
From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 18, 2021 6:03 AM
To: Comments
Subject: Comment Submitted

From: John Waite at mitmur99@gmail.com
Phone: 2083474462
Address: 2991 Round Valley Road, BCR
City: New Meadows
State: Idaho
Zip Code: 83654

Comment:

As a land owner and ardent supporter of public lands – staying public= please do not take any actions to limit our use of lands around Payette Lake. This is a rich ecosystem that thousands of people use for hiking, mountain bike riding, horseback riding and countless educational activities. What we leave for future generations will define us. Thank you

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 18, 2021 6:09 AM
To: Comments
Subject: Comment Submitted

From: Chris Smith at Smitty4947@hotmail.com
Phone: 208-861-6850
Address: 25 Bailey Ridge Rd
City: Garden Valley
State: Idaho
Zip Code: 83622

Comment:

Please reject Tridents proposals. They have nothing but their own financial interest in mind. They don't care about people of idaho or our land. Developing more land around McCall is only going to cause more problems. Once they get their money they will leave, leaving us hard working Idahoans to deal with the mess they created.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 18, 2021 6:37 AM
To: Comments
Subject: Comment Submitted

From: Brett Shepherd at shepherd.bp@gmail.com
Phone: 2082716025
Address: 12902 Spring Valley Road
City: Donnelly
State: Idaho
Zip Code: 83615

Comment:

The Payette Endowment Lands Strategy is a bad idea for the citizens of Idaho and the land near McCall should not be broken into development parcels. It is not protective of the public trust, that is the obligations that elected officials have to protect and maintain resources, and bodies of water such as lakes and streams in particular, for all the citizens of Idaho.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 18, 2021 8:01 AM
To: Comments
Subject: Comment Submitted

From: Jodi Guliuzza at Jodiguliuzza@gmail.com
Phone: 2082716334
Address: PO Box 2417
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I strongly oppose the Trident development on the Idaho Endowment Lands in McCall. I moved to McCall immediately after graduating from the University of Idaho in 2004, and I've never wanted to leave. Why do I and many others love living here? We enjoy the boundless opportunities for outdoor recreation so close to home & we love the small town community feeling. We don't like crowds and busy city life. Unfortunately, the COVID-19 Pandemic has cause thousands more out of state people to come here in the past year, and they done want to leave. From a population standpoint, our little town can't handle this many people. Our small 2-lane highways are in horrific condition full of potholes & fatal traffic accidents from all the extra traffic. Our town is so crowded that I can't find a parking place at either of our two grocery stores to buy food for my family. Housings costs are astronomical and small businesses in McCall cannot find enough employees to hire to help with these historically large crowds of people. Our town has no parking, and all the roads are in terrible condition. Our sewer system is old, and broken needing massive repairs and is at maximum capacity.

We simply don't have the infrastructure, workforce, or space for thousands more people. In addition, this project is just pushing out the locals. Changing and destroying what should be a cute little small mountain town. We don't want to be giant like Tahoe, Sun Valley or Park City. People who want that, should go to those places.

Secondly, Let's discuss the need for the endowment lands to be profitable. Most of you on the Idaho Land Board are very wealthy & powerful individuals. If nature & recreation is what is so appealing about McCall and is what is drawing people here, why are you not embracing that? You are missing the boat on making profits off of the endowment lands from the thousands of people who come here to recreate. We need more campgrounds, RV parks, snowmobile parks, Mountain bike trails, etc. How much profit does Ponderosa State park make from camping fees? It's always sold out and full. Why not create more & charge higher prices? Why are you stuck in a rut of thinking logging and timber is the only way to make money? Why not build more backcountry yurts or small cabins? You could make soooo much money off of all these people coming here to recreate, and you can help us spread out the crowds so we aren't all crammed into a 4 square block downtown.

We don't need or want to see our beautiful forest and backcountry destroyed for more mansions. Build those somewhere else. "Don't pave paradise to put in a parking lot." Once this is done, it cannot be undone.

Please don't pave our mountain paradise!

Sincerely,

Jodi Guliuzza
McCall, Idaho

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 18, 2021 9:35 AM
To: Comments
Subject: Comment Submitted

From: Cameron Daggett at camdaggett@gmail.com
Phone: 2087200619
Address: 17776 N Vantage Pl
City: Boise
State: Idaho
Zip Code: 83714

Comment:

I Have owned a vacation home in the City of McCall for nearly two decades. During that time I have witnessed the increase in recreation that goes on around that community. I personally have enjoyed having access to the trails and vistas provided by recreating on State Land. I would not want to see that State land developed and my access limited. I also do not think that the infrastructure of the McCall area can handle a large surge in population and development. Please take your time to explore every opportunity to keep these State lands open and available for the public to recreate on.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 18, 2021 11:26 AM
To: Comments
Subject: Comment Submitted

From: NINON COLLET at 3germain@gmail.com
Phone: 2086083770
Address: 1019 FIREWEED DRIVE
City: MCCALL
State: Idaho
Zip Code: 83638

Comment:

I DO NOT AGREE WITH TRIDENT HOLDINGS' PRELIMINARY PROPOSAL RE: IDL HOLDINGS AROUND PAYETTE LAKE. THIS WOULD SEVERELY IMPACT PUBLIC MOUNTAIN BIKE /RECREATIONAL TRAILS. KEEP IDAHO WILD.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 18, 2021 1:19 PM
To: Comments
Subject: Comment Submitted

From: Kai Friedrichs at
City: McCall
State: Idaho
Zip Code: 83638

Comment:

The Idaho Endowment Lands will return their greatest and longest-lasting value to Idahoans when preserved for the purposes of ecological conservation and outdoor recreation.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 18, 2021 2:01 PM
To: Comments
Subject: Comment Submitted

From: Christopher Woras at
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I am writing to express my opposition to any trade or sale of the state endowment lands around Payette Lake to any private party. These lands provide limitless recreation opportunities to the local community, and tourists visiting our community. These lands are quite literally an essential part of community, and contribute greatly to the quality of life for many residents. Further, these lands and the recreation opportunities they provide are a huge draw for local tourism that supports so many of our local businesses. Any sale or trade of these lands to a private entity would be incredibly detrimental to our community and our state. If these lands were to leave public ownership, there is no going back. The benefits they provide would be lost forever, and an elite few would receive the profits of the public's loss. Please, please, I beg you to oppose any proposed exchange or sale that would remove these lands from the public domain. I implore you to please consider other options such as the expansion of Ponderosa state park (or creating a new park) or selling or exchanging the land to the Forest Service to keep these lands public. This area is truly special and unique and it is absolutely essential that it remain in public hands and open to everyone. In keeping with Idaho's motto these lands need to be kept *esto perpetua*. These lands must be preserved for future generations as they are so much more than a source of income which is why there is so much united opposition to Trident's proposal. Please do what's right for the citizens of Idaho by preventing the sale/exchange of this unique land that quite literally supports the life and prosperity of our community so that it may be appreciated and enjoyed by all generations to come.

Thank you for your time and consideration. *Esto perpetua*.

Respectfully,

-Christopher Woras

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 18, 2021 6:35 PM
To: Comments
Subject: Comment Submitted

From: YVONNE WORAS at WORAWS@FRONTIERNET.NET
Phone: 208 634 7491
Address: P.O. Box 353
City: MCCALL
State: Idaho
Zip Code: 83638

Comment:

PLEASE DO NOT SELL OUR PUBLIC LAND INTO PRIVATE HANDS. WE HAVE ENJOYED THE LAND AROUND PAYETTE LAKE FOR MORE THAN 30 YEARS. MY OPPOSITION TO LOCKING UP THIS LAND FOR THE FEW THAT COULD AFFORD IT ,COULD NOT BE STRONGER. PLEASE DO NOT SELL THE LAND AROUND PAYETTE LAKE..

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 18, 2021 10:20 PM
To: Comments
Subject: Comment Submitted

From: Tom Kemnitz at Kemnitztom@yahoo.com
Phone: 9282203237
City: McCall
State: Idaho
Zip Code: 83638

Comment:

This land swap is a bad move for the people of Idaho. The public access we enjoy in Idaho is what makes Idaho special. Profiteering by hedge fund backed developers will be a forever stain on the complexion of the McCall area and a decrement to its unique charm.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 19, 2021 9:06 AM
To: Comments
Subject: Comment Submitted

From: Clint Kijowski at ski9597@gmail.com
Phone: 208-271-2428
Address: 18 Blue Spruce Pl
City: Cascade
State: Idaho
Zip Code: 83611

Comment:

I strongly oppose Trident Holdings application to swap land in north Idaho for a substantial area around Payette Lake in McCall Idaho.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 19, 2021 11:06 AM
To: Comments
Subject: Comment Submitted

From: Bethany Thomas at bethanylengfellner@gmail.com
Phone: 2086304817
Address: 83 Silver Fox Trl
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Public lands must stay public. I oppose Trident Holding's attempts to swap &/or privatize land in Valley County. Public lands have MASSIVE value for outdoor recreation. That must be protected. Our communities are built on outdoor recreation from skiing to fishing to rafting to hiking and beyond. Keep public lands public.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 19, 2021 4:36 PM
To: Comments
Subject: Comment Submitted

From: John Banker at botejohn_561@hotmail.com
Phone: 7202535805
Address: Po Box 3012, 695 N Samson Trail
City: MCCALL
State: Idaho
Zip Code: 83638

Comment:

Do not swap land with Trident Holdings. This land is essential for outdoor users in the McCall area. Opt for a recreational lease to CIMBA. Conservation easements to allow continued outdoor use. The residents of McCall should continue to have access to the outdoors in the area.

Thanks for considering my comment!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 19, 2021 8:02 PM
To: Comments
Subject: Comment Submitted

From: Cami Baker at fotocamster@gmail.com
Phone: 801-362-9592
Address: 720 East 1725 North
City: Lehi
State: Utah
Zip Code: 84043

Comment:

Our family has a part time home in Cascade ID. One of our greatest hobbies is to Mountain Bike in the Payette area. We sincerely hope that enough time will be spent to research the impact on current trail leases as well as future plans for these areas. We hope that these trail area continue to be developed and are available to our posterity!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 19, 2021 10:19 PM
To: Comments
Subject: Comment Submitted

From: Christopher Cook at Smilycook@yahoo.com
Phone: 2088611096
Address: 1164 e Santa Maria
City: Bose
State: Idaho
Zip Code: 83712

Comment:

Hello, I am writing in relation to the land swap around payette lake. As a parent of two kids in the Idaho school system I feel it would be a great loss to have this land developed. Frankly I would rather see the state log the land around the lake then trade it off. My kids are also bigger campers and outdoor lovers and would be sad to hear of the loss of access to this land. Our Idaho kids need not only classroom learning, but outdoor learning opportunities also to grow as successful adults.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 19, 2021 11:38 PM
To: Comments
Subject: Comment Submitted

From: Kirk Cheney at Kirkcheney900@gmail.com
Phone: 208-789-6851
Address: 2150 S Ridgeview Way
City: Boise
State: Idaho
Zip Code: 83712

Comment:

As you consider various options for the land around Payette Lake, please give preference to options that will preserve public access and trail opportunities. The possibility of having a trail all the way around Payette Lake is truly special and could be an amazing legacy for future generations. There are ways to generate income from the land while also allowing trail access. The possibility of creating a crown jewel attraction is so much more compelling than the whatever revenues might be gained from alternate uses.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 20, 2021 7:52 AM
To: Comments
Subject: Comment Submitted

From: Cahill Jones at cjonesinvproperties@gmail.com
Phone: 2084849370
Address: 4276 N Arrow Villa Way
City: Boise
State: Idaho
Zip Code: 83703

Comment:

I would like to voice my opposition to the McCall land swap. I own property in McCall and investment property in the State. It appears to me that out of state investors are trying to take advantage of this situation by claiming their is a "problem" with the land not producing enough profit. That could probably be said for the land they want to give the state. The land around McCall serves the people of the state and provides a profit according to the land board. The words " We are going to solve a problem for you" sounds like a con to me. We don't have a problem tell them NO!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 20, 2021 8:39 AM
To: Comments
Subject: Comment Submitted

From: Jane Wallace at janers.wallace@gmail.com
Phone: 208-810-0819
Address: 4512 W Kootenai St
City: Boise
State: Idaho
Zip Code: 83705

Comment:

I cannot imagine how difficult the decision about the McCall/Payette lake land swap is. If you are leaning toward the deal with Trident, may I suggest Idaho at least preserve the lake front part of the land and making it public like Ponderosa State Park? I remember someone telling me that McCall was the middle class vacation destination is Idaho. Let's hold on to that.
Thanks from Jane

From: RACHEL SCHOCHET <RACHEL.SCHOCHET.155882795@p2a.co>
Sent: Saturday, February 20, 2021 9:22 AM
To: Comments
Subject: Retain Public Lands

Dear Governor Brad Little and Members of the Land Board,

The community of McCall and the Payette Lake region is incredibly important to me because we have seen the development and greed that comes with the most beautiful places our state has to offer and the inequity that comes from this. Currently there is a huge developement of condominiums along the shore right outside of Coeur d'alene that blocks access to one of the few areas of local access. This will only continue if we dont preserve space for the people of Idaho that are normal working class people that acutally live here. The country is changing dramatically with people leaving the cities for less urban settings. It is time to save and preserve what makes Idaho great for ALL of the people, not just the rich and priveledged.

I am concerned that selling or exchanging state land around Payette Lake may set a dangerous precedent that could result in the sale of thousands of acres of endowment land all across the state.

I urge the Idaho Department of Lands and the Land Board to work with partners to evaluate alternatives to land sales. IDL and the Land Board should also carefully consider their obligation under the Public Trust Doctrine to ensure that public benefits are maintained and protected.

Thank you for the opportunity to provide comment on this important issue and please keep me on the list for future opportunities.

Regards,
RACHEL SCHOCHET
1350 Heroic Rd
Hailey, ID 83333

From: Dakota Hughes <skiqueen123@gmail.com>
Sent: Saturday, February 20, 2021 9:46 AM
To: bwoolf@sco.idaho.gov; Comments; Dustin Miller; governor@gov.idaho.gov; lawrence.wasden@ag.idaho.gov; Idenny@sos.idaho.gov; Scott Corkill; sybarra@sde.idaho.gov
Subject: payette endowment lands
Attachments: IMG_0747.jpeg; 62611488696__4E50372B-B663-4E30-A66F-7E54E226FEC9.jpeg

hello my name is dakota hughes and i was born and raised in mccall idaho and am now a senior at mccall donnelly high school . i have enjoyed our public lands my entire life, and your plan is not for the bettering of the kids, not for the bettering of future generations. it is for the worst, there is no good in your plan, it is taking away for me, from my family, from my community. this land is not for you to take from us, you aren't making a difference for the better in our community. during the summer we fish, hike, hunt, mushroom hunt and so much more in this area. in the winter we back country ski, snowmobile and so much more. don't take away our land. take your ideas else where, hopefully to the trash.









From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 20, 2021 11:31 AM
To: Comments
Subject: Comment Submitted

From: Stella Stahl at Stellastahl13@hotmail.com
Phone: 208-405-1171
Address: P. O. Box 1255
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I can not believe this proposal is even being considered. How can this benefit our residents in any way. We all live here, working low paying jobs, paying high living expenses because we enjoy what the area has to offer. Why would we continue to do that if you sell everything that makes it worth living here. Its hard to believe, with all the new wealthy residents, we need money bad enough to sell our natural resources. We locals often wonder who's going to be here to serve the rich once you've sold our community off. P. S. I'd rather pay taxes on it, if that's what it took to retain it.

From: Sandra Cashen <Sandra.Cashen.424592761@p2a.co>
Sent: Saturday, February 20, 2021 1:37 PM
To: Comments
Subject: Retain Public Lands

Dear Governor Brad Little and Members of the Land Board,

The community of McCall and the Payette Lake region is incredibly important to me because I know the importance of retaining public land for public use. Hulls Gulch and Highlands to Hollow in Boise, and all the state and federal public areas around McCall and Cascade are just a few examples. These public areas are used and appreciated by many people each year and should not be sold and made private.

