

PREPARED FOR:

A topographic map background with a yellow line. The map features numerous contour lines of varying thickness and spacing, representing elevation. A prominent yellow line, likely representing a shoreline or a specific boundary, runs across the upper portion of the map, starting from the left edge and extending towards the top right corner. The text 'BONNEVILLE SHORELINE VISION' is overlaid in large, bold, yellow capital letters on the lower half of the map.

BONNEVILLE SHORELINE VISION



YOU ARE READING THIS BECAUSE YOU CAN HELP BUILD A BETTER CACHE VALLEY

This document outlines the benefits and conceptual design of the future Bonneville Shoreline Trail (BST) - a community amenity that can preserve the natural landscape, increase property values, and make Cache Valley a healthier and better place to live.

Read on to see how you can help.

BONNEVILLE SHORELINE VISION

CACHE COUNTY

OGDEN

SALT LAKE CITY

PROVO

280 MILES PLANNED

110 MILES BUILT

HIKE, BIKE, RUN, WALK ACROSS THE SHORES
OF UTAH'S GREATEST LAKE

The Bonneville Shoreline Trail, conceived in the early 90's, envisions a hiking, biking, and horseback trail stretching along the shores of what was once Lake Bonneville, a prehistoric lake that covered the whole of northern Utah - the remnants of which are now known as the Great Salt Lake.

Lake Bonneville had a surface area similar to Lake Michigan, and stretched nearly three times deeper. Our modern day mountains formed the edge of Lake Bonneville until 14,500 years ago, when the waterbody overwhelmed Red Rock Pass in Idaho, causing a 410 foot high flood crest to rush over the surrounding landscape at over 70 miles per hour.

The Bonneville Shoreline Trail commemorates this historic lake, while providing a community benefit along the edge of the mountains - a convenient location for a trail which takes advantages of terrain unfit for development but close enough to town to provide a significant community and individual benefit.

HOW TO USE THIS DOCUMENT

This booklet is divided into four chapters, each with a distinctive color code and intent.

If you're interested in the value of the trail, skip to the green pages. If you're interested in what final form the trail could become, skip to the blue pages.

All of this is the beginning of a conversation. We hope to find a solution that builds a great trail, respects private property, and builds a better Cache Valley for everyone.

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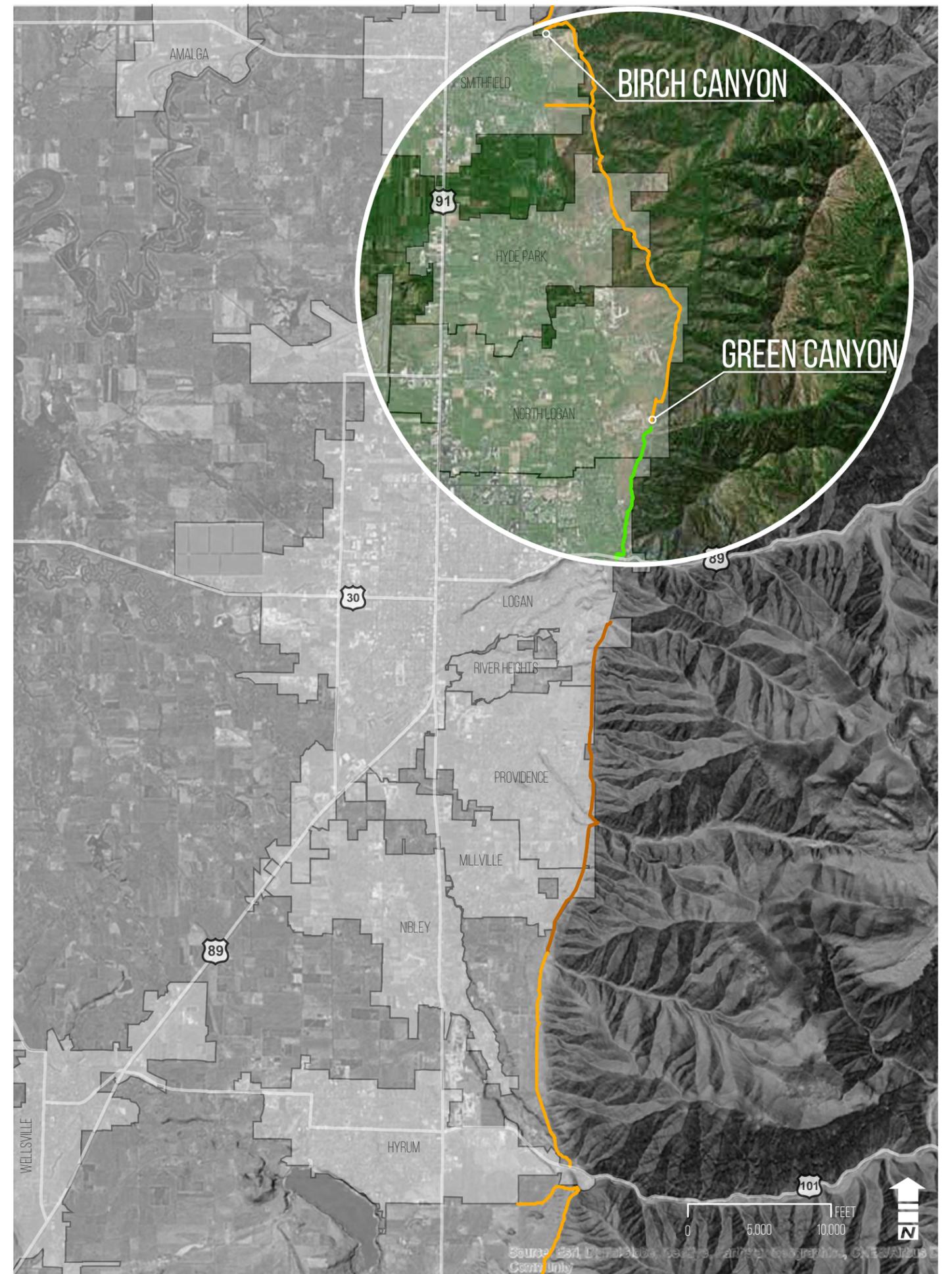
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NEXT STEPS: GREEN CANYON TO BIRCH CANYON

We have chosen to focus on developing a critical segment of Bonneville Shoreline Trail that threads three communities together and provides unique opportunities for land owners in the area, by creating opportunities to improve property values and preserve scenic Cache Valley landscapes.

