



Autumn 2010

Building Trust is an information clearinghouse designed to assist western state trust land managers in enhancing the value of the trust for its beneficiaries by broadening the range of land-use information, tools and policy options available to managers and diverse stakeholders for the long-term sustainable management of state trust lands. **Please forward to interested colleagues.**

State Trust Land Exchange Reform Goes to a Vote in Arizona

Arizona Proposition 110, the Arizona State Trust Lands Question, appeared on the November 2010 ballot, and at time of writing the outcome has yet to be determined. While the name of the Proposition denotes an emphasis on trust lands, its principal purpose is to protect military bases from encroachment. This measure asks voters to authorize the exchange of lands between the Arizona State Land Department (ASLD) and the federal government in order to protect military facilities from incompatible neighboring land uses, protect wildlife habitat, enhance land and natural resource management and improve opportunities for the public to use and enjoy the state's lands and natural areas. Each exchange is required to demonstrate that the value of the land being received is equal to or greater than the land being traded through two separate appraisals. Two analyses are mandated to evaluate impact on the trust's income, the local fiscal impact, economic and natural resource impacts to the surrounding community, and local land use and land use plan impacts of a potential exchange. Any exchange considered is also subject to a National Environmental Policy Act analysis. Additionally, a six week period of public notice and comment, a minimum of two public hearings, and a voter referendum at a regular general election are necessary to finalize an exchange between the ASLD and the federal government. To learn more about Proposition 110, read the complete [ballot language](#) on the Secretary of State's website.



The media has run a number of stories, largely supporting Proposition 110.

- [Arizona Daily Star, 9/30/2010](#)
- [Arizona Daily Star, 9/29/2010](#)
- [Arizona Republic, 9/25/2010](#)
- [The Daily Courier, 10/6/2010](#)
- [KAET Horizon News video](#)
- [Public News Service, 9/16/2010](#)
- [Yuma Sun, 9/8/2010](#)

Analyzing State Trust Land Exchanges



State Trust Land Exchanges in the Intermountain West: A Review and Analysis, a working paper published by Lincoln Institute of Land Policy in May 2010 explores the concept of land exchanges. While there are common themes among the western state trust land agencies, it is important to also recognize the unique policies, regulations, land ownership patterns, and historical experiences of each state when approaching land exchanges on a more specific level. Exchanges can result in consolidation of land ownership leading to more effective and efficient management, elimination of the isolated, difficult to manage parcels, and the creation or improvement of accessibility to previously inaccessible area.

However, land exchanges can be resource-intensive in terms of time, money, staffing, knowledge, and expertise required to successfully complete as transactions. This working paper provides a brief state-by-state history of exchanges in the Intermountain West, along with a discussion of "rules of thumb" state trust land managers might consider when engaging in land tenure adjustment. Download the report [here](#).

Across the West

[Arizona:](#)

The development down-turn has allowed ASLD time to examine how best to develop state trust land parcels from a sustainable point of view. [Read more.](#)

[Oregon](#)

Land exchange increases the value of Comon School Fund. [Read more.](#)



[Oregon](#)

Department of State Lands provides stewardship for its valuable asset. [Read the news release.](#)

[Utah](#)

SITLA "take(s) control of own destiny" and buys back developers stake in Coral Canyon. [Read more.](#)

[Utah](#)

New bill including a state trust land exchange component could move forward in the legislature before the December adjournment. [Read more.](#)

[Utah](#)

Louie Cononelos appointed to SITLA Board of Trustees. [Read the press release.](#)

[Wyoming](#)



Wyoming OSLI is looking to federal government to buy or trade for state-owned lands appraised at \$107 million in Grand Teton National Park. [Read more.](#)

Quick Links

[State Trust Lands Project](#)

WSCLA Summer 2010 Conference



Montana Trust Land Management Division (TLMD) hosted the WSLCA 2010 conference in Kalispell, Montana July 11-14. Participants enjoyed presentations on clean energy, recreational uses, and forestry issues. An exciting field trip to Glacier National Park was offered to participants as well as another to the new Montana TLMD office which is located on a newly developed parcel of state trust land outside of Kalispell. Many thanks to TLMD for their gracious hospitality.

For more information on WSLCA, including access to all the conference presentations, visit their [website](#). The link to presentations is on the left hand side.

PHOTO CREDITS: Oregon rangelands, Oregon Department of State Lands; Grand Teton National Park, Jon Sullivan.

NEWS FROM THE FIELD: If your office has trust land management information and tools in asset management, collaborative planning, real estate development, and/or conservation use which you would like to share, please [send us an email](#). Attach a news release, documents and photos.

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