



TRADING UP

Federal and Trust Land Exchanges

NATIONAL ASSOCIATION OF STATE TRUST LANDS
ANNUAL CONFERENCE – JULY 11, 2022

State of Utah
School and Institutional Trust Lands Administration
[trustlands . utah . gov](http://trustlands.utah.gov)

PANEL PARTICIPANTS



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ADMINISTRATIVE VS. LEGISLATIVE FEDERAL LAND EXCHANGES



Administrative (FLPMA Process)

- Discretionary Action
- Public Interest
- Land Use Plan Compliance
- Environmental Analysis
- Standard Appraisal Process
- No Defined Timelines
- Local Field Office

Legislative (Congressional Mandate)

- Limited Discretion
- Public Interest Finding
- No Land Use Planning
- Limited Environmental Analysis
- Streamlined Appraisal Process
- Defined Timelines
- Congressional Action

A FREIGHT TRAIN TO PASS...



AND A TOOTHPICK...

TO DERAIL



SITLA'S LAND EXCHANGE HISTORY

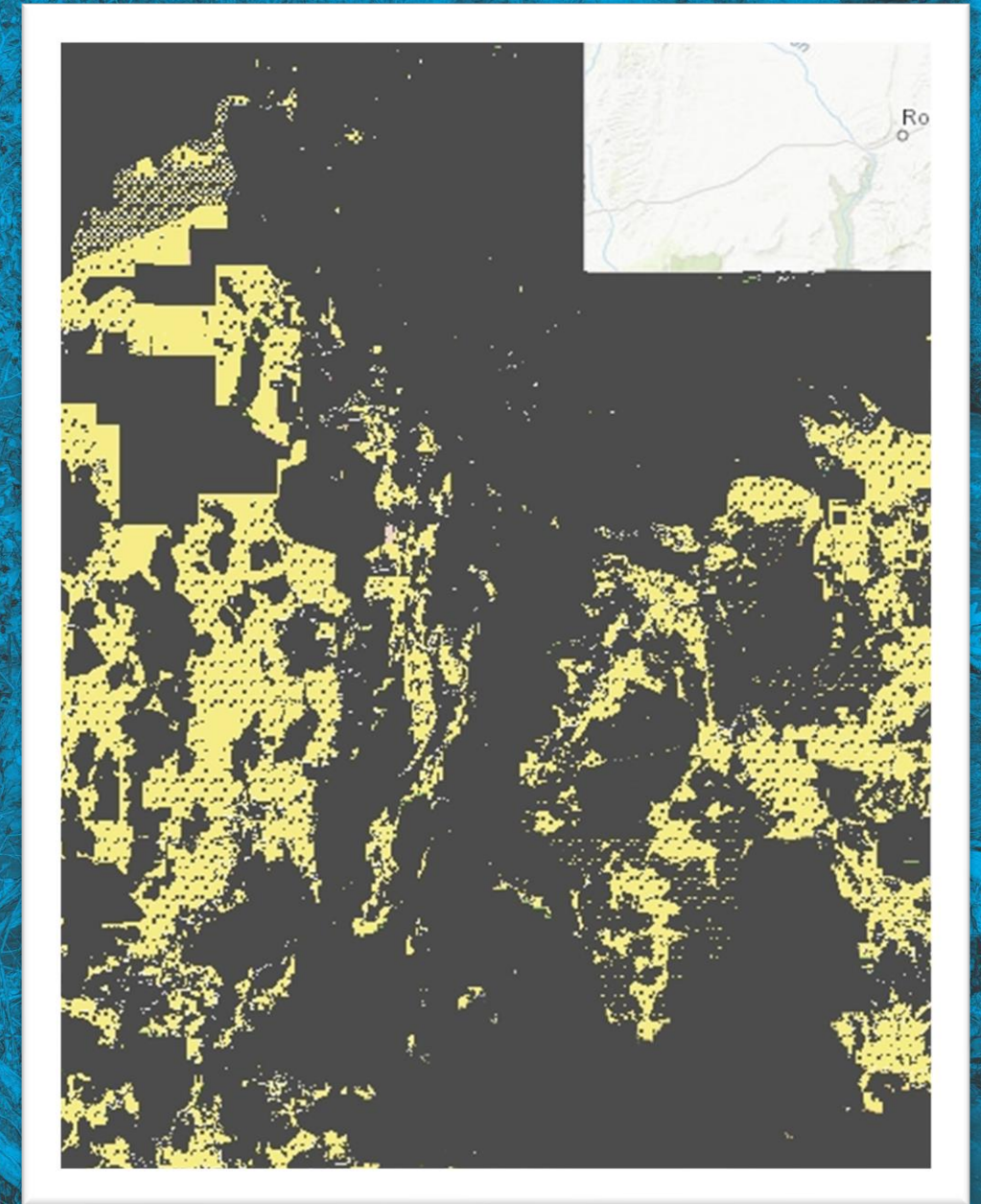
- Project BOLD (1981-1985) – Failed
 - Utah Schools and Lands Improvement Act (Inholdings Exchange) (1993) – Failed (initially...)
 - **Grand Staircase-Escalante/Inholdings (1996-1998) – Success!**
 - **West Desert Exchange (2000) – Success!**
 - San Rafael Swell (2002-2003) – Failed
 - **Recreational Lands Exchange (2009-2014) – Success!**
 - Hill Creek Extension (2014-2016) – Failed, for now...
 - Public Lands Initiative (2011-2016) – Failed
 - **Utah Test and Training Range (2016-2021) – Success!**
 - **John D. Dingell Act (2019-???) – Implementation Phase/Success?**
 - Bears Ears Nat'l Monument (2021-???) – *Cautiously Optimistic...*
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NAVIGATING CHALLENGES