The people of Idaho need open space; it's what makes Idaho and the west so special. The short term financial gain of selling is far offset by the permanent loss of areas for Idahoans to recreate and experience the outdoors.

I am concerned that selling or exchanging state land around Payette Lake may set a dangerous precedent that could result in the sale of thousands of acres of endowment land all across the state.

I urge the Idaho Department of Lands and the Land Board to work with partners to evaluate alternatives to land sales. IDL and the Land Board should also carefully consider their obligation under the Public Trust Doctrine to ensure that public benefits are maintained and protected.

Thank you for the opportunity to provide comment on this important issue and please keep me on the list for future opportunities.

Regards,
Sandra Cashen
1311 Harcourt Dr
Boise, ID 83702

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 21, 2021 9:08 AM
To: Comments
Subject: Comment Submitted

From: Andy Olavarria at aolava@citlink.net
Phone: 2083154991
Address: 13960 Nisula Rd Box 13
City: McCall
State: Idaho
Zip Code: 83638

Comment:

As a trail advocate, I have seen what happens when land is sold off for private development. The North Valley Rail Trail south of Heinrich Rd was sold to Idaho Power after Union Pacific abandoned the rail, who in turn kept a power easement on the rail but sold ownership of some sections to adjacent landowners. Our goal in 2004 was to build a trail between the communities of McCall, Lake Fork, Donnelly and Cascade. New landowners stopped that vision and our only possibilities is to develop a trail next to a county road. Not as safe and pristine as the rail trail and quite expensive to build. Please do not sell off public land that has recreational access as this valley continues to grow and more people demand access. Thank you for your consideration.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 21, 2021 11:49 AM
To: Comments
Subject: Comment Submitted

From: Erika Schlegel at Schlegelerikas@gmail.com
Phone: 858-880-5006
Address: P.O. Box 1044
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I am so grateful for our land around the lake that provides beautiful bike trails and physical exercise close to town – a huge reason why we live here!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Monday, February 22, 2021 12:17 AM
To: Comments
Subject: Comment Submitted

From: Gauge Scrogham at gaugesimz2000@gmail.com
Phone: (208) 207-3049
City: Meridian
State: Idaho
Zip Code: 83646

Comment:
QUIT SELLING OUR HOME. THIS IS LAND THAT MY FAMILY HAS USED FOR GENERATIONS ENOUGH IS ENOUGH

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Monday, February 22, 2021 2:23 PM
To: Comments
Subject: Comment Submitted

From: Carolyn Troutner at Atroutner@hotmail.com
Phone: 2086348328
Address: 193 W. Lake Fork Rd
City: McCall
State: Idaho
Zip Code: 83638

Comment:
To the IDL board:
Thank you for reading my letter.

I am writing in regards to the Trident land swap, as well as all land swaps IDL conducts. I propose a moratorium on any further land swaps in order to "maximize...long-term financial assets" for our public schools.

The mission statement of the IDL states that the board "prudently" manage Idaho's endowment assets "maximizing ... long-term financial assets" to benefit Idaho's public schools and other beneficiaries. I believe that economics have changed and Idaho's economic future does not solely rely solely on timber. Tourism has taken a huge leap forward, and it is time to reflect and capitalize on this change. To a native Idahoan, like me, it makes no sense to give up revenue worth billions of future dollars just because it is not timber. Why shouldn't Idaho be making this money instead of Trident?

This developer who wants to own our public land around Payette Lake will be able to turn a huge profit, and we Idaho citizens will not.

Please consider a moratorium to keep this huge "long-term financial asset" in our endowment land. Consider uses other than timber. Imposing a moratorium and allowing reasonable time to develop new policies is a wise way to manage land while allowing the IDL to adhere to it's mission statement.

From: Ebony Yarger <Ebony.Yarger.268687355@p2a.co>
Sent: Monday, February 22, 2021 4:37 PM
To: Comments
Subject: Payette Endowment Lands

Dear Governor Brad Little and Members of the Land Board,

Thank you for the opportunity to provide comments on the Payette Endowment Lands Strategy. This area of Idaho is incredibly important to me.

I understand that the Idaho Constitution requires maximizing revenue over the long-term, however this should not mandate the disposal or sale of these lands.

Please allow additional time to find alternative solutions. I encourage the Land Board and Idaho Department of Lands to protect these lands which contribute to the area's recreation-based economy, protect water quality, and provide access to Payette Lake.

Thank you again for the opportunity to provide comment on this important issue. Please keep me on the list for future comment opportunities.

Please consider how our policies impact our community and environment.

Regards,
Ebony Yarger
357 Blue Lakes Blvd N
Twin Falls, ID 83301

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 8:59 AM
To: Comments
Subject: Comment Submitted

From: Marty Rood at marty@payettepowderguides.com
Phone: 2086346793
Address: PO Box 46
City: MCCALL
State: Idaho
Zip Code: 83638

Comment:

I am the owner and operator of Payette Powder Guides in McCall. I have been in business since 2004 with a forest service permit and a license to run a guide service up Lick Creek. We conduct multi day backcountry trips to our yurts at Lick Creek Summit, day trips and avalanche education.
For the winter months, I also lease a parcel of State Land on Lick Creek road. This parcel serves as a base area for my business. We park snowmobiles, snowcat, trailers, meets guests, and park cars in this lot. It helps keep the access in the winter clear for other users. Without this lot I would not be in business. I employ 3 full time and two part time guides. We produce over 800 user days a winter. The trade or selling of State property on Lick Creek road would essentially put me out of business and jeopardize access to the Lick Creek Road and Lake Fork Canyon.

Thanks for your time.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 9:00 AM
To: Comments
Subject: Comment Submitted

From: Les Bechdel at Lesbechdel@gmail.com
Phone: 2086303126
Address: PO Box 477
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I agree with PELA's stance in regard to the state's plans for the sale of its lands near McCall and Payette Lakes

From: Mike Lanman <mike@abenter.com>
Sent: Tuesday, February 23, 2021 9:17 AM
To: Comments; Dustin Miller; governor@gov.idaho.gov; bwoolf@sco.idaho.gov; ldenney@sos.idaho.gov; lawrence.wasden@ag.idaho.gov; sybarra@sde.idaho.gov; Scott Corkill
Subject: Oppose Trident Holdings to Preserve McCall

We are home owners in the McCall Idaho area. After doing some research about the Trident Holdings company proposed land swap with the area around Payette lake and beyond, we oppose this swap. I've often noticed throughout my life time that these kind of deals always favor the private company that propose it. They make a lot of promises that sound good for the community, but rarely follow through with them. As with every area there can always be improvements, but I feel this is not good for the cities or the county that will be affected.

Thanks,
Mike Lanman
Thunder Mtn. LLC

From: Kay Snodgrass <kayandroger@frontiernet.net>
Sent: Tuesday, February 23, 2021 9:17 AM
To: Comments
Cc: Dustin Miller
Subject: Payette Endowment Lands

As a 22 year resident of McCall, I am urging you to stop the land swap of public endowment lands around Payette Lake. The environmental impact would be devastating to one of Idaho's most beautiful, natural playgrounds.

Thank you.
Kay Snodgrass

Sent from my iPad

From: Kelliey Chavez <Kelliey@Bluerealm.net>
Sent: Tuesday, February 23, 2021 9:36 AM
To: Comments; Dustin Miller; governor@gov.idaho.gov; bwoolf@sco.idaho.gov; Idenney@sos.idaho.gov; lawrence.wasden@ag.idaho.gov; sybarra@sde.idaho.gov; Scott Corkill
Subject: Payette Endowment Lands

To all Land Board members:

As a resident of both Ada and Valley counties, I am writing to OPPOSE THE SALE OR TRANSFER OF OUR PUBLIC ENDOWMENT LANDS! The fact, we even have to write about this idea being entertained grieves our entire family who use the lands and beauty of McCall to refresh. Our lands shouldn't be "sold" to the highest bidder. And yes, every one of you should be concerned what the City of McCall and her residents think.

Ed and Kelliey Chavez

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 10:50 AM
To: Comments
Subject: Comment Submitted

From: Robert Richins at rrichins@rtr-inc.com
Phone: 2088501307
Address: 1709 E Silverspot Ln
City: Boise
State: Idaho
Zip Code: 83706

Comment:

Thank you for the opportunity to comment. I am opposed to the proposed land exchange project, I have 45 years of experience in permitting and design of natural resource projects. This includes major land exchange projects in SE Alaska between the Forest Service and Alaska Native Corporations. I understand the scientific and legal aspects of land exchanges. This proposal is too expansive. The potential effects of such an exchange have not been studied in detail. The area surrounding Payette Lakes is a fragile ecosystem with limited carrying capacity. That capacity has not been determined for such resources as floodplains, steep slopes, and unstable soils. The State of Idaho has no NEPA requirement. If federal lands were involved this would be a given. Water quality protection should be a key aspect of approval. Performance bonds should be considered for lakeside and stream side development. The proposal simply is too large of scale to not be subject to these types of considerations and development constraints. In closing, the lake is a very fragile ecosystem and its carrying capacity has not been evaluated and must be for the land exchange to move forward. Sincerely a concerned citizen, Robert Richins

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 11:25 AM
To: Comments
Subject: Comment Submitted

From: Ken Deibert at kdeibert@mindspring.com
Phone: 208 315 5138
Address: PO Box 570
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Even though Mr Denny isn't sure why the Land Board would want to consider the opinions of locals I will still provide you with my thoughts for the issue of options for endowment lands in and around McCall, Sale of land for development should only be considered when the sale of the property is at full market value. The proposed land swap of timber land for timber land does not seem to reflect the true value of the states land if it considered prime development land. Any consideration of sale or transfer must in my view take into consideration the concerns for water quality , value of recreational uses of the land , and quality of life for the people of Idaho who live near and use the lands held in endowment. The endowment lands in the McCall area have served the people and the economy of this area well for many years. Please as you consider your options, look not only at the dollar value of the land but all of the aspects of these lands uses now and into the future. Our public land were a gift to us, please respect that gift.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 11:47 AM
To: Comments
Subject: Oppose Trident Holdings

From: Katy Allan at katyjeanmail@gmail.com
Phone: 2085593101
Address: 101 E Braemere Rd
City: Boise
State: Idaho
Zip Code: 83702-1709

Comment:

Keep Idaho WILD! Come on, don't let greed take over your principles. Let's benefit Idahoans, not out-of-state investors! Maintain public access in perpetuity and prevent growing economic divisions in our community.

There needs to be a comprehensive plan before just selling this treasured land. Develop a broad set of goals for land preservation, uses, and development.

Payette Lake needs to be PROTECTED!!! Please protect Payette Lake: our source of drinking water, economic health, and the heart of our town. Our elected officials have this duty under the public trust doctrine.

Prohibit a wholesale disposition of endowment lands! It would not be in the long-term interest of the beneficiaries or the public.

Develop new sources of revenue. Fill revenue gaps through conservation and recreation solutions.

Maximize long-term "returns", not short-term revenues! And the state must account for the costs that are generated alongside revenues.

Align endowment lands with the realities and needs of the 21st century. The Land Board and IDL should fully exercise their discretion to accomplish this.

Create a stakeholder advisory committee, to develop a robust plan and a template for endowment lands throughout the state.

Sincerely, Katy Allan

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 12:05 PM
To: Comments
Subject: Comment Submitted

From: Lew Ross at lew_ross@sbcglobal.net
Phone: 208-634-4074
Address: PO Box 510
City: McCall
State: Idaho
Zip Code: 83638

Comment:
Dear Board Members,

I recently read in the Statesman that while Trident has finally submitted its "land swap" application to you, almost 2/3 of it has been redacted due to alleged trade secrets. This Kafkaesque "process" epitomizes exactly why a single group of well-heeled investors, most of whom are probably not even Idahoans, should not be allowed to dictate the future of the McCall area. Or the future of water quality in our beautiful and irreplaceable mountain lake, which besides having its own inherent value supplies the drinking water for tens of thousands of people. Any development – on this scale – around the Payette Lakes should be subject to robust and thorough public input. These are public lands, and you as the custodians of those lands have a fiduciary duty to carefully evaluate how the public might best benefit from the development (or not) of these lands.

While I know your agency has spent the last ten or fifteen years trying to get out of the "landowning" business (hence, the public auction of many state owned parcels on our lake), it is hard to believe that the state could make more money by exchanging some of the most irreplaceable (and therefore valuable) land in the state for logging land in remote corners of Northern Idaho. The latter might provide some immediate logging income, but then will have to lie fallow for half a century or more before they can be logged again. We know the Payette Lakes area is only going to become more and more valuable due to population growth in the Treasure Valley and other factors. Logging land in No. Idaho not so much.

Many alternatives to Trident exist and should be explored before any decision is made by IDL. For example, alternative, and much more profitable business model for the state would be to retain these lands and oversee development incrementally by multiple developers, whose plans can be scrutinized via public input and hearings on a case by case basis – with meaningful local and regional input. For example, one idea that might be considered is the state retaining leasehold ownership of these lands much like the Bishop Estate in Hawaii (the lease income supports the Kamehameha School system), which would provide a permanent income stream to Idaho schools for generations to come. But, that is only one idea. Another might be to amend the Idaho constitution to give your agency and the public more options to consider when considering how to manage Endowment Lands. Whatever happens, though, what is not a good idea is to simply "dump" public lands into the hands of a single, secretive private development company.

As someone once said, "behind every great fortune is a great crime." No doubt, Trident would make a great fortune off of the current proposal (if only we knew what it was!!!). But this entire strategy smells like nothing but a great crime, one your agency should not aid and abet.

Sincerely yours, Lew Ross/ McCall ID

From: Don Fitzwater <don.fitzwater@gmail.com>
Sent: Tuesday, February 23, 2021 12:22 PM
To: Comments; Dustin Miller; governor@gov.idaho.gov; bwoolf@sco.idaho.gov; ldenney@sos.idaho.gov; lawrence.wasden@ag.idaho.gov; sybarra@sde.idaho.gov; Scott Corkill
Subject: Payette Endowment Lands

To whom it may concern,

It's appreciated the Land Board is considering public comments about the PELS, Payette Endowment Land Strategy, thank you.

This "Big Hairy Piece of Land" has been open land forever, it has created priceless memories for generations embellishing the feeling of true freedom and being adjacent to McCall makes it like no place on earth, some might even call it a vortex or even heaven.

I am fourth generation to the area, my great grandfather Elwin Fitzwater was one of the first to settle here, raising my grandfather William who then raised my father Don who became fire chief of McCall and served the community for 20 years before passing in 1986. There were stories of why our family bought land just off the shores Payette Lake near Davis Beach, not because they didn't want to be on the water, but rather away from the harsh winter winds. It was understood the lake shore was to be shared and used by everyone. That changed, strategies changed, and land that was one leased was sold and became private (which was a good decision since they weren't paying appropriate taxes). The land access is disappearing and will continue to do so if sold, traded or otherwise. This is why the land board must stand its ground and preserve it, step back and re-evaluate long term 50-100 years. There will be parcels that make more sense to develop/sell for sure, but the vast majority of the open space must remain free to the public.

Naturally this is difficult position for the land board to have to make a decision to "do something" with this land in order to meet the constitutional mandate. Why? The value of this land is high because the position McCall took to focus on tourism in the 80s and were successful at re-inventing itself when the Brown Sawmill closed. Maximizing a return on this land has been happening for 40 years already! Look at McCall and the revenue it generates for Idaho and education! The land is not losing revenue, it never has, only if you try to compare it to logging which isn't a true comparison.