Read on to learn how developing the Bonneville Shoreline Trail from Green Canyon in North Logan to Birch Canyon outside of Smithfield could benefit local property owners and the Cache Valley community at large.



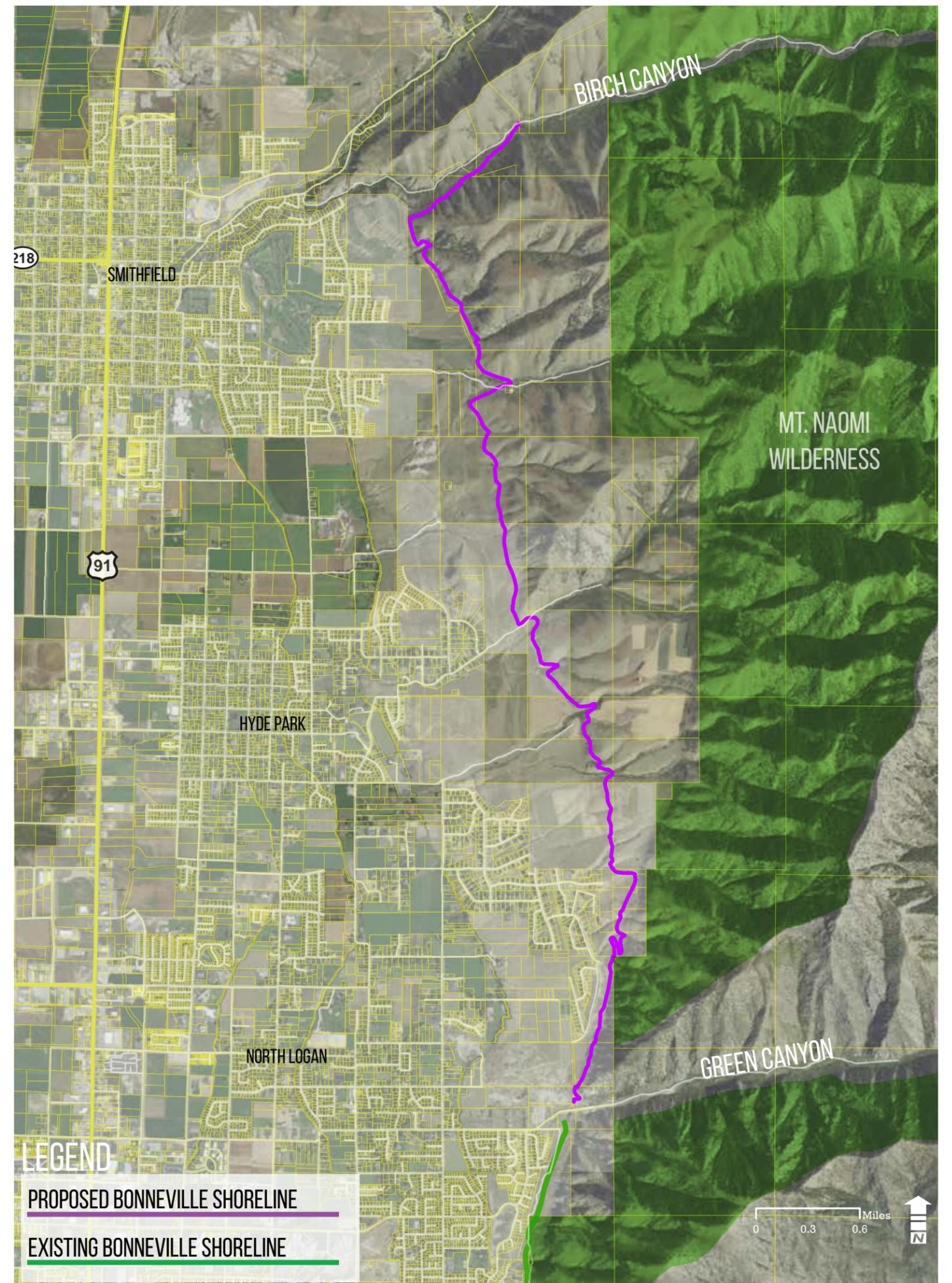
PROPOSED ROUTE

You might wonder why the Bonneville Shoreline Trail as described in this book is located on private land. In order to provide a trail alignment that is on stable slopes, open to bicycles, and accessible from Logan, North Logan, Smithfield and Hyde Park neighborhoods, private lands are about the only option.

Many public lands in this area are either inaccessible due to steep slopes or designated wilderness area, making bicycle access illegal and construction of the trail very difficult and costly.

Access to the trail would be restricted to designated trailheads, and users would not be able to cross private land to access the trail.

The map at right illustrates the currently proposed Bonneville Shoreline Trail route between Green and Birch Canyons.



WHY BUILD THE BONNEVILLE SHORELINE?

You might wonder why there is all this effort around a simple footpath. But here in Utah, outdoor recreation resources, and access to those resources is central to Utah's quality of life and our competitive advantage to attract and retain businesses and residents.

The Bonneville Shoreline, when complete, will serve as a backbone trail, allowing residents from all over Cache Valley to escape an office or worksite and walk or ride in the peaceful surroundings of the natural environment.

You might be concerned about the concept of a public trail across private lands, but examples exist from Ogden to Moab, Salt Lake to Smithfield, that when trails are opened to the public, recreationalists outnumber vandals to such an extent that safety on the trail is improved by local residents utilizing the resource and self policing the areas.

