proposed budget, with the addition of \$100,000 to the land acquisition facilitation line item (#711).

The members reiterated their desire to facilitate and resolve the in-holdings issue.

There were no other items to discuss.

**MOTION** by Chris Blake to adjourn.

Seconded by Larry Crist.

Discussion: None.

Vote was taken: All voted aye.

Motion passed.

The meeting was adjourned at 11:15 A.M. Minutes prepared by Brad Young.