Obviously, there is financial interest from Trident and others to take this land off the boards hand which could make thing easier, or maybe not. Typically a venture capital firm like Trident has similar mandates like the Land Board to maximize their return but much more aggressive, like tenfold the investment. If the land board decides to "trade" the land it would be foolish. On the other hand, if the strategy is to sell the land, hire Alec from trident! Sell everything off for top dollar for education. Maybe new school can be built on top of Jug Handle with a rotating gondola that delivers them each day. After all, it's for the kids, right? Of course the board wouldn't do that, you're on the board to be a voice of the people. The people have spoken and do not want this land sold or traded.

Selfishly I would love to see this land stay open forever and not change. Realistically that will never happen but there could be a better approach to protect its value to all people of Idaho. Trident is attempting to make a fool of the board and broker land as if it were compared to logging. The Brown Sawmill closed in the 80s and McCall focused to become a premier recreational destination. Where were the Tridents back then to save all of us? They're only here for one thing and that is to make money. The land board must re-evaluate this entire area and what the board represents. If you're on the board to maximize profits, go work for Trident.

There are several other solutions to consider. One example is introducing an annual regional use fee which could preserve long term cash flow and continually repeat annually to meet financial requirements that the constitution mandates. The board meets the mandate, the return is long term, and it's for all Idahoans! Not just the wealthy ones. Another idea could be to continue holding the land for the value alone as you have for decades only selling what make logical sense. Then work with legislation and modernize the mandate to reality, like most states education is tied to residential taxes. Obviously, logging is an archaic means to measurement so maximizing returns on the proposed land swap isn't even comparable. Don't be fooled.

Appreciate you taking the time consider an alternative perspective on this difficult decision.

Don Fitzwater
958 Conifer Lane
McCall, Id 83638

From: Melissa <melissa@frpmrentals.com>
Sent: Tuesday, February 23, 2021 12:39 PM
To: Comments; Dustin Miller; governor@gov.idaho.gov; bwoolf@sco.idaho.gov; Idenney@sos.idaho.gov; lawrence.wasden@ag.idaho.gov; sybarra@sde.idaho.gov; Scott Corkill
Subject: Payette Endowment Lands

I strongly OPPOSE THE SALE OR TRANSFER OF YOUR PUBLIC ENDOWMENT LAND! Keep public lands in public hands! Let me Remind you that a constitutional mandate must be framed by the moral obligation to act as stewards of our land and our watersheds!

thanks

Melissa S. MPM® RMP®
President
First Rate Property Mgmt. CRMC®
Direct - 208-519-5113
(208) 321-1901- Fax
www.frpmrentals.com

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 1:08 PM
To: Comments
Subject: Comment Submitted

From: Stella Stahl at Stellastahl13@hotmail.com
Phone: 208-405-1171
Address: P. O. Box 1255
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I have already commented but I thought I should make you aware the locals are starting to ban together. We are discussing a local strike to oppose this sale. We are discussing walking out of all businesses, shutting McCall down one Saturday. Give McCall a taste of what it will be like if you continue to sell us to the rich. Selling our resources to a monopoly, you should be ashamed. At least divide it up.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 1:14 PM
To: Comments
Subject: Comment Submitted

From: Gary Smith at gsmith1414@gmail.com
Phone: 208-807-1164
Address: 12301 W Mercedes St.
City: Boise
State: Idaho
Zip Code: 83713

Comment:

I OPPOSE THE SALE OR TRANSFER OF YOUR PUBLIC ENDOWMENT LAND! Keep public lands in public hands! If Trident wants to get land in the McCall area have them contact the Wilks brothers they have some land for sale!!! Thanks

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 1:17 PM
To: Comments
Subject: Comment Submitted

From: William Quarton at barrquarton@gmail.com
Phone: 208 315-0679
Address: PO Box 4335
City: McCall
State: Idaho
Zip Code: 83638

Comment:

The proposed land swap or sale with Trident is unacceptable.

Don't throw the baby out with the bath water. Once gone you can never get it back. Thank you for your work on the board. I pray you make the best choice for Idahoans!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 1:44 PM
To: Comments
Subject: Comment Submitted

From: Leslie Freeman at freemanleslie@hotmail.com
Phone: 2088607229
Address: 336 Carmen Drive #3174
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Thank you for the opportunity to comment. I strongly believe that looking at methods for endowment income from recreation is warranted and that keeping the public land areas around the lake public is vital for the public good and also tourism. Please keep the moratorium on transactions in the McCall area until the process of looking into alternatives for revenue generation is complete. If the opportunity exists for the Payette Lake islands, Cougar and Shellworth, to become part of Ponderosa Park, that would be a tremendous benefit to the people of Idaho.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 1:47 PM
To: Comments
Subject: Comment Submitted

From: Claudia Johnson at scjcapson@msn.com
Phone: 2088634306
Address: 1909 Pilgrim Cove Road
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I understand the need to fund education, but I believe the State also has an obligation to provide its citizens an opportunity to experience and enjoy nature and outdoor recreation. Many of Idaho's families cannot afford to live in the McCall area, but they should have an opportunity to enjoy the lake, parks and mountains. We want strong families, then give them an opportunity to spend time together playing on a beach or fishing in the mountains. I believe the State should provide more public beach not less.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 3:06 PM
To: Comments
Subject: Comment Submitted

From: Scott Bowes at Scott@ScottBowesCompany.com
Phone: 2086348775
Address: 195 COMMERCE STREET
City: MCCALL
State: Idaho
Zip Code: 83638

Comment:

Payette Endowment Lands Strategy; I will pay more in taxes to keep our public lands open for the citizens of Idaho to use.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 3:53 PM
To: Comments
Subject: Comment Submitted

From: Patrick Hughes at mccalldeliveryservice@gmail.com
Phone: 2088600590
Address: p.o. box 1244
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Don't sell out our endowment lands to developers looking to just make profit and close access to our public lands. The land around the McCall area is used by nearly everyone year round and is vital to our economy as a draw for tourists who obviously spend money and time in our resort community, that depends on them. Tell these developers to develop the land they already own, we're not wanting to trade our land here locally for they're land we don't get to use and enjoy. We get nothing out of this swap as citizens and members of this community. They want the prime pieces which would obviously close many if not all access to our national forest public lands. Key word with the endowment land, is it's public and developers like these only look to privatize it and close access all the while making a profit off public land. Say NO to this swap.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 5:04 PM
To: Comments
Subject: Comment Submitted

From: John Lewinski at chukarhunter1@yahoo.com
Phone: 2086303028
Address: Box 596
City: McCall
State: Idaho
Zip Code: 83638

Comment:

People come up to McCall all summer to visit the cliffs and canoe to the islands. They are unique and a financial draw to the area. Adding more timberland to Ponderosa Park as Trident Holdings suggests has never been championed locally whereas waterfront and waterfront views have. So put all waterfront into perpetual public use and leave the timberlands as a continued longterm income source for the endowment fund and a place to hunt and gather firewood for our citizens. Please don't ruin our town to please out of state interests and their interpretation of our state constitution.

From: Patience THORESON <patiocet@mac.com>
Sent: Tuesday, February 23, 2021 5:33 PM
To: Comments
Subject: Payette Endowment Lands

I, Patience Thoreson of McCall, [OPPOSE THE SALE OR TRANSFER OF Idaho PUBLIC ENDOWMENT LAND! Keep public lands in public hands! I want to remind the Land Board that their constitutional mandate must be framed by the moral obligation to act as stewards of our land and our watersheds!](#)

with my sincerest THANKS,
....Patience Thoreson

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 6:43 PM
To: Comments
Subject: Comment Submitted

From: Katie Eiden at eiden.katie@gmail.com
Phone: 5034846950
Address: 2637 N Maywood Pl
City: Boise
State: Idaho
Zip Code: 83704

Comment:

This is not a comprehensive plan. It reflects the biggest beneficiaries will be out of state investors, not Idahoans. We are seeing our great state being sold to the highest bidder, whether it is residential property or public lands. The plan gives me no confidence private ownership will exist with public access. It also reflects the strong likelihood of a negative impact on the ecosystems and wildlife within, and adjacent to, the area. Dividing the area into pieces does not make sense when they are inter-related. Additionally, this plan does not adequately address how Payette Lake and her resources would be protected.

I would like to see the creation of Stakeholder Committee, comprised of representatives for all impacted parties, from local residents to the various agencies.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 7:07 PM
To: Comments
Subject: Comment Submitted

From: Sydney Schoensee at sloschoensee@yahoo.com
Phone: 2089917863
Address: PO Box 1414
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Please do not allow the land transfer!! This benefits only those out of state and does not benefit Idaho residents.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 9:04 PM
To: Comments
Subject: Comment Submitted

From: Barbara Henderson at Dv8henderson@yahoo.com
Phone: 2086319339
Address: 1267 W. Pashcal Lane
City: Boise
State: Idaho
Zip Code: 83702

Comment:

Payette Endowment Land Strategy is in direct conflict with everything Idaho stands for. Please don't allow another mistake to destroy Idaho for future generations. Please look for substantial acknowledgement and acceptance of the VALUE of ecological processes, undeveloped lands and natural ecosystems and preservation of what makes Idaho GREAT!

Benefit Idahoans, not out-of-state investors! Maintain public access in perpetuity and prevent growing economic divisions in our community.

Provide a comprehensive plan. Develop a broad set of goals for land preservation, uses, and development.

Protect Payette Lake: our source of drinking water, economic health, and the heart of our town. Our elected officials have this duty under the public trust doctrine.

Prohibit a wholesale disposition of endowment lands! It would not be in the long-term interest of the beneficiaries or the public.

Develop new sources of revenue. Fill revenue gaps through conservation and recreation solutions.

Maximize long-term "returns", not short-term revenues! And the state must account for the costs that are generated alongside revenues.

Align endowment lands with the realities and needs of the 21st century. The Land Board and IDL should fully exercise their discretion to accomplish this.

Create a stakeholder advisory committee, to develop a robust plan and a template for endowment lands throughout the state.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Tuesday, February 23, 2021 9:05 PM
To: Comments
Subject: Comment Submitted

From: Barbara Trajkovska at Dv8trajkovska@yahoo.com
Phone: 2083310007
Address: 810 Marshall Street
City: Boise
State: Idaho
Zip Code: 83705

Comment:

Payette Endowment Land Strategy is in direct conflict with everything Idaho stands for. Please don't allow another mistake to destroy Idaho for future generations. Please look for substantial acknowledgement and acceptance of the VALUE of ecological processes, undeveloped lands and natural ecosystems and preservation of what makes Idaho GREAT!

Benefit Idahoans, not out-of-state investors! Maintain public access in perpetuity and prevent growing economic divisions in our community.

Provide a comprehensive plan. Develop a broad set of goals for land preservation, uses, and development.

Protect Payette Lake: our source of drinking water, economic health, and the heart of our town. Our elected officials have this duty under the public trust doctrine.

Prohibit a wholesale disposition of endowment lands! It would not be in the long-term interest of the beneficiaries or the public.

Develop new sources of revenue. Fill revenue gaps through conservation and recreation solutions.

Maximize long-term "returns", not short-term revenues! And the state must account for the costs that are generated alongside revenues.

Align endowment lands with the realities and needs of the 21st century. The Land Board and IDL should fully exercise their discretion to accomplish this.

Create a stakeholder advisory committee, to develop a robust plan and a template for endowment lands throughout the state.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Wednesday, February 24, 2021 5:43 AM
To: Comments
Subject: Comment Submitted

From: Toby Hayes Johnson at toby.h.johnson@gmail.com
Phone: +8613401031780
Address: 110 N. Third Street
City: McCall
State: Idaho
Zip Code: 83638

Comment:

My grandfather was born in McCall—Currently the previously the ice house, currently a pizza house—which is cool :)

Hoping for no rash or sudden changes to the McCall area, especially the lake!

We advocate that the PELS SHOULD:

Overview: We are looking for substantial acknowledgement and acceptance of the VALUE of ecological processes, undeveloped lands and natural ecosystems.

Benefit Idahoans, not out-of-state investors! Maintain public access in perpetuity and prevent growing economic divisions in our community.

Provide a comprehensive plan. Develop a broad set of goals for land preservation, uses, and development.

Protect Payette Lake: our source of drinking water, economic health, and the heart of our town. Our elected officials have this duty under the public trust doctrine.

Prohibit a wholesale disposition of endowment lands! It would not be in the long-term interest of the beneficiaries or the public.

Develop new sources of revenue. Fill revenue gaps through conservation and recreation solutions.

Maximize long-term “returns”, not short-term revenues! And the state must account for the costs that are generated alongside revenues.

Align endowment lands with the realities and needs of the 21st century. The Land Board and IDL should fully exercise their discretion to accomplish this.

Create a stakeholder advisory committee, to develop a robust plan and a template for endowment lands throughout the state

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Wednesday, February 24, 2021 8:44 AM
To: Comments
Subject: Comment Submitted

From: John Gebhards at gebhardsj@gmail.com
Phone: 2086304093
Address: PO Box 4391
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I would like to express my opposition to the proposed land trade for IDL lands around McCall with Trident Holdings. There are several things wrong with this proposal. First off the State of Idaho would lose out financially on such a trade. Trident wants the land for real estate not timber. What they are willing to trade does not have the same financial reward for the state regardless of the timber on the lands to be traded. Second, the proposal does not address the concerns of the citizens of Valley County. Tridents proposal will greatly impact how and where public can access lands that have been available to the public for decades. Third, converting IDL lands to State Park will limit what the public can do these lands (firewood gathering, hunting, camping). It would also create an additional burden on the State Park system to manage that land with a limited budget and staff. Fourth, existing recreation access and development on IDL lands would be greatly impacted by such a trade. Many user groups have put in lots of resources to develop recreation access that would potentially be lost in a trade were allowed.

While a well thought out management plan for IDL land around McCall is needed, it needs to include local leaders, zoning, and the general public who have a right to know how and why the State is managing Idaho lands. The Constitutional mandate for IDL lands is outdated and needs to be revised as the ways Idaho receives funding for schools and education have changed.

Thank you.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Wednesday, February 24, 2021 9:51 AM
To: Comments
Subject: Comment Submitted

From: Ludmila Clouser at brno@frontiernet.net
Phone: 2086303358
Address: 13873 Norwood rd
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Dear Land Board Commissioners and Idaho Department of Lands Personnel

Please consider my comments regarding McCall area endowment lands.

- Provide a comprehensive plan that not only considers financial goals but is rather based on analysis of the McCall area endowment lands as a whole over long term with set of goals for land preservation, recreational uses, and development.
- Trading or selling these endowment lands and dividing them up into pieces would sacrifice their long-term value as an intact ecosystem, as a buffer for the watershed, as a crucial wildlife corridor, as a wildfire barrier, as a refuge for plant and animal diversity.
- It makes sense for IDL to work in coordination with other agencies that have jurisdiction over the watershed to ensure alignment in its policies for the ultimate protection of this watershed. A comprehensive plan by IDL should also seek to integrate with the long-term visions of the City of McCall and Valley County as outlined in their comprehensive plans.
- Elected officials have a public trust responsibility for water quality. Payette Lake waters are the source of drinking water for the City of McCall, and degrading the quality of these waters represents a direct public health issue. Protecting Payette Lake and its watershed must be a foundation of the Payette Endowment Lands Strategy.
- Any large-scale land transfer would lead to more development than the lands can handle, put too much control in the hands of one private party, and is inconsistent with the framework and process denoted in the Payette Endowment Lands Strategy.
- IDL should continue to evaluate legacy programs such as logging, grazing, and mining while analyzing new methods of deriving revenues that are consistent with the 21st century, including the warming climate, increasing fires and blights in our forests, population growth, and the growing scarcity of undeveloped land.
- An asset class and business program similar to what has been developed for forestry and grazing should be developed for conservation and recreation leases and easements to support implementation to raise additional revenues on these lands. The Land Board should provide assurances that leases/easements would be legally secure.
- Lands should also be considered for transfer to Ponderosa State Park for management. A good example would be Cougar and Shellworth islands, the pearls of Payette Lake. These islands are primarily rock, and not well suited for septic sewage systems, and development would severely threaten the water quality of Payette Lake.