A COMPLETE BONNEVILLE SHORELINE TRAIL WILL:

- INCREASE CACHE COUNTY'S APPEAL TO FUTURE BUSINESSES AND RESIDENTS
- IMPROVE PUBLIC HEALTH
- PRESERVE LANDSCAPE CORRIDORS
- RAISE PROPERTY VALUES



TRAIL DEVELOPMENT & PROPERTY VALUES

Utah. “Greatest Snow on Earth”
“Red Rocks” “Tour the Big 5 National
Parks”

Take a look at any promotional
brochure for our state, and it’s
clear that a great deal of Utah’s
attractiveness for business and
pleasure alike is tied up in the great
outdoors.

Trails are a direct connection to
these treasured outdoor spaces, and
provide unique amenity values to
a community. Park City, Moab, and
other tourism centers base much of
their appeal on their trail networks.
Beyond tourism, Ogden and Salt
Lake City are seeing significant
returns on their investments in
trails by building an outdoors
sports economy and attracting new
employers.

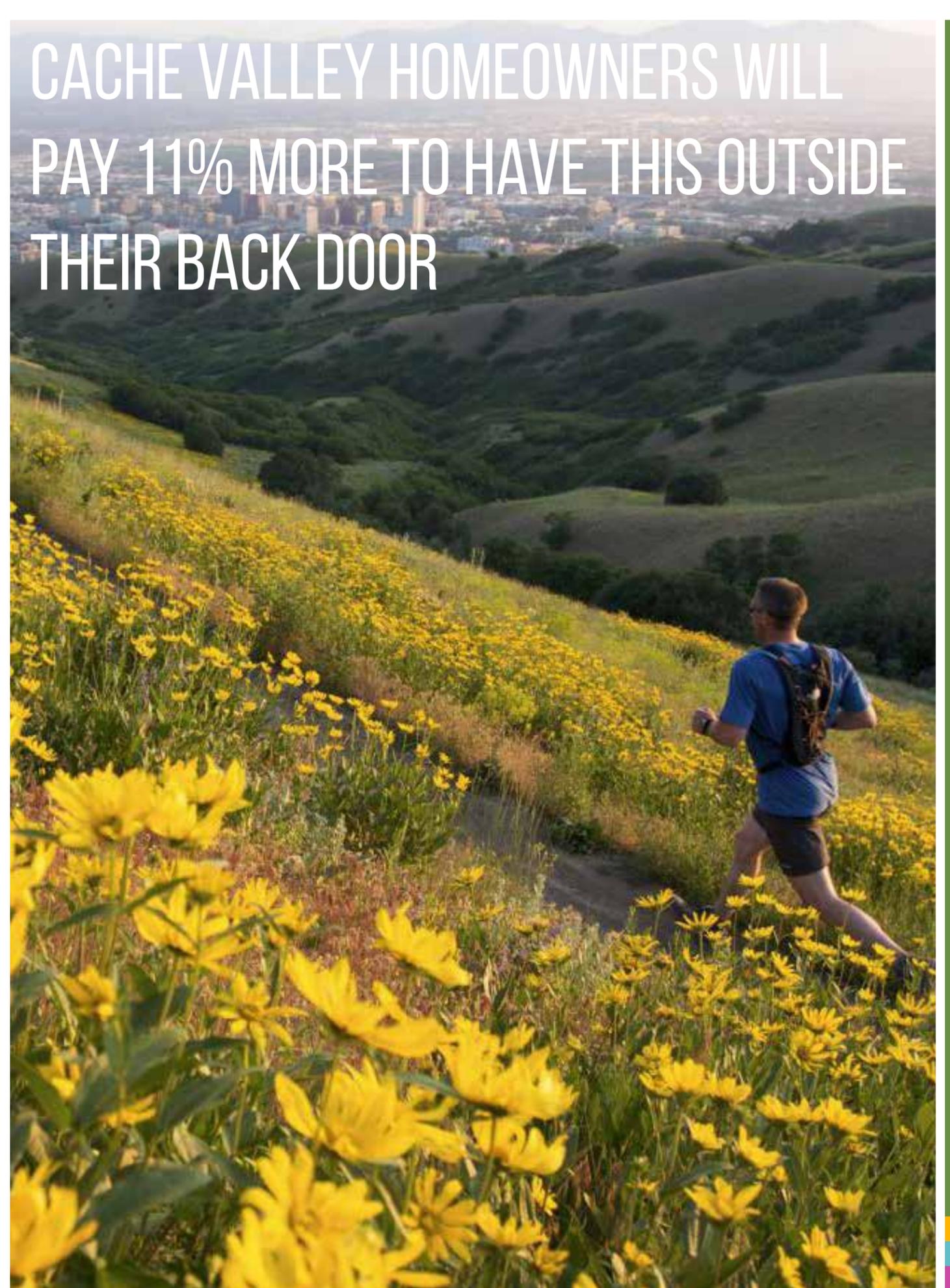
The Utah Governor’s Office of
Economic Development employs
an entire department dedicated to
the furthering of our recreational
assets - the Utah Office of Outdoor
Recreation.

Trail access and walkable
communities are the new golf
course and swimming pool -
amenities that attract new home
buyers to a neighborhood, or
businesses to a valley - offering
accessible, healthy amenities to
all.

Even locally in Cache Valley, we
can see the value we place on
trails by comparing 2015 assessor
values of single family homes
within and outside of a 500’
walking range of a trail, trailhead
or park.

Homes within this short distance of
a trail, trailhead or park are worth
11 percent more per square foot.

CACHE VALLEY HOMEOWNERS WILL PAY 11% MORE TO HAVE THIS OUTSIDE THEIR BACK DOOR



PROPERTY VALUE PRECEDENT STUDY

You don't have to take our word for it. Across the state, property owners are realizing the benefit that a connected trail network is bringing them.