- Constitutional/Statutory Limitations & Requirements
 - Lack of Funding/Staffing
 - Long Timelines
 - Appraisal Issues
 - NEPA Analysis
 - Cultural Resource Compliance
 - Livestock Grazing
 - Encumbrances
 - Finding Good Targets to Acquire
 - Politics, Politics, Politics...
 - NGOs and other Stakeholders
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OPPORTUNITIES

- Acquire Lands Not Available Under Administrative Processes
 - Not designated for disposal in RMP
 - Mineral estate
 - Withdrawn for various purposes – power sites, etc.
- Implement Creative Deal Structures
 - Real Estate & Mineral Acquisition OBA
- Land Exchange Distribution Account (LEDA)
- Rural Economic Development
 - Benefits local communities and the Trust





LOCAL ECONOMIC DEVELOPMENT

- Graymont Cricket Mountains mine and mill expansion – Millard County
 - Brush Wellman (Materion) mine expansion – Millard County
 - ACES Delta Project – Millard County
 - Wasatch Regional Landfill – Tooele County
 - Aman Resort – Kane County
 - Under Canvas Lake Powell - Grand Staircase – Kane County
 - Sufco Coal Mine – Muddy Tract – Sevier County
 - Drunkards Wash Coalbed Methane – Carbon/Emery Counties
 - Beaver Mountain Ski Resort – Cache County
 - Compass Minerals Project Expansion – Box Elder County
 - Lila Canyon Coal Mine Expansion – Emery County
 - Various Land Sales – Adds Property to County Tax Rolls
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LESSONS LEARNED



- Any organized opponent can usually kill a land exchange
- Environmental groups & other interests will have a seat at the table, whether you want them to or not
- You will likely need to provide funding to make things happen
- Administrative exchanges don't really work
- Don't try to solve every land tenure problem at the same time
- Hold regularly scheduled check-in meetings
- Build strong relationships with federal partners
- Take advantage of “catalyst” opportunities
- Watch out for hidden costs
- Be aware of your biases (confirmation, optimism, sunk costs, anchoring, IKEA effect)
- Success is hard to measure – sometimes you don't know for decades