Thank you for considering my comments, sincerely

Lida Clouser & family of 4

Local resident and small business owner in McCall, ID, Pelican Cycling Adventures

From: Scott Corkill
Sent: Wednesday, February 24, 2021 11:02 AM
To: Comments
Subject: FW: Payette Endowment Lands

-----Original Message-----

From: Patricia Lachiondo <plachiondo@gmail.com>
Sent: Wednesday, February 24, 2021 10:33 AM
To: Dustin Miller <dmiller@idl.idaho.gov>; governor@gov.idaho.gov; bwoolf@sco.idaho.gov; idenny@sos.idaho.gov; lawrence.wasden@ag.idaho.gov; sybarra@sde.idaho.gov; Scott Corkill <scorkill@idl.idaho.gov>
Subject: Payette Endowment Lands

Dear Governor and Land Board Members,

I understand that you have an obligation to fund education from public lands. However, I am opposed to the Trident Holdings proposal. This would not be in the best interest of Idahoans who have been here for generations and want to make sure that these lands are preserved for future generations. It would be a one time cash influx with the added negative impact on both the environment and the small town feel of McCall.

Thank you for your thoughtful consideration,

Patricia Lachiondo

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Wednesday, February 24, 2021 11:32 AM
To: Comments
Subject: Comment Submitted

From: Jenny Peterson at jennypeterson22@gmail.com
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I oppose Trident Holdings and their sale or transfer of our public endowment lands. Keep our public land public. It is your constitutional mandate and your moral obligation to act as stewards of our land and our watersheds!

From: Sonya Lenzi <sonya.lenzi@gmail.com>
Sent: Wednesday, February 24, 2021 11:59 AM
To: Comments; Dustin Miller; governor@gov.idaho.gov; bwoolf@sco.idaho.gov; ldenney@sos.idaho.gov; lawrence.wasden@ag.idaho.gov; sybarra@sde.idaho.gov; Scott Corkill
Subject: Payette Endowment Lands

Dearest members of the Land Board,

My family has owned our property in McCall since 1930's and leased the property for twenty years prior to purchase. I am writing in honor of my Great Grand Parents, Grand Parents and my beloved Papa who all loved McCall and instilled in me that love. I am also writing for my niece and two nephews and hopefully their children. Our family has been on our land for over a hundred years and hope to be there for many hundreds more. Public spaces are important to our quality of life.

I STRONGLY OPPOSE THE SALE OR TRANSFER OF OUR PUBLIC ENDOWMENT LAND!

We need to keep public lands in public hands!

Please remember people of the Land Board that your constitutional mandate must be framed by the moral obligation to act as stewards of our land and our watersheds!

Thank you for hearing my point.

Cheers,
Sonya Lenzi

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Wednesday, February 24, 2021 12:13 PM
To: Comments
Subject: Comment Submitted

From: Robert Bechaud at bechaud@telus.net
Phone: 2083152417
Address: 664 Woodlands Drive (for UPS/Fedex) PO Box 295 (for USPS)
City: McCall
State: Idaho
Zip Code: 83638

Comment:

In considering the strategy for the McCall area endowment lands, I believe that it is appropriate to NOT give undue weight to short term financial gain. These lands are unique due to the proximity to the McCall area watershed. It would be appropriate to professionally evaluate the long term value of protecting the watershed.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Wednesday, February 24, 2021 12:49 PM
To: Comments
Subject: Comment Submitted

From: Diana Fields at dianacfields@gmail.com
Phone: 3025481815
Address: 910 Yew Wood
City: McCall
State: Idaho

Comment:

Please do not abdicate your responsibility to manage the land around McCall by selling it off to a private land developer. The land is entrusted to a public entity for the EXPRESS reason that you are to manage the lands FOR the public – not to sell to private interests for short-term expediency. The IDL should listen to the public at each step of the way going forward no matter how inefficient or inconvenient that may seem. Things change over time and once the public land is gone it never can be returned. Please deny the Trident proposal. Step back and listen to the people in McCall and other environmental groups who have the long-term interests of that land in mind, not an interest in short-term profit like Trident.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Wednesday, February 24, 2021 2:46 PM
To: Comments
Subject: Comment Submitted

From: Stacy Bowers at stacylbowers@gmail.com
Phone: 2088690705
Address: 104 Mather Rd
City: McCall
State: Idaho
Zip Code: 83638

Comment:
February 24, 2021

Respected Idaho Department of Lands Board Members-

It has come to my attention, and that of the greater McCall community and State of Idaho, that Trident Holdings and their project "Preserve McCall," is proposing to "swap" timber land in the Northern part of the State for thousands of acres of State Endowment Lands- prime recreation land surrounding Big Payette and Little Payette Lake, as well as many other popular and pristine areas surrounding McCall that are currently open to all users in the State of Idaho, under the guise of "Preserve McCall...." When in actuality it's a land grab that will result in huge profits for a private company. Trident Holdings argument for the need for their development being it costs the State \$275k a year to manage these lands, stating that's a substantial cost for the Idaho State Land Board and subsequent Education Endowment to bear. It is clear in the State Constitution that Idaho Endowment Lands need to have the highest and best usage/profit, but there are surely other paths to investigate and pursue and still accomplish the goals of everyone.

What is the true market value of the development?

How much land will be donated back to the public?

Which lands and access points will be preserved for public use?

What is the fair market value of these lands?

In short....what is the actual trade-off for the citizens of the State of Idaho?

How much does Trident Holdings stand to gain....and how much do we Idahoans stand to lose?

Trident Holdings states this will be a long-term project, over decades in fact....so how can they state that a \$275k annual bill for the cost of maintaining these lands is a fair trade for land they're going to develop and reap the benefits on for decades to come at the tune of hundreds of millions of dollars? Trident Holdings also states that the communities are the most important and should have a place in the conversation and help with developing this plan moving forward. If that's the case, then why do we need Trident Holdings to manage us?

Conservation Easements and Land Trusts...where do these options come in to play? Conservation Easements can, and do, generate revenue and can be written as such to include timber and grazing. I've been a part of community outreach and fundraising campaigns in the past to save access and public space from development, and I can tell you from experience, it works! We can accomplish great things together! Please take the time to look to other successful Land Trusts in this state and other states to see more options. Forward thinking for the future, we have the unique opportunity to be an example for similar areas like McCall that exist in the State, and will no doubt face similar challenges in the future, as they "aren't making any more land," and real estate values continue to climb exponentially. One of our greatest assets in this state is our land...please don't give it all away to out of state developers that don't truly have Idahoans interests in mind.

Take this once in a lifetime opportunity to think long term into the future and do the "right" thing. We can preserve this beautiful, and highly popular and frequently used land for public use for all, and not "sell out" to a developer with

dreams of big profits. While I fervently oppose this proposal, at the very least, please pause on this proposal until many more important details, facts, values, etc. can be researched, as well as alternatives explored, before any clear paths moving forward are agreed upon. Please extend the moratorium period for these decisions and protocols. We only get one chance at this, and actually “preserving McCall,” means preserving it for future generations to come...not privatized and developed to the hilt like the next Lake Tahoe, where only a small fraction can afford exclusive use. Profits over people isn’t the Idaho way. Freedom and equality for all is the legacy in which we can be proud to leave.

Thank you for your time and consideration on this most important matter.

Sincerely-

Stacy L Bowers

Realtor, Member- Idaho Association of Realtors, National Association of Realtors

104 Mather Rd

McCall, ID 83638

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Wednesday, February 24, 2021 3:17 PM
To: Comments
Subject: Comment Submitted

From: Wayne Albright at woodsrider@cableone.net
Phone: 2087912963
Address: 938 Kodiak Lane
City: Lewiston
State: Idaho
Zip Code: 83501

Comment:
There should be no land exchange permitted with Trident Holdings period.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Wednesday, February 24, 2021 3:44 PM
To: Comments
Subject: Comment Submitted

From: Sherry Maupin at smaupin@co.valley.id.us
Phone: 2083155107
Address: PO Box 924
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Regarding the draft Payette Endowment Lands Strategy (PELS), I would like to commend IDL for the creation of the Focus Group to engage local stakeholders in crafting a final draft of the PELS.

I am requesting that the process started by the Focus Group be allowed to continue in the form of an Advisory Board to help IDL make comprehensive decisions on these unique lands in Valley County, especially those in the McCall Impact Area, McCall City Limits, around the shoreline of Payette Lake and the surrounding watershed of the North Fork Payette River. Since the strategy outlined in the PELS has the likelihood of becoming a template for many of IDL's lands, give it more time to ensure that the final product is a success and a win/win solution for the Endowment, local communities and the citizens of Idaho. A more comprehensive strategy that considers the application of creative solutions proposed during the Focus Group meetings as well as the full range of benefits and impacts to local economies should be included in the plan. By slowing down the process, it will give local stakeholders and IDL the time to more fully examine all options and create a valuable tool for analyzing other IDL lands around the state.

I urge IDL to investigate the viability and legality of utilizing permanent Conservation Easements on the most sensitive parcels around Payette Lake prior to making any final decision. Give Valley County time to find funding solutions to purchase long term leases on the valuable recreation ground that soon could be lost. Access to the lake should be retained for future generations and not traded for short term gain. Protection of the North Fork Payette watershed is essential not only for the municipal water supply in McCall but also for irrigators, homeowners and recreators on Payette Lake and far downstream. Connectivity of these lands to the National Forest and to other IDL lands is essential to achieve these goals. Conservation Easements would also allow for a continuation of traditional IDL management goals such as timber harvest, grazing and forest health.

Outdoor Recreation is the main driver for the Valley County economy and contributes over \$7 billion each year to the Idaho state economy. Outdoor Recreation relies on open spaces and access to the lakes, forests, streams and mountains on IDL land and beyond. We see a need to supply more recreational infrastructure and manage it to meet the growing recreational demand throughout this area as more people move to Valley County and come here to visit each year. Including Outdoor Recreation as an IDL asset class and adding it in IDL's directives will allow it to become a valuable financial contributor to the Endowment while helping to support local economies.

Please give us the time needed to create funding solutions to save our valuable resource. "Under it all is the land" once it is developed it cannot be reclaimed into the jewel it is today.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Wednesday, February 24, 2021 3:53 PM
To: Comments
Subject: Comment Submitted

From: Jeff Mousseau at jeffreymousseau@msn.com
Phone: 208 520 7708
Address: PO Box 167, 105 Brundage View Ct
City: MCCALL
State: Idaho
Zip Code: 83638-0167

Comment:

Dear Land Board Commissioners and Idaho Department of Lands Staff,
Thank you for the opportunity to comment on the Payette Endowment Land Strategy (PELS). I am a lifelong resident of Idaho, a registered engineer in Idaho, and am a current resident of McCall. I spent most of my career leading projects and Bechtel companies cleaning up nuclear and hazardous waste at the Idaho National Laboratory. This gives me a rather unique perspective of protecting the lands and waters of Idaho and just how important that is. I appreciate the work done by the IDL in preparing the PELS and the effort made to engage the public through the Focus Group meetings and by collecting written public comments. My bottom line. I am in favor of the approach in the PELS with three significant changes that should be incorporated. These changes would strengthen the PELS, maximize the financial return to the endowment trust, and garner additional public trust and acceptance of the PELS.

#1 Plan the Work and Work the Plan: Per this saying, the PELS needs to be the Plan going forward and work by IDL needs to focus on implementing it. The PELS is the best way to meet the constitutional mandate to secure the maximum long-term financial return to the endowment trust. As proposals or applications for land trades or acquisitions are presented that are clearly outside the PELS, these should receive no attention and be discarded. The scarce resources of the IDL should focus on the implementation of the PELS, and not shepherding random outlier applications. Also, and a change to the PELS, parcels in Tier 3 and Tier 4 should support to efforts to increase revenues by adding a conservation and recreation asset class and soliciting leases within that asset class for these parcels that would significantly increase revenues to the endowment fund while retaining the capital value of these land parcels until they are scheduled for further analysis in their respective tiers.

#2 Citizen's Advisory Board: The Land Board should authorize and the IDL should implement a citizen's advisory board (CAB) once the PELS is approved by the Land Board. The purpose of the CAB would be to coordinate with the public to advise the IDL on alternatives for the management or disposition of the parcels. The CAB should be a sincere, long-term effort to engage the community and provide local stakeholders— who know these lands best— the opportunity to collaborate in finding appropriate solutions that will also satisfy the Land Board's fiduciary duties to the endowment trust.

#3 Comprehensive and Cumulative Analysis: The PELS as written is built around a parcel by parcel analysis and decision making over time. This is a patchwork approach, and although doable, the IDL needs to detail a process of how cumulative effects of this type of approach will be reviewed and accounted. Effects meriting cumulative analysis include water quality degradation, wildlife migration, sewage capacity, wildfire protection, and public lands access among others. The PELS should also factor in City of McCall and Valley County planning in place today as part of a more comprehensive approach as the parcel solutions are developed. The IDL needs to take the time to get these items right in the PELS before finalizing and approving it.

In closing, I want to underline the real threat that any large wholesale land trade has to the PELS and to fail the constitutional mandate to maximize the long-term financial return to the endowment trust. To trade McCall area endowment lands (worth nearly a billion dollars based on area land values) for a slight increase in revenue from land that is worth far less is akin to trading your current house straight across for another house in a different neighborhood that has a tenth the value because your child's lemonade stand is not making enough money. It is a penny-wise pound-foolish approach. These lands continue to significantly appreciate. The best route for meeting the constitutional requirements and the route that best serves the public trust and the citizens of Idaho is to take the time to continue to correctly develop the PELS by reviewing and incorporating input from the public and from the Focus Group meetings and getting it right before implementing it.

Sincerely,

Jeffrey Mousseau, McCall, ID

From: Rick Kay <rickkay44@yahoo.com>
Sent: Wednesday, February 24, 2021 4:04 PM
To: Comments; Cindi Feeley

I am Richard a. Kay living in McCall in Payette Sub . D. I am Against the Trident Proposal Completely . This action should stopped . Please past my message on , Please used good judgement for our present and future children . They deserve a chance to enjoy the wood lands and water ways. Thank You , God's Speed . Richard Kay

Sent from [Mail](#) for Windows 10

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Wednesday, February 24, 2021 8:19 PM
To: Comments
Subject: Comment Submitted

From: Kelly Martin at markel@bethel.edu
Phone: 6122420270
Address: 102 E Park St
City: McCall
State: Idaho
Zip Code: 83638

Comment:
Hello,

My name is Kelly Martin and I have lived in McCall, Idaho for the last nine years. I moved to McCall to attend graduate school in natural resources and fell in love with the area and the vast opportunities for recreation on public lands in Central Idaho. The state endowment lands around McCall mean a great deal to me because of the wildlife habitat value, protection of Payette Lake water quality, and the access to public lands that is simply unmatched in this area. These lands have immeasurable value beyond marketable real estate. As a hiker, backpacker, fisherwoman, forager, snowboarder, winter recreation enthusiast, and advocate for the natural world, I strongly oppose the development of the endowment lands surrounding Payette Lake.

I urge the Idaho Department of Lands to take a conservation-minded approach when assessing larger, ecologically and economically vital endowment land parcels. In the long-term, these lands can generate additional sources of revenue for the state while still allowing active management.

Thank you for the opportunity to comment on this matter.