Beyond the quality of life and health benefits that trails can bring the community, trails can bring financial benefits as well.

These precedents along the existing Bonneville Shoreline Trail show how a public trail corridor and high value real estate act as good neighbors to one another.

PLEASANT GROVE, UT

MURDOCK CANAL TRAIL

BONNEVILLE SHORELINE TRAIL

AVERAGE HOME PRICE: \$300,000
 AVERAGE DISTANCE FROM OHV ROAD: 150'
 AVERAGE DISTANCE FROM BONNEVILLE TRAIL: 800'
 AVERAGE DISTANCE FROM MURDOCK CANAL TRAIL: 50'

\$1.9m MLS# 1383711

PROVO, UT

BONNEVILLE SHORELINE TRAIL

\$575k - MLS# 1382838

AVERAGE HOME PRICE: \$378,000
 AVERAGE DISTANCE FROM BONNEVILLE TRAIL : 225'

DRAPER, UT

BONNEVILLE SHORELINE TRAIL

\$949k - MLS# 1383050

AVERAGE HOME PRICE: \$400,000
 AVERAGE DISTANCE FROM BONNEVILLE TRAIL : 150'

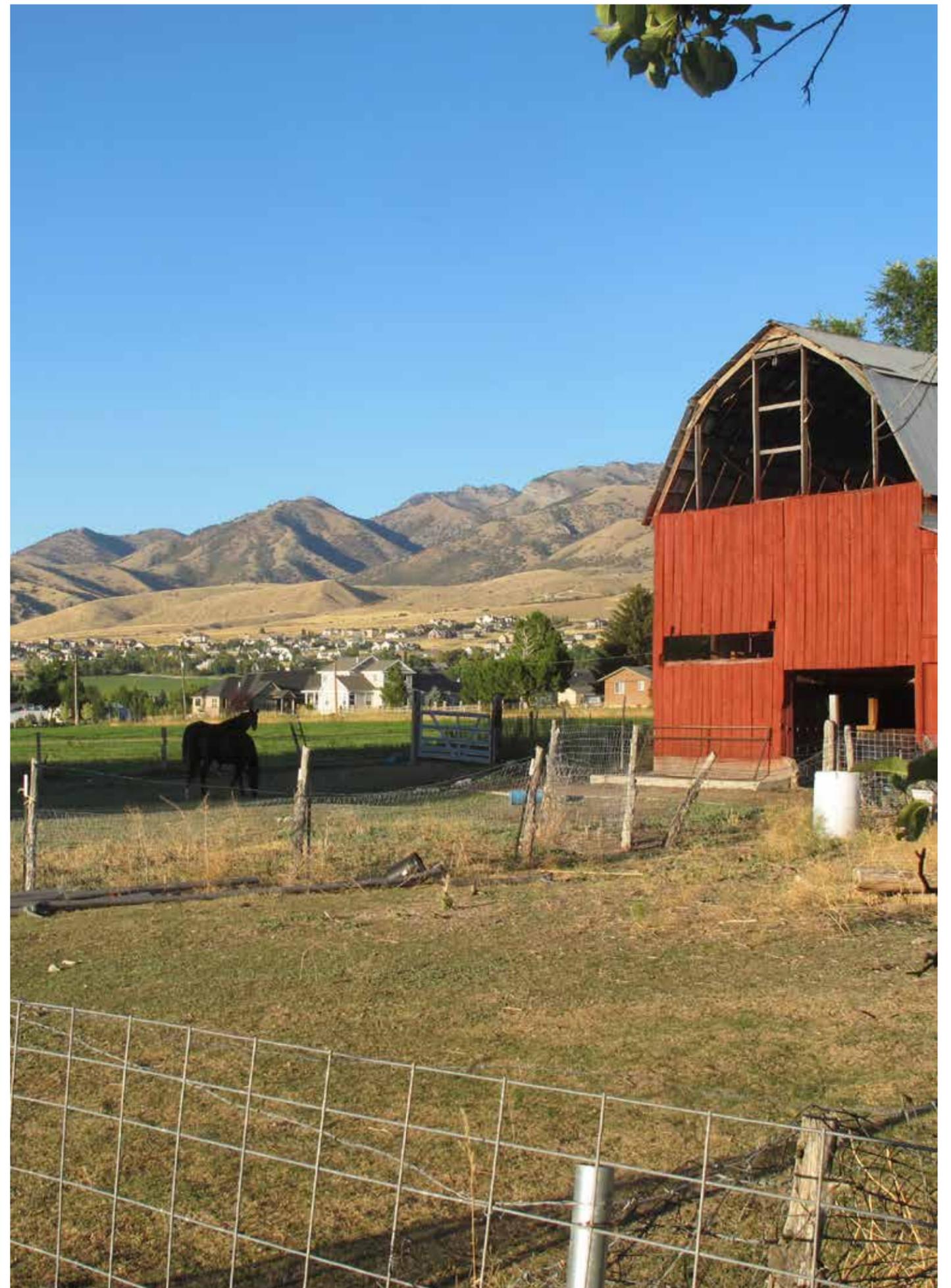
TRAILS & OPEN SPACE CONSERVATION EASEMENTS

If the previous page made you slightly uneasy to think about the eastern bench of Cache Valley filling up with sprawling high end home developments and winding cul-de-sacs - there's still a way that developing the Bonneville Shoreline Trail can help preserve our foothills for generations to come.

Trail corridors, or entire parcels dedicated as conservation easements can bring significant sale prices and/or tax benefits to landowners, while ensuring that the land remains in its natural, or agrarian state in perpetuity.

