



December 17, 2013

Mayor Ben McAdams
2001 South State Street
Salt Lake City UT 84109

Dear Mayor McAdams,

It has been a pleasure to work with your office and staff relating to items in Big Cottonwood and Little Cottonwood canyons. I have enjoyed sitting at the table as many parties and interests discuss canyon transportation, land use and zoning items.

In addition, I feel very fortunate to have participated in the Cardiff Canyon special use permit, the resolution of the 69 acres above Brighton, the gifting of 69 acres of subsurface to Salt Lake City and now the current acquisition and conservation efforts with the Great Western Mining Co.

My involvement in the Wasatch canyons has often been to help resolve areas of conflict among public and private parties. The current Patsey Marley litigation, involving 26 acres in Alta, has caught our attention and I believe it can and should be settled out of court. As you are aware, there is a 17 day trial scheduled for this coming February 2014. In talking with both parties: Ms. Laura Briefer and Mr. Rusty Vetter (Salt Lake City) and legal counsel for the Shrontz estate, both sides have indicated that they are open to resolution prior to trial. It has been communicated to me that both parties will entertain a settlement which prevents development on the subject property.

Due to the high value of the subject property, a traditional purchase seems unlikely. However, if both sides come together in good faith, satisfactory resolution seems likely.

The settlement concept and proposal is as follows:

- Patsey Marley owners trade their canyon land for land of equal value in the valley,
- Salt Lake City or another identified entity takes ownership of the Patsey Marley parcel,
- a conservation easement held and maintained by Utah Open Lands is placed over the subject property,
- The Shrontz estate takes ownership of identified lands in the valley, develops the land(s) and realizes its values,
- Settlement docs are drafted and signed by all parties involved in the litigation and the dispute will immediately be dropped by all parties.



The *Wasatch Canyons Tomorrow* report recommends land trades as a preferred solution and the steering committees relating to FCOZ revisions have discussed them numerous times.

The properties included in the attached exhibits have been identified as acceptable trade/receiving parcels; however, additional properties chosen by the City and County following the same concept, will gladly be considered and evaluated. The targeted lands in the valley are not considered sensitive lands, they are not essential for watershed protection and they are surrounded by appropriate development, infrastructure and zoning.

Due to the nature and substantial resources of the Shrontz estate, Salt Lake City and Salt Lake County can view them as a well positioned development partner in the valley. While preserving Alta is priceless, the lands received through exchange will eventually return much to the City and County through property and sales tax revenue.

Although it was suggested by Salt Lake City that settlement negotiations should occur between the parties' legal counsels; we believe resolution should involve elected officials and relevant departments such as surplus lands, RDA, economic development, etc. It also might be appropriate to include representatives from various respected hiking and outdoor clubs.

Gabe Epperson or I will be contacting your office directly to coordinate a time and place to discuss a draft settlement proposal.

Sincerely,

Dave Robinson

cc:

Mayor Ralph Becker, Salt Lake City

Laura Briefer, Salt Lake City

Rusty Vetter, Salt Lake City

Patrick Leary, Salt Lake County

Mayor Tom Pollard, Town of Alta

Shrontz Estate

Dan Mayhew, Sierra Club, Utah Chapter

Mike Styler, State of Utah Division of Natural Resources

John Bennett, Utah Quality Growth Commission

Wendy Fisher, Utah Open Lands

Cathy Kahlow, U.S. Forest Service

Will McCarvill, Wasatch Mountain Club