Best regards,

Kelly Martin

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 25, 2021 7:56 AM
To: Comments
Subject: Comment Submitted

From: Llona Ney Jensen at llonaneyjensen@gmail.com
Phone: 2082716427
Address: P O Box 2230
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I am concerned that the formula that the Land Board is using to determine the future of the land is outdated and perhaps shortsighted. These lands were set aside for ALL future Idahoans. This does not mean shortsighted immediate profits at the cost of future benefits. The examples of what has been suggested on these lands in the McCall area does not represent the area or the people of this area, and I also suggest that it does not represent the State of Idaho as a whole. I concur with the statements that have been put forward by the Payette Endowment Land Alliance. I hope that the people of this state have the power to make the changes in the Land Board to represent a more modern approach to the land holdings.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 25, 2021 8:00 AM
To: Comments
Subject: Comment Submitted

From: J. Mark Jensen at Drjmarkjensen@yahoo.com
Phone: 2083151091
Address: P.O. Box 2230
City: McCall
State: Idaho
Zip Code: 83638

Comment:

The unfettered growth Idaho is experiencing is destroying the very thing about Idaho that we all hold so dear. If the proposed land swap is allowed to occur and development is allowed to occur around Payette Lake and beyond, it will be the beginning of the end for the Lake. Surely there is a better way to fund the school systems of the area. I support the Payette endowment Land Alliance position on the proposed land swap and encourage the board to find other solutions. The wellbeing of the local students will be degraded if this is allowed to occur. I would gladly pay higher taxes to make sure students are well educated if that is what it takes to prevent McCall turning into a over developed nightmare.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 25, 2021 9:20 AM
To: Comments
Subject: Comment Submitted

From: Bruce Smith at Bms2650@gmail.com
Phone: 2088050133
Address: 2809 s shadywood way
City: Boise
State: Idaho
Zip Code: 83716

Comment:

The endowment lands have a number of existing leases that were not the result of an auction. Are those leases going to be voided, cancelled, or remain in place as part of the PELS process? Do those leases affect the processing of other applications to lease?

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 25, 2021 10:00 AM
To: Comments
Subject: Comment Submitted

From: Lin Gray at gray.avens@gmail.com
City: Stanley
State: Idaho
Zip Code: 83278

Comment:

Dear Mr. Little, Mr. Denney, Mr. Woolf, Mr. Wasden, and Ms. Ybarra,

Please consider the long-term economic value of open space and public access when you make decisions for the beneficiaries of Idaho's endowed lands. Out-of-state land developers continue to move to Idaho with projects and proposals that end access to ground that has been available to us for generations. As Idaho's population grows, giving up endowed lands for financial benefit now, does not take into consideration the long-term economic impact of reduced state land holdings in the future.

Growing up in Council, public access to Payette Lake was a priceless resource. Not only that, its benefit is quantifiable. Endowment land around Payette Lake generates 2.5 times more revenue than the state average. I oppose the sale, trade, and/or private development of the endowed lands surrounding Payette and Little Payette Lakes.

Thank you for your time and attention in this important matter.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 25, 2021 10:04 AM
To: Comments
Subject: Comment Submitted

From: Galen Shaver at shaver.anderson@gmail.com
Phone: 2086304230
Address: 13775 Nisula Road
City: McCall
State: Idaho
Zip Code: 83638

Comment:
February 25, 2020
To: Members of the Land Board and IDL Staff

Re: Payette Endowment Lands Strategy Plan submitted on December 15, 2020

As a former educator and special education administrator, I am fully committed to the importance of your fiduciary duty. The plan must be comprehensive and careful in its consideration of long term effects, not only for the beneficiaries, but for the watershed, the communities and the future. In that spirit I offer these comments.

1. The most unsettling element of the plan is the total dismissal of Payette Lake. There is no mention of even considering the health of the lake and the watershed (much less our drinking water source) in any of their plans for these lands. These lands form a halo and a functioning ecosystem around the lake and provide a necessary buffer protecting not only Big Payette, but also the North Fork of the Payette, the mouth of Lake Fork Creek and Little Lake from over-development and the inevitable run-off pollution and sedimentation. The Lake is not only our water source and our love, but our economic driver and its health and the health of its tributaries is fundamental to our community. Ironically, it is also the driver for the high revenues IDL hopes to get for its land sales for the beneficiaries, so it seems that the importance of its protection is unquestionable. The lands immediately bordering the lake should be maintained in perpetuity, something the Land Board has the authority to do. They will only appreciate in value and they will also, by protecting the lake, protect the value of the rest of the endowment lands.

2. The Lake is another public trust obligation for the State and the tributaries running into the lake are corollary to that trust. That public trust obligation should be considered as important as the state's fiduciary duty to the endowment land beneficiaries.

3. The value of the lands lies in their connectivity. They are contiguous with the Payette Forest providing a crucial big game corridor, as well as the essential public access to the forest, lakes, river and creek. Their continuity also provides insurance against the effects of ecological fragmentation with its proliferation of noxious weeds, increase of pollution and loss of the resilience of biodiversity. This connectivity allows vast opportunities for recreation as well as opportunities for IDL to offer long-term conservation/recreation easements and leases. These opportunities for long term revenue generation for beneficiaries would be lost with fractured land parcel development.

4. The IDL plan sets out a 20 year timeline for dealing with the 13 parcels of state land. The long timeline and the tiered arrangement of parcels along the 20 year span are meant, according to the plan, to give time to explore options for revenue generation or to "participate in city and county processes" or to "conduct public outreach". But nowhere in the

plan does it say the needs and concerns of the comprehensive plans of the city and county would be considered. And there is no guarantee of adherence to the 20 year schedule. If someone came in with “a suitcase full of money”, could they completely upend the whole tiered scheme and could blocks of land in tier IV, for example be sold off immediately? We need assurance that the plan, if adopted, as well as the timing of dealing with each parcel will be adhered to. Then the community will have a reasonable amount of time to explore with IDL alternative options rather than just selling off the parcels for development.

5. Many of us had hoped one of the ideas of the plan was to give McCall some stability in planning. Yet the plan seems most interested in “ taking advantage of opportunities for higher revenue generation.” That possibility for higher revenue is completely driven by the desirability of living in McCall. And that desirability is driven by the proximity to a healthy Payette Lake, the easy access to quality outdoor recreation, the character of McCall as a small mountain town that cares deeply about the environment and the culture supported by the city’s careful planning. Ironically all these things could be at risk if the state lands around McCall are sold and developed. And that it turn could undermine the high revenue expected for other state land sales. Also if IDL can acknowledge the debt that it owes to the city and people of McCall for making their lands way more valuable (in the past few years the state has made millions off of the sale of the cottage sites), shouldn’t IDL at least be a good neighbor and respect McCall’s desires to protect its lake and create a sustainable, affordable, small town community ? And shouldn’t IDL try and further McCall’s goals in its plan and implementation?

5. Lastly IDL seems in its plan to be unaware of various infrastructure limitations most especially the sewer system. It’s projections for the number of residences on its parcels and the worth of the parcels based on those projections seems out of whack with the present sewer capacity of the sewer district. With limited present capacity and pressing need for repairs, priorities for sewer hookups will have to be established and it is hard to imagine that any of the state lands would be first in line. Thus the amount of revenue that the state expects to gain from its lands may be way over-estimated if sewer facilities are unavailable and possible development is curtailed. Their projected value of the land in the plan could be wrong.

Thank you for your attention,
Galen Shaver

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 25, 2021 10:18 AM
To: Comments
Subject: Comment Submitted

From: Leslie Campbell at lesliedominique1@gmail.com
Phone: 5033588142
Address: 180 Cindy Lane
City: McCall
State: Idaho
Zip Code: 83638

Comment:
February 25, 2021
Payette Land Trust Endowment Comments
Leslie Campbell

Thank you to The Idaho Department of Lands for being open to feedback and enabling a partnership and dialog around the Payette Endowment Lands Strategy (PELS) Focus Group.

As a local resident of 25 years and a teacher of Outdoor Science Education I appreciate the opportunity to suggest strategies to meet the needs of all those folks who live, work, and visit Payette Lake and its environs. An informed decision-making process such as this will help the department review potential short, mid and long-term options and strategies which are designed to maximize revenue generated by endowment land located within McCall's area of impact.

I believe that through the placement of strategic and well-placed conservation easements throughout the areas identified for possible development, all users and the State of Idaho Endowment will benefit over the near and long term.

In order to more fully understand and realize the most beneficial use for the land around Payette Lake and to allow for traditional uses, such as timber and grazing, tourism, fishing, biking, hiking and other leisure activities to continue, I believe a strong first step as we look towards development would be to identify and secure conservation easements along and adjacent to all tributaries leading into and entering Payette Lake.

These conservation easements would serve ostensibly as the watershed protection plan easements. These easements would serve not only to protect the quality of our lake waters from which we obtain our drinking water but would also align with natural wildlife corridors and provide erosion control protections during all phases of development of the endowment lands. These easements are also important to protect because they help to stabilize the soil and native plant forage which our wildlife depends upon and to which we humans enjoy having access to.

All the protected watershed components, including undisturbed and sometimes rugged terrain, also serves as wildlife movement and forage corridors. These corridors are protective and important pathways for wildlife because they supply safe routes to the available lake water during the winter and year-round forage to all organisms at all trophic levels from invertebrates to fish, osprey, deer, elk and bear. These are important organisms in our area and are highly valued by our community and visitors as they serve to enhance our lives and well-being just by their very being in connection to us and the beauty they offer.

All users will benefit if we can carefully choose conservation easements that will continue to knit our life enriching Payette Forest ecosystem together, for all of our users. As organisms we all rely on a carefully thought-out plan using strategies that can meet all of our needs. Whether a livestock agricultural business owner who relies on native pollinators to pollinate their grasses for continued feed or a huckleberry picking hiker, a view seeker or a hunter, we will all benefit from investing in a long-term vision that will not only meet our financial needs but continue to offer us the

quality of experience that we hold dear in this land of plenty.

A properly developed, conscientious model for McCall and the surrounding lands that addresses all of our user needs, and one which clearly explains the strategies that are deployed in order to get these various needs met, will benefit other communities across the State as well as give us all peace of mind.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 25, 2021 10:20 AM
To: Comments
Subject: Comment Submitted

From: Judy Anderson at shaver.anderson@gmail.com
Phone: 208 634 5594
Address: 13775 Nisula Road
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Dear Land Board Members and Staff of the Idaho Department of Lands,
Please accept my comments on the plan submitted by IDL at the December Land board meeting.

A. Manage the endowment lands with a comprehensive plan

If you understand that the health of the lake and watershed are crucial, and that endowment lands are crucial to the health of that lake then it follows that to protect that lake, the endowment lands have to be protected and kept under public control. In addition they need to be managed in cooperation with other agencies so that jurisdiction and regulation are aligned for the long term goal of lake health. The highest and best use of the endowment lands bordering the lake is as a buffer for the lake—the lake which is also a public trust obligation of the state . That public trust is as important and crucial as providing a small amount of money to an education budget. Further degradation of the lake will surely happen with more development around it. That degradation comes with a huge cost which has to be factored into any realistic cost/benefit analysis of the management of endowment lands. Factoring in only the revenue from selling parcels doesn't acknowledge the potential costs of those sales: the cost of lowered property values, less tax revenues, impacts to the economy and infrastructure, loss of recreation dollars and sales tax and costs of water treatment. If these aren't taken into account, any "economic analysis" will be compromised and lead to destructive short-term decisions with deleterious long-term consequences.

A comprehensive plan would also seek to integrate with the City of McCall and Valley County's long term visions in their comprehensive plans and the necessity of maintaining public access to the lake so it does not become a private enclave. The ecological limits on any more development, the carrying capacity of the sewer system and the finite amount of land available that can be used for spreading effluent are nature's sideboards that must be recognized in any plan.

B. Questioning IDL's assumption that the public "misunderstands" its constitutional mandate .

IDL assumes that the public does not understand their oft repeated mandate of "maximizing financial gain." But I feel the public does understand the mandate but refuses to accept the current attorney general's interpretation of that mandate. Wasden's interpretation does not acknowledge any moral imperative to the questionable idea of "highest financial return" as the sole guide to decision making. If interpreted in its nakedness the mandate could lead to revenue generation unacceptable in a democracy based on common morality. The New York Times Nicholas Kristof says that Pornhub the multimillion dollar purveyor of online porn "monetizes child rape and revenge pornography". An employee said he believes top executives "weren't evil but were focused above all on maximizing revenue". That was also the mantra of Purdue Pharmaceuticals and the opioid disaster. Using " maximizing financial return" as your main determinant in decisions is a path into the shadowlands.

And truly, the mandate says "secure the maximum long term financial return". The use of long term means that any credible proposal to IDL must consider the long term benefits AND costs. There is no way to judge long term gain without factoring in the costs as well as the benefits. Not doing so will cause the problems we have seen recently with the cell towers where costs in probable depressed property values will deprive schools of tax money. Also present but incalculable is the cost of IDL maximizing conflict and losing public trust

Along these same lines, any benefit the state receives from selling off property around the lake has to be balanced by the long term costs that would be engendered by the probable degradation of the lake due to overdevelopment; including decreased property values, losses in recreational dollars including sales tax, decreased economic activity in general, and costs of attempts to clean up the lake including more expensive water treatment for drinking water.

The public also feels “the mandate” has been consistently used to thwart any honest civic dialogue about aligning the management of trust lands with the realities of the 21st century. Population growth, high-end development pressures, the preciousness of public land, are all much more relevant now than they were in the 19th century. Land management is also impacted by the pressures of climate destabilization, resource depletion, increasing species extinction, and economic inequality. All these growing threats to the environment and our democracy have vastly changed the equation of a mandate developed in the 19th century.

Other states have experienced these changing circumstances and have taken it upon themselves to update their constitutions with amendments or to add language that reflects new realities and protects their citizens' right to a healthy environment, recognizes the state's responsibility of good stewardship and fulfills fiduciary duties. A living democracy has to grow and adapt to change, in order to keep its vitality and relevance. Our 50 states have ratified over 6000 constitutional amendments... a legacy of living democracies. In addition the state land board will eventually be forced to recognize that this desire for updating our constitution will increasingly grow as state lands in other parts of Idaho are besieged by pressures for development. Even more citizens will respond by clamoring for change in the constitutional language that offers more protection to these common lands.

C.. Maintain the connectivity of the lands

To solve the “problem” of low revenue/high value lands by arbitrarily dividing them up, labeling them transitional, and selling them off piecemeal is only to create more problems. As the lands are sold off, the adjacent endowment lands will then enter the same vulnerable condition, becoming high value/low revenue, and then having to be labeled transitional and sold off. A domino effect will cause all the state lands around the lake to be sacrificed until the lake is surrounded by private development, left unprotected, and without public access.

Dividing up the land piecemeal is sacrificing its long-term value: as an intact ecosystem, as a buffer for the watershed, as a crucial wildlife corridor, as a refuge for plant and animal diversity, and as a source of resilience insurance in climate chaos. Its value lies in its contiguousness and continuity and its positioning between the lake on one side and the national forest and state park on the other. Ecological fragmentation is one of the biggest threats we face. It results in loss of diversity, growth of invasive species and most especially loss of habitat. To divide up the land piecemeal is also to lose its long-term value as a source of revenue for beneficiaries from recreation and conservation leases and easements and revenue from potential transfer or sale to the state park or national forest system.

D.. State of Idaho should take responsibility for adequate funding of public education

Selling off state lands which have been part of the identity of towns, part of the collective commons, a source of refuge and inspiration and have supported local economies for 100 years, in order to very minimally fund public education is at best immature, and at worst a fool's task. Idaho needs to accept that equal access to good education (K-12 and beyond), is an absolute necessity for its vitality as a state, and needs to be funded accordingly. The public needs to understand the importance of funding it and in fact, has consistently stepped up to do so by passing levies annually that are worth more than the contribution of endowment funds. The corporations of Idaho, which benefit extraordinarily from an educated populace, need to pay their fair share. And the state of Idaho needs to make the funding of education its first priority for the long term health of the economy and the security of the citizenry. If the state of Idaho can embrace its responsibility to make sure every kid has a good education and promote the language and tax policies to make that a reality, then we can stop this move to put the state's precious lands on the chopping block. And we can still provide a reasonable, (right now it is 2%) but welcome supplement to what will be an already robust and comprehensive funding of public education.