If you would like to discuss the conservation easement process for your property, please get in touch:

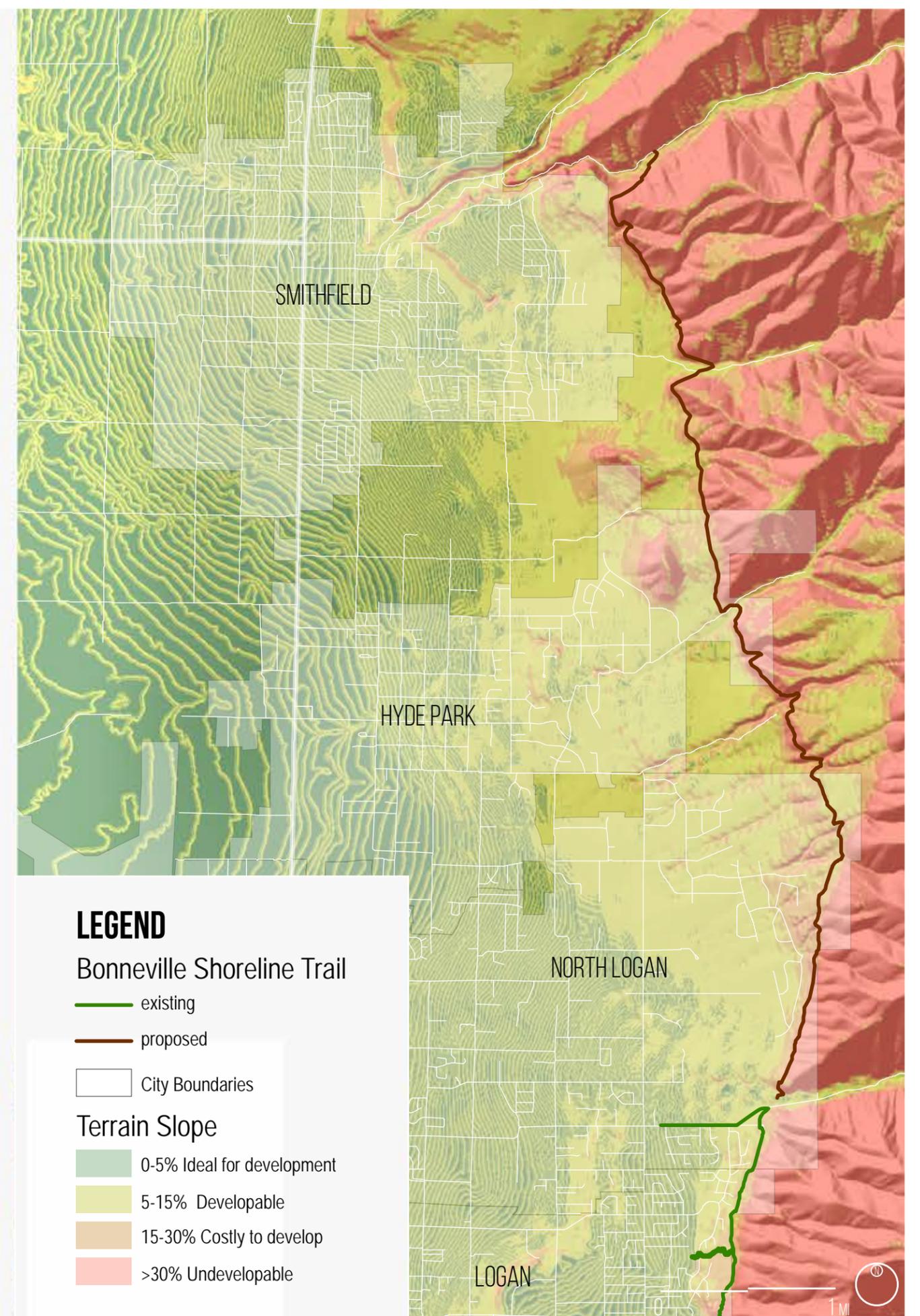
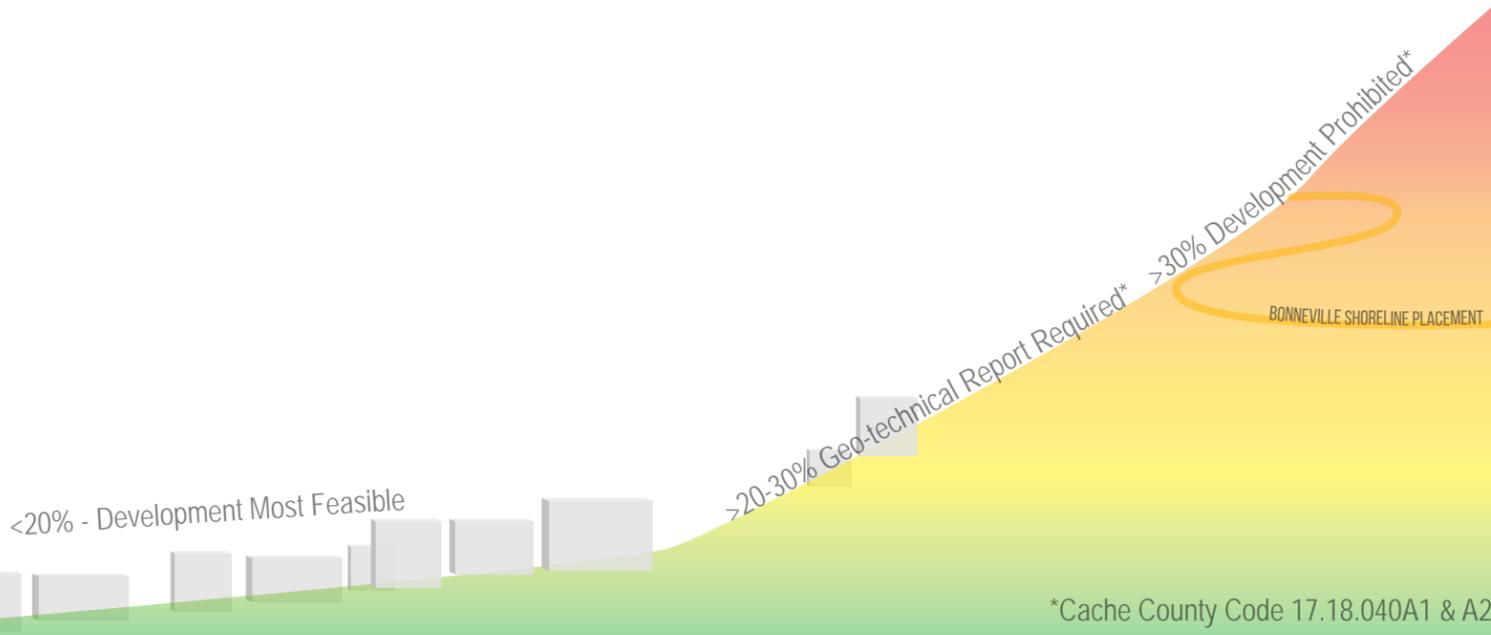
Dayton Crites
Cache County Trails Planner
435.755.1646
dayton.crites@cachecounty.org



UNDEVELOPABLE SLOPES

One of the ways in which the Bonneville Shoreline is designed to be a good neighbor is by utilizing land that can be put to very little use otherwise.

The map at right illustrates a proposed alignment of the Bonneville Shoreline Trail - very intentionally aligned with slopes that are off limits to development or road construction in Cache County.



COMMUNITY BENEFITS & SAFETY

The Bonneville Shoreline Trail benefits the entire community. If you own rural land and have been troubled by illicit and unauthorized use of that land, putting an official recreational trail through the land will provide more security, not less.

Official trail corridors see a regular stream of hikers, bikers, runners and equestrians, who are there to enjoy the surroundings and recreate - these 'eyes on the street' provide citizen policing to areas that previously were thought hidden from public eye - precisely the types of areas in which vandalism tends to occur.

These benefits have been witnessed in Ogden, Logan, and elsewhere with projects such as the Ogden River Trail and many portions of the Bonneville Shoreline Trail.

At right, you have a collection of photos taken throughout Cache Valley June of 2016. These are your current and future trail users.

Trail users are church leaders and co-workers, students and teachers, ranchers, lawyers, businesswomen and children who love Cache Valley's trails.

It is for the community the trail is built, and it is the community who will benefit. We're hoping you can help.



VIEWS FROM THE TRAIL

If you haven't experienced the Bonneville Shoreline in Cache Valley or elsewhere - you may not know the character that this trail takes as it winds through the Wasatch foothills.

Though the precise elevation, width, and character of the trail may change from place to place, some things stay the same -

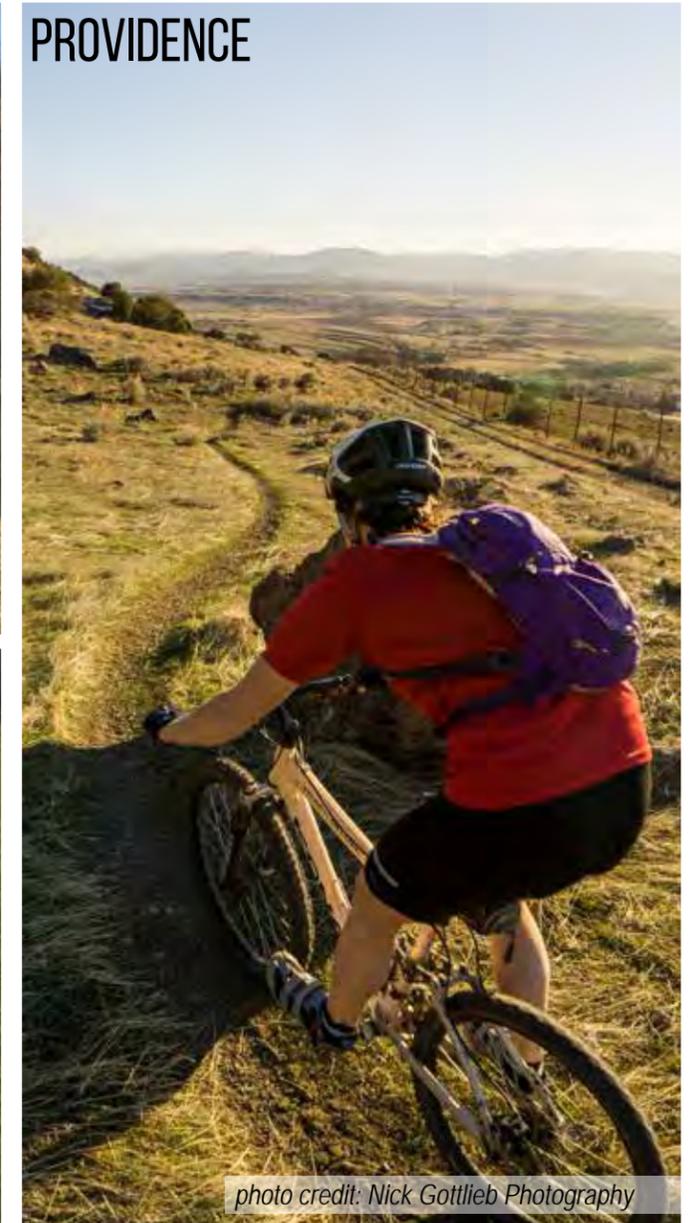
It is always a non-motorized trail. Bikes, horses, and people welcome. Combustion engines may travel elsewhere.

It strives to be a light touch on the land. Where the BST has been built anew, there are typically efforts to keep the trail surface to a narrow 3-4' width, with some populated areas seeing a wider trail. The opposite page illustrates some examples of the Bonneville Shoreline Trail elsewhere in Utah.

DRAPER



PROVIDENCE



SALT LAKE CITY



OGDEN



VIEWS FROM THE NEIGHBORHOOD

We have all witnessed construction projects of one form or another that have significantly disfigured a grove of trees, a hillside, a farm, or other adjacent area.