Thank you for the opportunity to comment,
Judy Anderson

From: Heidi Boyce <heidi.boyce@gmail.com>
Sent: Thursday, February 25, 2021 11:07 AM
To: Comments
Subject: McCall Endowment Land Comment

Dear:

Hello, my name is Heidi Boyce, I have a home on Shady Lane Loop, right near Parcel C and D.

First and foremost, thank you for the opportunity to comment. The endowment land is near and dear to my heart as at least one bit of it is quite literally in my backyard. Development of the state endowment land both in my backyard and around the McCall area would undoubtedly change the way we use the area in a negative way.

In general, I would request the Idaho Department of Lands to take a conservation-minded approach when assessing larger, ecologically and economically vital endowment land parcels. In the long-term, these lands can generate additional sources of revenue for the state while still allowing active management. My family hikes, fishes and backpacks in these areas and would love to continue to be able to do so.

Specific to Parcel C and D, I would hope the Idaho Department of Lands would recognize its current benefit to the area and consider its future non-financial value. Those spaces are currently used for recreation on a daily basis, as it is a thoroughfare between households along that side of the lake and Ponderosa State Park. I've seen bicycles, pedestrians, joggers, snowmobiles, and nordic skiers enjoying the green space travel, free from traffic. I'd like to offer that scenario IN CONTRAST to the disaster that is the western portion of Lick Creek road and the entirety of Davis road where there are NO SIDEWALKS. We often see pedestrians and bikers, a significant portion of which are children, walking amongst the vehicles. That area was fully developed without pedestrians in mind and has become a disaster in terms of safety and, honestly, enjoyment of travel. Cars are held to a walkers pace until they can pass safely and walkers are traveling with a ridiculously high level of stress. Parcels C and D provide a unique opportunity, in my opinion, to avoid this situation by allowing it to be a pedestrian friendly corridor from residential areas around the lake to Ponderosa Park. Currently an asset to my immediate neighborhood, this gem could be an ENORMOUS asset to the city of McCall if it was continued further around the lake.

If an extension of the park or a green space corridor isn't acceptable as a plan, let's look at the type of development that is being proposed. If I'm understanding the plan correctly, this area is currently slated to end up as moderate to low income housing and/or workforce housing. I am not a city planner by any means, but it seems that moderate to low income housing and workforce housing should be in a location that is easily accessible to schools, groceries and work. I don't believe Parcel C and D fit those criteria, in fact, it seems that their proximity to two of McCall's most alluring tourist gems, both the lake and State Park, would deter such dense development. I am not in support of dense development in this area and if development becomes the only option you consider, I would hope you would retain the green space feel by reducing the density of homes slated for this area.

Lastly, I just want to leave you with a comment on whether selling to Trident or managing the land yourselves makes sense. I personally feel this land is EXTRAORDINARILY VALUABLE as it currently exists as it is a huge tourist draw. I believe there is room for revenue-generating development that would increase the community value and not detract from the ecological needs of the area and I believe that that revenue generating value will only increase in time. It seems that it would be in the State's best financial interest to maintain control over what they want this special area to look like and to take advantage of the revenue opportunities within it.

Thanks again for your ear and your time. All the best,

Heidi

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 25, 2021 1:05 PM
To: Comments
Subject: Comment Submitted

From: Nicolette Humphries at nhhumphries@gmail.com
Phone: 2086303946
Address: P.O. Box 1087
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I am writing concerning the proposed land swap with Trident Holdings for the McCall area state endowment lands near Payette Lake. I would like to see a comprehensive long term set of goals for land preservation, uses and development versus a wholesale disposition of a large chunk of valuable irreplaceable land traded off for short term revenue gain. We are just beginning to see the potential value of this pristine land in attracting recreationists to our area. There needs to be implementation of easements for conservation (consideration of the fragile moose population in this area and other numerous wildlife) as well as for bikers, hikers, boaters, etc. And I want to see the Payette Lake water quality studies now underway completed before any decisions are made on this land. Its impact is huge on the lake because the state has the most property bordering it. I am a 58 year resident of Idaho, having lived in McCall for 43 years and would like to see the long term benefit from this land go to Idahoans, not out of state investors. Please do what is prudent to preserve this area for all Idahoans. Thank you for this opportunity to comment.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 25, 2021 4:23 PM
To: Comments
Subject: Comment Submitted

From: Crystal Pickett at Cryst_tel@yahoo.com
Phone: 2086303907
Address: P.O. Box 874
City: Donnelly
State: Idaho
Zip Code: 83615

Comment:

Please reject this proposal. The area must come up with a better way to support community growth and financial benefit WITHOUT taking away all that makes our community so amazing. I moved back with my family specially so they could grow up as I did among nature and enjoying all the outdoor activities! It teaches youth a responsibility and gratefulness that they cannot experience otherwise.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 25, 2021 5:41 PM
To: Comments
Subject: Comment Submitted

From: Joe Luff at josephluff@gmail.com
City: McCall
State: Idaho
Zip Code: 83638

Comment:

The Payette Endowment Lands Strategy should be based on a comprehensive analysis of the McCall area endowment lands as a whole and over the long term. A comprehensive approach whereby all relevant factors are included in the analysis of alternatives and the cumulative effects of parcel by parcel decision making should be used. A broad set of goals should be developed for land preservation, uses, and development.

Trading or selling these endowment lands and dividing them up into pieces, would sacrifice their long-term value: as an intact ecosystem, as a buffer for the watershed, as a crucial wildlife corridor, as a wildfire barrier, as a refuge for plant and animal diversity, and as a source of resilience insurance in climate chaos.

Much of the value of these lands derive from them being contiguous and positioned between and adjacent to the lake on one side and the national forest and state park on the other. If the land around the lake is divided, it would also cease to provide long-term value as a source of revenue for beneficiaries from recreation and conservation leases and easements and revenue from potential transfer or sale to the state park or national forest system.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 25, 2021 7:10 PM
To: Comments
Subject: Comment Submitted

From: Jim Harrison at Jharrisonjr@harrisonprops.com
Phone: 602-369-5168
Address: 4340 north Arcadia lane
City: Phoenix
State: Arizona
Zip Code: 85018

Comment:

There is no question the diverse backgrounds of the residents summer and winter of mccall, many with extremely successful real estate backgrounds can do a better job planning these assets than a young inexperienced entrepreneur with big eyes to make his fortune taking advantage of the land board and the citizens of idaho.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Thursday, February 25, 2021 8:16 PM
To: Comments
Subject: Comment Submitted

From: Katherine Winrich at bigdogsme12@gmail.com
Phone: 9208602185
Address: PO Box 699
City: Council
State: Idaho
Zip Code: 83612

Comment:
To Whom It May Concern,

Despite being a relatively new resident of Idaho, I've been here for just over a year, I have to express my distinct distress at the idea of us giving up our public lands to private development. One of the biggest draws to this area was the idea that I could drive out a gravel road and explore. I come from the east where nearly all the land is private, so I can hardly begin to explain how much it means to me to have a truly amazing amount of public land for our recreationally purposes.

I fully believe that this land belongs to the people of Idaho and it is our responsibility to preserve it not only for our use but as a gift to our future generations.

Thank you for your time,
Katherine Winrich

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 26, 2021 8:24 AM
To: Comments
Subject: Comment Submitted

From: Sandra Andersen at sandraand@cableone.net
Phone: 208-365-8024
Address: 1707 Warm Springs Avenue
City: Boise
State: Idaho
Zip Code: 83712

Comment:

These are just a few comments that need to be considered as I am a long time resident of Idaho with some shared deep concerns. You need to give the community time to find economic solutions and raise revenues. Consider creating a stakeholder advisory committee, to develop a robust plan and a template for endowment lands throughout the state. These stakeholders need more time to develop a plan and raise funds– this draft is not yet ready for adoption.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 26, 2021 8:43 AM
To: Comments
Subject: Comment Submitted

From: Tim Johans at Brainstorm@cableone.net
Phone: 2088610782
Address: 2024 N Blaine Way
City: Boise
State: Idaho
Zip Code: 83702

Comment:

Our family has also been in McCall for 80years. Please listen to the points to consider. The lake is already stressed and more boats will damage it further. There are other ways to make money long term that will not overwhelm our community. Please give us time and work with us to preserve the wildness for our generations of children

From: Tammy Armstrong
Sent: Friday, February 26, 2021 12:48 PM
To: Renee Jacobsen
Cc: Kellie LaBonte
Subject: FW: comments on IDL plan for McCall endowment lands

From: Galen Shaver (via Google Docs) <shaver.anderson@gmail.com>
Sent: Friday, February 26, 2021 11:47 AM
To: Tammy Armstrong <tarmstrong@idl.idaho.gov>
Subject: comments on IDL plan for McCall endowment lands

shaver.anderson@gmail.com has attached the following document:



council comments

Snapshot of the item below:

February 25, 2020

To: Members of the Land Board and IDL Staff

Re: Payette Endowment Lands Strategy Plan submitted on December 15, 2020

As a former educator and special education administrator, I am fully committed to the importance of your fiduciary duty. The plan must be comprehensive and careful in its consideration of long term effects, not only for the beneficiaries, but for the watershed, the communities and the future. In that spirit I offer these comments.

1. The most unsettling element of the plan is the total dismissal of Payette Lake. There is no mention of even considering the health of the lake and the watershed (much less our drinking water source) in any of their plans for these lands. These lands form a halo and a functioning ecosystem around the lake and provide a necessary buffer protecting not only Big Payette, but also the North Fork of the Payette, the mouth of Lake Fork Creek and Little Lake from over-development and the inevitable run-off pollution and sedimentation. The Lake is not only our water source and our love, but our economic driver and its health and the health of its tributaries is fundamental to our community. Ironically, it is also the driver for the high revenues IDL hopes to get for its land sales for the beneficiaries, so it seems that the importance of its protection is unquestionable. The lands immediately bordering the lake should be maintained in perpetuity, something the Land Board has the authority to do. They will only appreciate in value and they will also, by protecting the lake, protect the value of the rest of the endowment lands.
2. The Lake is another public trust obligation for the State and the tributaries running into the lake are corollary to that trust. That public trust obligation should be considered as important as the state's fiduciary duty to the endowment land beneficiaries.
3. The value of the lands lies in their connectivity. They are contiguous with the Payette Forest providing a crucial big game corridor, as well as the essential public access to the forest, lakes, river and creek. Their continuity also provides insurance against the effects of ecological fragmentation with its proliferation of noxious weeds, increase of pollution and loss of the resilience of biodiversity. This connectivity allows vast opportunities for recreation as well as opportunities for IDL to offer long-term conservation/recreation easements and leases. These

opportunities for long term revenue generation for beneficiaries would be lost with fractured land parcel development.

4. The IDL plan sets out a 20 year timeline for dealing with the 13 parcels of state land. The long timeline and the tiered arrangement of parcels along the 20 year span are meant, according to the plan, to give time to explore options for revenue generation or to “participate in city and county processes” or to “conduct public outreach”. But nowhere in the plan does it say the needs and concerns of the comprehensive plans of the city and county would be considered. And there is no guarantee of adherence to the 20 year schedule. If someone came in with “a suitcase full of money”, could they completely upend the whole tiered scheme and could blocks of land in tier IV, for example be sold off immediately? We need assurance that the plan, if adopted, as well as the timing of dealing with each parcel will be adhered to. Then the community will have a reasonable amount of time to explore with IDL alternative options rather than just selling off the parcels for development.

5. Many of us had hoped one of the ideas of the plan was to give McCall some stability in planning. Yet the plan seems most interested in “taking advantage of opportunities for higher revenue generation.” That possibility for higher revenue is completely driven by the desirability of living in McCall. And that desirability is driven by the proximity to a healthy Payette Lake, the easy access to quality outdoor recreation, the character of McCall as a small mountain town that cares deeply about the environment and the culture supported by the city’s careful planning. Ironically all these things could be at risk if the state lands around McCall are sold and developed. And that it turn could undermine the high revenue expected for other state land sales. Also if IDL can acknowledge the debt that it owes to the city and people of McCall for making their lands way more valuable (in the past few years the state has made millions off of the sale of the cottage sites), shouldn’t IDL at least be a good neighbor and respect McCall’s desires to protect its lake and create a sustainable, affordable, small town community? And shouldn’t IDL try and further McCall’s goals in its plan and implementation?

5. Lastly IDL seems in its plan to be unaware of various infrastructure limitations most especially the sewer system. It’s projections for the number of residences on its parcels and the worth of the parcels based on those projections seems out of whack with the present sewer capacity of the sewer district. With limited present capacity and pressing need for repairs, priorities for sewer hookups will have to be established and it is hard to imagine that any of the state lands would be first in line. Thus the amount of revenue that the state expects to gain from its lands may be way over-estimated if sewer facilities are unavailable and possible development is curtailed. Their projected value of the land in the plan could be wrong.

Thank you for your attention,
Galen Shaver

Google Docs: Create and edit documents online.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because shaver.anderson@gmail.com shared a document with you from Google

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From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 26, 2021 12:21 PM
To: Comments
Subject: Comment Submitted

From: Judith Anderson at shaver.anderson@gmail.com
Phone: 208 6304230
Address: 13775 Nisula Road
City: McCall
State: Idaho
Zip Code: 83638

Comment:

To: The Staff of IDL and the Members of the Land Board
Re: Payette Endowment Land Strategy Plan submitted Dec.15,2020

A. What is missing in the plan is any substantial acknowledgement and acceptance of the value of ecological processes, undeveloped lands and natural ecosystems. These are the earth's life support systems, based on vast interdependent networks of relationships. Those relationships are guided by reciprocity, cooperation and a dynamic balancing of nutrients, water, energy and populations. As long as we remain blind to these realities, we will be making decisions based on short-term and deficient understandings and we will be doomed to destroying yet again the very home we depend upon. The omission of any consideration of the lake, the watershed and its health in IDL's plan is unconscionable. As my favorite farmer says, "The care of the Earth is our most ancient, most worthy and after all out most pleasing responsibility. To cherish what remains of it and to foster its renewal is our only legitimate hope." There are two threads that need to be brought together in order to have the win-win that the IDL and the Land Board espouse. A solution is as follows:

In the 2007 State Trust Land Asset Management Plan, Appendix A states: "Ensure that significant land holdings will be maintained in perpetuity since they provide material diversification and inflation protection to the endowments portfolio"

In the 1992 management plan it is stated under assumptions:

"The Land Board has the responsibility to ensure maximum long-term financial return to the endowment funds while protecting the lands and related resources from adverse impacts."

How do we coincide these responsibilities in the Payette Lands?

The lands bordering the Lake are the most valuable for revenue generation, for appreciating in value in the future and fundamentally for buffering and protecting the lake from degradation. The Land Board has the discretion to set aside and maintain these lands in perpetuity. Since they will continue to grow in value more than any other lands they will provide the best inflation protection and diversification of the portfolio. And as they protect the lake from further degradation and ensure its health they would be protecting "related resources from adverse Impacts". All the while, they would be increasing the value of the whole Payette Land Trust by guarding the health of the waters which drives the possible revenue generation from all those lands. Setting aside the endowment lands around the lake to be maintained in perpetuity would be the win-win that we all are seeking.

B. The public has made clear time and time again that they would like to see Ponderosa Park expanded. And indeed, the Park is struggling with overwhelming demand for its services. The Parks department has indicated their willingness to consider these endowment lands as possible candidates for expansion. Yet IDL, in its plan, has proposed no path forward

to explore possibilities. The same is true of the Payette National Forest. They are concerned with loss of access to their lands, with loss of recreational opportunities because of short-sighted planning and lack of an overall coordinated vision, and with the huge issue of Fire. But again, IDL's plan contains no avenue for sustained and comprehensive interaction with these two agencies whose land borders the endowment lands and who will be deeply affected by what IDL chooses to do.