Any trail project will at first be a notable cut into the hillside in Cache Valley. However, in a couple years, as the grasses grow back and vegetation recovers, a well constructed trail blends into the hillside almost imperceptibly.

The opposite page illustrates some of the ways in which a well designed and constructed trail can truly be a good neighbor to ranchers, homeowners, and scenery lovers alike.

SALT LAKE CITY HILLSIDE TRAIL



Some are concerned about the impact a trail will have on the otherwise pristine hillside. The image at right illustrates the impact a trail has on the hillside within a couple years. Only a small thread of trail is visible on the grassy hillside at right. This newest section of trail is intended as a non-motorized trail, not a road.

When a trail abuts private development, trailhead facilities provide neighborhood amenities and increase home values. Built through private/public partnerships, such trailheads and trails deliver just as much, or more value to a community as private tennis courts - at a much lower cost.



DRAPER TRAILHEAD



It is a common concern to be worried about the proximity of a public trail to private property. Trails such as the BST that does not allow motorized access can be designed to cause minimal disruption.

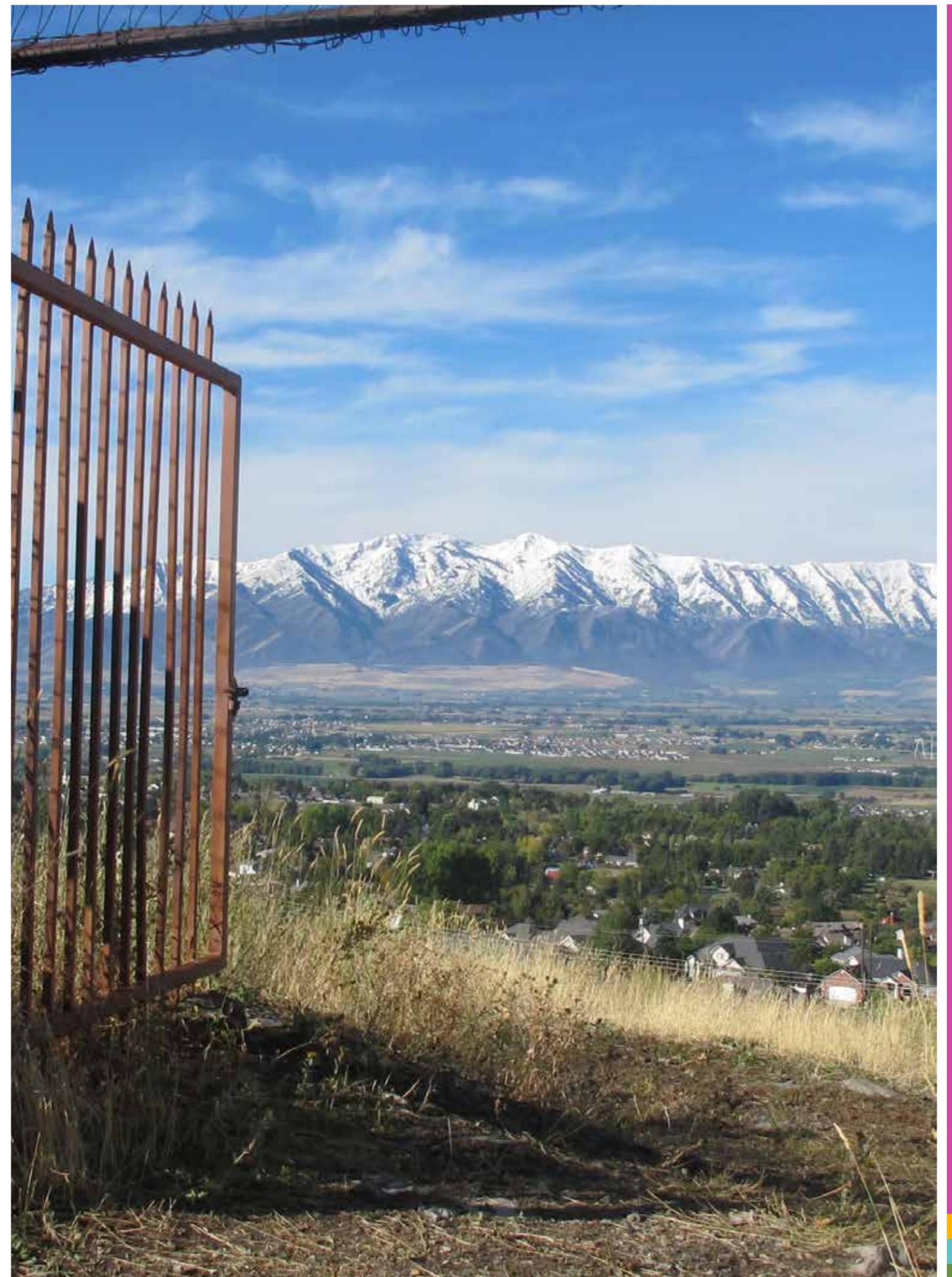
These images at left illustrate the visual impact that a hiker passing by a viewpoint makes. 100 feet away seems quite close, but by 300 feet, the person begins to blend into the hillside.

PUBLIC TRAILS AND PRIVATE LIABILITY

Utah's Recreational use statute (Utah Code § 57-14) exists in order "to encourage public and private owners of land to make land and water areas available to the public for recreational purposes by limiting the owner's liability toward persons entering the land and water areas for those purposes" (Utah Code § 57-14-1).

Various elements of the code state the landowners who do not charge access fees for their land do not have to keep their premises safe for entry or recreational use, or give warning of dangerous conditions or activities.

Yet in the case of the Bonneville Shoreline Trail, the actual trail corridor would be an easement owned by the County or local municipality thus protecting landowners from all liability on the trail. The recently opened Highline trail is one such example of a public trail whose liability falls completely on Cache County, and not the private entity of the Cache Highline Water Association.



EASEMENT PURCHASE

VS

DONATION

In order for the Bonneville Shoreline Trail to become an amenity preserved for future generations, a public easement is requested for the use of the trail corridor.

The easement would only affect a 20' wide swath of land that would constitute the public trail. The public would have no access to the property outside of this corridor. The opposite page contains a proposed easement price equation.

If you would be interested in making a tax deductible donation or selling an easement to permit the Bonneville Shoreline Trail, please contact:

Dayton Crites
Cache County Trails Planner
415.734.7243
dayton.crites@cachecounty.org

$$\text{EASEMENT PRICE} = (\text{EA}/\text{TA}) * \text{AV}$$

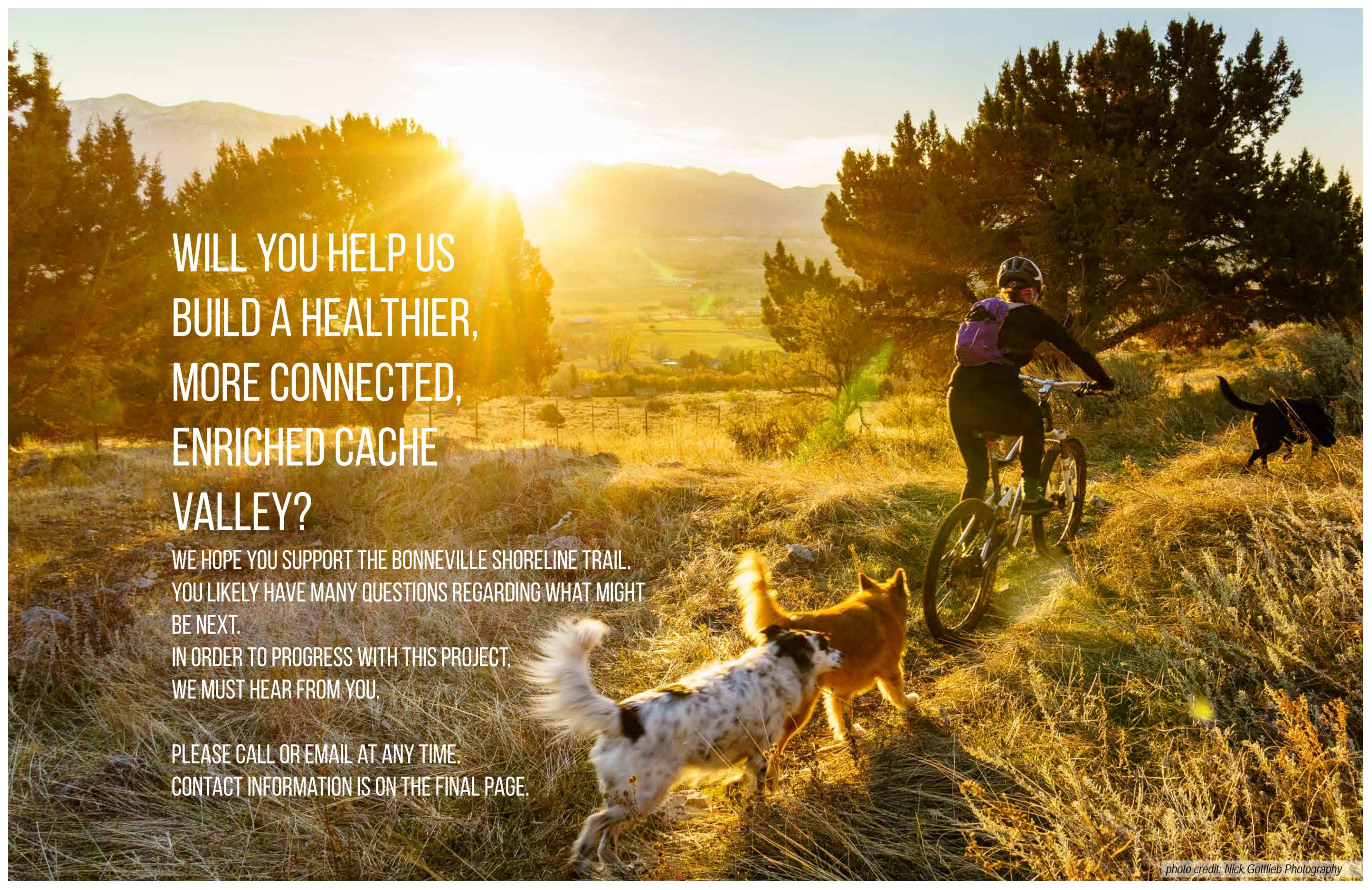
$$\text{EASEMENT AREA} = \text{L} * 20'$$

EA = EASEMENT AREA

TA = TOTAL PARCEL AREA

AV = ASSESSED PARCEL VALUE

L = LENGTH OF EASEMENT ON PARCEL

A person wearing a purple backpack and a helmet is riding a mountain bike on a dirt trail. The trail is surrounded by tall grass and shrubs. In the foreground, two dogs are running: a white dog with black spots and a brown dog. In the background, there are mountains and a valley under a bright, hazy sky. The sun is low on the horizon, creating a warm, golden light.

WILL YOU HELP US BUILD A HEALTHIER, MORE CONNECTED, ENRICHED CACHE VALLEY?

WE HOPE YOU SUPPORT THE BONNEVILLE SHORELINE TRAIL.
YOU LIKELY HAVE MANY QUESTIONS REGARDING WHAT MIGHT
BE NEXT.
IN ORDER TO PROGRESS WITH THIS PROJECT,
WE MUST HEAR FROM YOU.

PLEASE CALL OR EMAIL AT ANY TIME.
CONTACT INFORMATION IS ON THE FINAL PAGE.



FOR MORE INFORMATION, CONTACT:
DAYTON CRITES
CACHE COUNTY TRAILS PLANNER
435.755.1646
DAYTON.CRITES@CACHECOUNTY.ORG



**Cache
County**
1857