C. Although the plan mentions several times the City of McCall and Valley County and the necessity of outreach to these entities, the plan itself seems to be located in a vacuum. I fail to see how the comprehensive plans of the city or county are seriously taken into account in the strategy plan by IDL. The long -range plans of the city and the rate at which the sewer district can supply hook-ups does not seem to mesh at all with what IDL is postulating. For example, the number of residences that IDL is projecting for their parcels and the revenue they expect to get from these projections do not seem to match the present sewer situation in McCall. The projected revenues would need to be cut back as IDL aligns its number of residences with the reality of the sewer density overlay map. In addition, McCall has a back-log of urgent repairs and when those are finished in 5? years the city will have to prioritize new hook-ups and it is hard to imagine that the endowment lands would be first in line. Any potential developers will find their plans significantly curtailed without access to basic utilities.

D. There is no acknowledgement of the reality of climate change and how it will affect the future of these lands and the lake. We know the inevitable rising temperature of the lake will endanger its health and make it much more vulnerable to the impacts caused by the development proposed in IDL's plan. In addition, it is clear that fire and fire management will be increasingly a big issue in this area exacerbated by the changes in climate. The development proposed in the IDL plan does not recognize the dangers of building in the wildland -urban interface and all the problems that could cause in terms of increased fire potential and strain on fire- fighting priorities or capabilities.

Thank you for your attention , Judith Anderson

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 26, 2021 2:02 PM
To: Comments
Subject: Comment Submitted

From: Marilyn Olson at mjolson71@hotmail.com
Phone: 2086304851
Address: P.O. Box 455
City: McCall
State: Idaho
Zip Code: 82628

Comment:

To whom it may concern: I have lived in the community of McCall for over 40 years and would like to see the public access areas maintained into perpetuity. Please protect Payette Lake which is our source of drinking water and the heart of our town. It is not in the long-term interest of the public to sell/or trade the endowment lands. Please develop new sources of revenue by filling revenue gaps through conservation and recreation solutions. I know I would pay more to recreate on these lands. I would be interested in supporting the Payette Land Trust, if this would protect these lands from development.

Thank you for your time and consideration.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 26, 2021 2:42 PM
To: Comments
Subject: Comment Submitted

From: Laurie Warren-Petersen at lwarrenpetersen@gmail.com
Phone: 2088501729
Address: 704 W Bogus View Drive
City: EAGLE
State: Idaho
Zip Code: 83616

Comment:

Thank you for the opportunity to comment. My husband and I STRONGLY OPPOSE THE SALE AND/OR TRANSFER OF OUR PUBLIC ENDOWMENT LANDS TO TRIDENT OR ANYONE ELSE. There are simply MANY other ways to generate revenue from many parcels of these lands. Our family has owned property here since 1991 and we have TREASURED these lands for generations.

Sincerely Concerned,
Ken Petersen
Laurie Warren-Petersen
McCall, Cascade and Eagle

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 26, 2021 3:03 PM
To: Comments
Subject: Comment Submitted

From: William Weygint at wweygint@outlook.com
Phone: 208-590-4131
Address: PO # 902, 186 N Main St.
City: Donnelly
State: Idaho
Zip Code: 83615

Comment:

I appreciate the work that IDL is putting into the issue of managing the state endowment lands surrounding McCall and I also am grateful for the opportunity to comment on this proposal. After review, I was disappointed to see that there is no conservation easement option described in the proposal. I am asking IDL to please revisit this proposal to develop a conservation easement option which could provide numerous benefits to McCall and the state.

Conservation easements are an excellent way to generate revenue from these endowment lands while still maintaining the opportunity for public access and historical uses like logging or grazing. As conservation easements must be purchased at fair market value, they provide a great way to IDL to generate money for Idaho's education system, a key function of these endowment lands. It would also allow IDL to maintain control of these lands, guaranteeing continued revenue in the future as opposed to the immediate selling of these parcels. Easements would ensure that these areas continue to provide high-quality fish and wildlife habitat as the Long Valley continues to grow as well. Many of the parcels under consideration are forested or are the last undeveloped remnants of shoreline on Payette Lake, and it would be disastrous to wildlife if these parcels were sold and developed. A new conservation easement strategy could also be used as a template for future management decisions regarding state endowment lands in other parts of Idaho.

In conclusion, I ask that IDL please slow down and develop a conservation easement plan for the endowment lands surrounding McCall. This option would generate revenue for Idaho's education system, maintain public access and historical uses, and ensure that quality fish and wildlife habitat continues to exist just outside of McCall.

Thank you again for your time.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 26, 2021 3:28 PM
To: Comments
Subject: Comment Submitted

From: Conner Weygint at cweygint@outlook.com
Phone: 2085904132
Address: 1437 W A St. Apt. 12
City: Moscow
State: Idaho
Zip Code: 83843

Comment:

I am concerned about the speed with which this land exchange may take place for multiple reasons. First, I have used the lands proposed in the exchange to access National Forest land that borders the state lands. This exchange would eliminate that access and put further strain on the access points that would be left around the lake and McCall. The area is becoming more and more popular for recreationists so eliminating access to both the lake and National Forest lands would be a very bad decision.

Second, I am concerned about the water quality issues that may arise from the development of the Payette Lake shoreline. The area being proposed in the exchange is steep and rugged and would be difficult to put in necessary water and sewage lines for the proposed development. The lines themselves may cause issues for water quality as well as the construction effort to complete the development. Lake Coeur d'Alene has been having major water quality issues recently due to excess phosphorus from faulty sewage systems. I do not want that to happen to Payette Lake as well.

In light of these concerns, I urge you to reject the Trident Land Exchange Proposal. and keep the state endowment lands as they are. The project is unnecessary, hasty, risky, and poses potentially major issues for the health of Payette Lake and the McCall area.

From: Zach Jones <mr.zachjones@gmail.com>
Sent: Friday, February 26, 2021 3:45 PM
To: Comments; Dustin Miller; governor@gov.idaho.gov; sybarra@sde.idaho.gov; Scott Corkill
Subject: Payette Endowment Lands

To the Land Board members and to whom it may concern, I am OPPOSED TO THE SALE OR TRANSFER OF MY PUBLIC ENDOWMENT LAND! You must listen to the public and protect our lands around McCall, Idaho. We recreate in these areas every year and my family owns property in and around McCall. We are opposed to a land swap. We all know what will happen once Trident takes over...don't Claifornicate Idaho endowment lands - NO McMansions, No more traffic, No environmental damage. TURN THAT LAND INTO A PARK!

Keep public lands in public hands! Your constitutional mandate must be framed by the moral obligation to act as stewards of our land and our watersheds!

Thank you,

--

Zachary S. Jones
5770 W. Winfield Ct
Boise, Idaho 83703

From: Megan Jones <meganlaursen@gmail.com>
Sent: Friday, February 26, 2021 3:49 PM
To: Comments; governor@gov.idaho.gov; bwoolf@sco.idaho.gov; ldenney@sos.idaho.gov; lawrence.wasden@ag.idaho.gov; sybarra@sde.idaho.gov; Scott Corkill
Subject: Payette Endowment Lands

To the Land Board members and to whom it may concern, I am OPPOSED TO THE SALE OR TRANSFER OF MY PUBLIC ENDOWMENT LAND! You must listen to the public and protect our lands around McCall, Idaho.

Keep public lands in public hands! Your constitutional mandate must be framed by the moral obligation to act as stewards of our land and our watersheds!

Thank you,

--

Megan L. Jones
5770 W. Winfield Ct
Boise, Idaho 83703

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 26, 2021 4:02 PM
To: Comments
Subject: Comment Submitted

From: Erik Campbell at Ecampbell25@comcast.net
Phone: 2089995751
Address: 109 agave place
City: Hailey
State: Idaho
Zip Code: 83333

Comment:

We need to keep idaho wild so our kids and future generations have the same opportunity to experience the outdoors as we have in our beautiful state.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 26, 2021 4:06 PM
To: Comments
Subject: Comment Submitted

From: Julia Welch at julia.payette.childrens.forest@gmail.com
Address: 918 Camas Place #14
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Any wholesale trade or sale of the McCall area endowment lands for future private development would harm the endowment fund beneficiaries and the citizens of Idaho and overwhelm the ecological capacities of the land and waters in the McCall area, and we oppose any wholesale trade or sale.

The state's critical public trust obligation for Payette Lake and the Northfork of the Payette River watershed as well as other obligations including wildlife habitat, wildfire prevention, ecological health, recreational access, angling, and the small mountain town characteristics of McCall merit full consideration in the current Payette Endowment Lands Strategy.

To Whom It May Concern:

Please accept the following as my comment in opposition to the current PELs.

As a wildlife biologist, environmental educator, and citizen of McCall, I have had the privilege of enjoying countless adventures on the land and water that will be directly impacted by the proposed land sale. I am deeply saddened by the proposal of this land being sold off, stripped of its vitality and resources and made inaccessible to the public for use.

The McCall area endowment lands are important to the citizens of Idaho, particularly McCall, and the Payette Endowment Lands Strategy will undoubtedly serve as a template for endowment lands throughout Idaho. It is of great importance that IDL and the associated parties move forward with consideration, information, and an understanding that this decision will either preserve this land for perpetuity or forever alter it.

Profit generated by recreation and by tourism will absolutely be impacted in a negative way, should this land be sold or leased. Family fishing spots, mushrooms, berries, and other types of foraging will be lost and so too will the incredible and contiguous habitat this land provides for wildlife, including threatened and endangered species in and around this area.

Currently, this plan fails to consider forest management, the impact on the ecosystem at large, and the disruption, change and destruction that will be witnessed by people. Additionally, the pressure that bringing workers in may further put on housing, infrastructure, and the overall pace of McCall would be detrimental to most, and beneficial only financially to those who have high stakes in this project.

Please choose to listen to the comments you'll receive and strive to create a plan where all can benefit without destroying our home.

Sincerely,

Julia Welch

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 26, 2021 4:08 PM
To: Comments
Subject: Comment Submitted

From: Casey Czinski at cczinski@yahoo.com
Address: 918 Camas Place
City: McCall
State: Idaho
Zip Code: 83638

Comment:
To Whom It May Concern:

Please accept the following as my comment in opposition to the current PELS.

As a wildland firefighter, and citizen of McCall, I have had the privilege of enjoying countless adventures on the land and water that will be directly impacted by the proposed land sale. I am deeply saddened by the proposal of this land being sold off, stripped of its vitality and resources, and made inaccessible to the public for use.

The McCall area endowment lands are important to the citizens of Idaho, particularly McCall, and the Payette Endowment Lands Strategy will undoubtedly serve as a template for endowment lands throughout Idaho. It is of great importance that IDL and the associated parties move forward with consideration, information, and an understanding that this decision will either preserve this land for perpetuity or forever alter it.

Profit generated by recreation and by tourism will absolutely be impacted in a negative way, should this land be sold or leased. Family fishing spots, mushrooms, berries, and other types of foraging will be lost and so too will the incredible and contiguous habitat this land provides for wildlife, including threatened and endangered species in and around this area.

Currently, this plan fails to consider forest management, the impact on the ecosystem at large, and the disruption, change and destruction that will be witnessed by people. Additionally, the pressure that bringing workers in may further put on housing, infrastructure, and the overall pace of McCall would be detrimental to most, and beneficial only financially to those who have high stakes in this project.

Please choose to listen to the comments you'll receive and strive to create a plan where all can benefit without destroying our home.

Sincerely,

Casey Czinski

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 26, 2021 6:28 PM
To: Comments
Subject: Comment Submitted

From: Stephen Bailon at Stephen.bailon@gmail.com
Phone: 8054502112
Address: 1614 e plaza dr
City: Post falls
State: Idaho
Zip Code: 83854

Comment:

Hello, my name is Stephen Bailon I am from Post Falls and would like it to be known how important IDL land are to my family. Both my immediate and extended family are lucky to be able to access IDL lands for many different things from hunting to hiking to picking mushrooms. My boys are able to grow up outside experiencing wildlife because we are able to access these lands. If the management strategy for these lands where to change they could be sold off to the highest bidder not to be accessed again. I believe that ,although a high selling price may be appealing, over time the current management strategy of timber and grazing leasing will be more beneficial, and profitable than selling these lands. Thank you for your time.

Stephen Bailon

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Friday, February 26, 2021 10:51 PM
To: Comments
Subject: Comment Submitted

From: Jerry Brady at jbrady2389@gmail.com
Phone: 2083137171
Address: 2042 E Trolley Ct
City: Boise
State: Idaho
Zip Code: 83712-8444

Comment:

I am a Boise resident who is an active advocate for workforce and affordable housing who owns no property in Valley County. I am in no position to comment on the overall merit of the proposed Trident exchange because no member of the public knows the value of all the land on both ends of the deal. However I can see this: Trident has proposed a comprehensive plan the likes of which Idaho's rural counties cannot afford. Some of the apparent virtues: protect scenic corridors; expand Ponderosa; increase public access to Payette Lake; put large swaths of public land in conservation protection and add trails; and maximize the value of high-end real estate on the lake, e.g. to build another Shore lodge or two. It is this money which will build affordable housing on land that is little changed from when it became state property in 1890. and a recreation center. This is a substantial benefit for public employees and hospitality workers who have nowhere to live, and to those who employ them! this is not an afterthought but a big deal. You are not in the housing business but you can make a big difference.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 7:33 AM
To: Comments
Subject: Comment Submitted

From: Sean Schroff at sean.schroff@hotmail.com
City: Salmon
State: Idaho
Zip Code: 83467

Comment:

I strongly urge you not to sell off or trade these endowment lands. As someone who recreates on these lands their privatization would result in loss of access to not just these lands, but other public land as well. Idaho Department of Fish and Game pays an annual access fee to IDL to help offset lands that may not be providing high enough profit margins. Sportsmen and sportswomen pay these fees in good faith to have access to these lands. I appreciate your time and willingness to have comments heard.

From: Barb Smith <knowbs48@gmail.com>
Sent: Saturday, February 27, 2021 8:35 AM
To: Comments; Dustin Miller; governor@gov.idaho.gov; bwoolf@sco.idaho.gov; ldenney@sos.idaho.gov; lawrence.wasden@ag.idaho.gov; sybarra@sde.idaho.gov; Scott Corkill
Subject: PAYETTE ENDOWMENT LANDSOPPOSE -

OPPOSE, OPPOSE, OPPOSE TRIDENT HOLDINGS TO PRESERVE MCCALL.

Especially at this time of "Climate Change" in the world -- we should be looking at how to preserve the open lands, the wilderness, the forested land ----- NOT destroy, eliminate, mine, and develop.....

IDO claims they are obligated to manage the lands for maximum benefit of the beneficiaries: however, IDL has many acres that aren't creating revenue, ie: range land, grazing lands. But they don't want to lessen the gap on those revenues as it could effect the cattlemen - but that in itself is against their constitutional charge - supposedly. They are applying a standard to the McCall lands that they don't to most of their other lands.

SO -- to get revenues, they are considering options which are only creating more problems --- the huge negative effect on the environment, the destruction of the open space, the forests, the horrific impact on the town of McCall itself.

What ever happened to the suggested made in "Recreation on Idaho Endowment Lands, Informational Presentation, Natural Interior Committee, October 16, 2015"???

Between the destruction of the land, the over development of land, the mining (Perputu Resources), etc. the only real result is dollars upon dollars filling the pockets of those whose pockets don't need filling. There is no concern or plan to benefit the McCall area, surrounding lands or preserving our ecosystem.

Opposing Trident's "Plan" is the only right choice to preserve our beautiful McCall

(Resident of Boise & McCall)

Barb Smith

knowbs48@gmail.com

208-484-2104

Associate Broker
GRI, CRS, SFR, SRES
Silvercreek Realty Group
1099 Wells, Meridian, ID 83642

Broker Salesperson NVRE #BS.0145797
GRI, CRS, SFR, SRES
Vegas Strong Real Estate Group
170 Green Valley Parkway #300, Henderson, NV 89074

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 8:49 AM
To: Comments
Subject: Comment Submitted

From: KIP WADSWORTH at kip@wadsdev.com
Phone: 8017186538
Address: 2108 East Pioneer Rd
City: Draper
State: Utah
Zip Code: 84020

Comment:

I appreciate your hard work in trying to determine what is best for the Idaho State Lands. I believe there is more to stewarding our State Lands than the simple monetization of one of the most beneficial and important assets the state owns. These lands provide so much more than a cash investment. They provide enjoyment, recreational use, bring visitors and help the environment in numerous ways including providing a watershed, wildlife habitat, fishing, and oxygen.

I would ask that these lands be stewarded in such a manner as to benefit citizens over a very long period of time as opposed to a one time monetization, which would be short sighted. I suggest we develop a comprehensive, long term plan for preservation, use and development that protects the inherent values as described above.

I am vehemently against a one time disposition of the land! I think you could develop new sources of revenue that would actually enhance and benefit the lands. One that would provide long term revenues and provide more beneficial uses to the public.

I believe we need the input of current stakeholders including home owners in the area. This would provide an opportunity for IDL to hear the ideas and concerns the current residents hold.

Thanks for the opportunity to share my opinion.

Kip Wadsworth

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 9:50 AM
To: Comments
Subject: Comment Submitted

From: Larry Brown at Larry@browntowingidaho.com
Phone: 2086349205
Address: 113 Barker Ln, Po 272
City: Donnelly
State: Idaho
Zip Code: 83615

Comment:
I am against selling or trading this land

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 10:01 AM
To: Comments
Subject: Comment Submitted

From: Katie Hudson at kgmbug@live.com
Phone: 3608133294
Address: Po box 4667
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I am against the PELS 20 year plan to sell, lease and trade endowment lands in the McCall area. The PELS should prohibit a wholesale of endowment lands and should benefit Idahoans not out of state investors. PELS should maintain public access, set goals for preservation, and prevent development.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 10:02 AM
To: Comments
Subject: Comment Submitted

From: Reese Hudson at kgmbug@live.com
Phone: 2086303121
Address: Po box 4667
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I am against the PELS 20 year plan to sell, lease and trade endowment lands in the McCall area. The PELS should prohibit a wholesale of endowment lands and should benefit Idahoans not out of state investors. PELS should maintain public access, set goals for preservation, and prevent development.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 10:09 AM
To: Comments
Subject: Comment Submitted

From: David thiede at Fucnwichu@gmail.com
Phone: 2086304534
Address: 1010 meadows
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I'm sick of rich assholes coming to this place and deciding what to do with our land. This is the stupidest shit I've ever heard. I love McCall because of the outdoors. Fuck off trident!!!!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 10:51 AM
To: Comments
Subject: Comment Submitted

From: Stephanie Schaff at Stephanie_Gibson08@yahoo.com
Phone: 2094826087
Address: 411f Deinhard Ln. 124
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I urge the members to reject this plan to sell or lease these public lands. As a resident of McCall and someone who appreciates and uses these lands on a regular basis this would be a tragedy.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 10:57 AM
To: Comments
Subject: Comment Submitted

From: David Ross at Dross1954@sbcglobal.net
Phone: 661-619-2546
Address: PO Box 695
City: Donnelly
State: Idaho
Zip Code: 83615

Comment:

Selling and developing land around Payette Lake is going to be a disaster to the lives of both the lake and the people that live around it. We will never get it back and the infrastructure in McCall will never recover. It is already in poor repair and this sale will make it worse. Don't do it!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 11:14 AM
To: Comments
Subject: Comment Submitted

From: Galen Shaver at
City: Lake Fork
State: Idaho

Comment:

Dear Land Board Members and IDL Staff, February 26, 2021

Thank you for the chance to comment on the IDL strategy plan for the McCall endowment lands. Given the increasing value and scarcity of water, I suggest that you consider a new asset management category: Watersheds. This category could be classified like timberland as not being available to be sold. Municipalities or groups of citizens could purchase long-term leases or easements on this land to protect their water sources. The state of Idaho could purchase an easement on these lands to fulfill its obligation for preserving water quality or for protecting the public trust of Payette Lake, for example. There could also be other stacked leases or activities on the land as long as they didn't interfere with the primary classification-watershed and the protection of it. Thus the fiduciary obligation of making money for the beneficiaries could be fulfilled as well as the need for communities to protect their drinking water and the health of their lake and watershed. This is a real win-win solution with long-term protection of land, water and beneficiaries at its core. I hope you will consider this addition to your asset management classifications.

Thank You,
Galen Shaver
Lake Fork, Idaho

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 11:16 AM
To: Comments
Subject: Comment Submitted

From: Margaret Conway at Weaversinmccall@yahoo.com
Phone: 208-634-5259
Address: PO Box 1205
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I am opposed to IDL's plan (PELS) for the McCall area endowment lands, especially regarding effects to sensitive fish and wildlife habitats. IDL should identify alternative solutions that can protect open space, clean water, scenic beauty of the lake, wildlife corridors and habitats, without selling off or exchanging public lands. We (Margaret Conway and Jim Weaver) have lived here in McCall for over 50 years, and have seen IDL activities which have worked well in the past regarding management of these endowment lands. Please do not give our lands to Trident Holdings who are in it for the money only. Please send this comment to all Land Board Members. Thank you.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 11:28 AM
To: Comments
Subject: Comment Submitted

From: Deb Fereday at pelamccall@gmail.com
Phone: 208 630 4050
Address: PO Box 2351
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Dear Land Board Commissioners and Idaho Department of Lands Personnel,

The following comments about the draft Payette Endowment Lands Strategy (PELS) are submitted on behalf of the Payette Endowment Land Alliance, Inc. (PELA). PELA is a grassroots organization of concerned citizens located in McCall, Idaho and is registered as a non-profit organization in Idaho. Our mission is to conserve and protect the McCall area endowment lands while acknowledging the fiduciary responsibility to the Idaho Endowment Land Trust. A win-win solution for the McCall area endowment lands is one that preserves state ownership, the health of the lake, and public access to these lands and meets the fiduciary obligations to the endowment institutions and trust as stated in the Idaho constitution. We anticipate the solutions that come about regarding the McCall Lands will serve as a template for other endowment lands in Idaho. Our comments are based around finding the win-win solutions, and in each of your roles as servants to the citizens of Idaho, we respectfully request the Land Board and the IDL pursue a win-win scenario as well. We thank you for your work in preparing the PELS and for the opportunity to provide comments.

Sincerely, Deb Fereday, PELA President

COMMENT #1 – Provide a Comprehensive Plan

Problem: Currently, the plan only considers its financial goals in a siloed analysis of individual parcels within this area. This threatens to disrupt continuous areas of state and federal lands that benefit forest management as well as humans and the ecosystem and fails to analyze comprehensive impacts of parcel by parcel decision making.

Comments:

- 1) The PELS should be based on a comprehensive analysis of the McCall area endowment lands as a whole and over the long term. A comprehensive approach whereby all relevant factors are included in the analysis of alternatives and the cumulative effects of parcel-by-parcel decision making should be used. A broad set of goals should be developed for land preservation, uses, and development and listed in the PELS.
- 2) Trading or selling these endowment lands and dividing them up into pieces, would sacrifice their long-term value: as an intact ecosystem, as a buffer for the watershed, as a crucial wildlife corridor, as a wildfire barrier, as a refuge for plant and animal diversity, and as a source of resilience insurance in climate chaos.
- 3) Much of the value of these lands derive from them being contiguous and positioned between and adjacent to the lake on one side and the national forest and state park on the other. If the land around the lake is divided, it would also cease to provide long-term value as a source of revenue for beneficiaries from recreation and conservation leases and easements and revenue from potential transfer or sale to the state park or national forest system.

Context: IDL has used a systematic and long-range planning approach in developing the PELS, which is good, but the Plan needs to be comprehensive in nature and put the protection of Payette Lake and the watershed front and center as a foundation for its decisions. The cumulative effects of individual parcel decisions must be analyzed in this context. It makes perfect sense for IDL to work in coordination with the other agencies that have jurisdiction over the watershed to ensure alignment in its policies for the ultimate protection of the watershed. A comprehensive plan by IDL would also seek to integrate with the long-term visions of the City of McCall and Valley County as outlined in their comprehensive plans. The ecological limits on any more development, the carrying capacity of the sewer system and the finite amount of land available that can be used for spreading effluent are limitations that must be recognized in any plan. Rapid development may not be supported by sewage capacity. Lastly, the effects on downstream water quality, such as in Lake Cascade, must also be considered through a comprehensive analysis.

COMMENT #2 – Public Access and Economic Divisions

Problem: Access to desirable land is becoming more and more scarce with growing populations, and this has been especially evidenced in the McCall area. High-end development opportunities now threaten to limit access to these state endowment lands and Payette Lake to only the wealthy who can afford to own these lands.

Comments:

1) Access to land and to Payette Lake is the great equalizing factor for socioeconomic disparity in the McCall area. State-owned lands should be retained to allow access to all in perpetuity, and to prevent growing economic divisions in our community. If the land is privatized and made available for development, restrictions to access are inevitable.

Context: As McCall has grown, land has become more privatized and access has been limited. The people who live and work in McCall have increasingly become shut out of the area's most valuable resource. As land becomes a scarce and more highly valued commodity, there is no reason to think that private ownership and public access will coexist. Recently, restrictions were placed by DF Development (the billionaire Wilks Brothers) on thousands and thousands of acres of land they purchased from Potlatch Corporation. Potlatch, as a private owner, had allowed open access on these lands to locals and visitors alike. Under new ownership the restrictions include locked gates, "No-Trespassing" signs, and armed security patrols who block residents and visitors from areas that have been enjoyed freely for generations. Most egregiously, these restrictions also block access to adjacent public lands, roads, and waterways. The possible sale or trade of the McCall area endowment lands sets up a scenario where residents lose more access, economic divisions grow and the whole community suffers.

COMMENT #3 – Protect the Public Trust

Problem: The PELS is not protective of the public trust, that is the obligations that elected officials have to protect and maintain resources, and bodies of water such as lakes and streams in particular, for all the citizens of Idaho. Focusing only on financial responsibilities could lead to a violation of public trust responsibilities and damage state resources.

Comments:

1) Elected officials have a public trust responsibility for water quality. Payette Lake waters are the source of drinking water for the City of McCall, and degrading the quality of these waters represents a direct public health issue. Protecting Payette Lake and its watershed must be a foundation of the PELS.

2) The state's critical public trust obligation for Payette Lake and the Northfork of the Payette River watershed as well as other obligations including wildlife habitat, wildfire prevention, ecological health, recreational access, angling, and the small mountain town characteristics of McCall merit full consideration in the current PELS.

Context: The PELS does not mention the importance of the responsibilities of the public trust; that is the waters of and the watershed for Payette Lake, both for the sake of the ultimate value of the "assets" themselves and the life of our community. The highest and best use of the endowment lands bordering the lake is as a buffer for the lake to best ensure water quality. Payette Lake is a public trust obligation of the state. Because it is the sole source of drinking water

for the City of McCall, maintaining its quality is certainly a public health issue. That public trust is as important and crucial as providing any amount of money to Idaho educational institutions. The degradation of the waters and the supporting ecosystem — whether through overdevelopment, misguided land use planning, or management practices that do not take into account the realities of the 21st century— would result in an irredeemable loss for all of us, the community, the land, our school system, and of course, the trust beneficiaries. All the lands in the McCall area would be greatly reduced in value if the lake were to become polluted and degraded. Therefore, the public trust obligation of protecting the waters of Payette Lake and its watershed should be a foundation of the PELS.. To further illustrate the vulnerability of Payette Lake, compare its lake surface area and volume, excluding the islands at 7.9 square miles to that of Coeur d'Alene Lake which is 148 square miles and Priest Lake at 40.6 square miles.

COMMENT #4 – Install a Stakeholder Advisory Group and Develop a Robust Template for Endowment Lands Statewide

Problem: Given the importance of the McCall area endowment lands to the citizens of McCall, Valley County, and the State of Idaho, and the fact that all decisions regarding the future of each of the parcels within the PELS are to be made following the approval of the PELS by the Land Board members, there exists today no method for local citizens and other stakeholders to provide input on decision-making affecting these parcels of land.

Comments:

- 1) The Land Board should support the creation of a long-term stakeholder advisory group, similar to the Focus Group in place to support developing the PELS, to provide input to IDL Payette Lakes Supervisory Area personnel for the McCall area endowment lands. The stakeholder advisory group should be a sincere, long-term effort to engage the community and provide local stakeholders— who know these lands best— the opportunity to collaborate in finding appropriate solutions that will satisfy the Land Board's duties to the endowment trust.
- 2) The McCall area endowment lands are important to the citizens of Idaho, and the PELS will undoubtedly serve as a template for endowment lands throughout Idaho. Therefore it is important to spend the time and effort necessary to get it right. The moratorium on transactions involving endowment lands in the McCall/Valley County area should be extended as necessary to allow this stakeholder group to be formed and provide input as well as to develop solutions that maximize the financial returns to the endowment. .

Context: The Land Board and IDL should form a local stakeholder advisory group consisting of representatives from the City of McCall, Valley County, the Sewer District, Payette Forest, the State Park, Big Payette Water Quality Council and other stakeholders to provide advice and recommendations on the McCall area endowment lands. The purpose of this group would be to provide input on the development and uses of the McCall area endowment land parcels to the IDL. A stakeholder advisory group would minimize conflict, foster creative solutions for generating additional revenue from these lands from the local stakeholders who are most familiar with them, and ultimately garner widespread support for the solutions that grow out of this process.

COMMENT #5 – Prevent a Wholesale Land Trade

Problem: Currently, a private party has prepared, aggressively marketed, and submitted an application to the IDL to acquire most of the McCall area endowment lands including those within the McCall Impact Zone in exchange for timber lands in north Idaho. Any large-scale land transfer would lead to more development than the lands can handle, put too much control in the hands of one private party, and is inconsistent with the framework and process denoted in the PELS. The trade would also fail to meet the constitutional mandate to maximize the financial return to the endowment institutions and trust.

Comments:

- 1) Any wholesale trade or sale of the McCall area endowment lands for future private development would harm the endowment fund beneficiaries and the citizens of Idaho and overwhelm the ecological capacities of the land and waters in the McCall area, and we oppose any wholesale trade or sale.
- 2) It has been presented to trade northern Idaho timber lands potentially worth around \$45 million for the endowment land in McCall worth more than \$1 billion. Clearly, engaging in such a trade would represent a complete repudiation of the Land Board's fiduciary duties, and fail the constitution in that it would not secure the maximum long term financial

return to the endowment trust and institutions, and lastly represent a huge loss to Idaho education. Valuing the McCall area endowment transition lands as timberlands for the purpose of a land trade is just wrong.

3) IDL should develop a comprehensive plan in the PELS that IDL and the Land Board can rely upon and be bound by in evaluating future proposals for development and transactions related to these lands, and future proposals outside the boundary of this plan should be rejected.

Context: Any wholesale trade or sale of McCall area endowment lands is not in the best interests of the endowment institutions, the citizens of Idaho, or the public trust.

COMMENT #6 – Implement Land Conservation Solutions

Problem: The PELS provides a limited set of solutions to meet financial revenue goals of transition endowment lands. However, the revenues that could derive from conservation and recreation options, such as leases, license fees, and easements, as well as other solutions that bring in revenues while honoring the health of the lands, waters, and ecosystem have not been developed by the IDL.

Comments:

- 1) IDL should work with the stakeholder advisory committee to fully explore creative solutions that will yield revenues from the endowment lands, which honor the health of the lands, waters, and ecosystem.
- 2) IDL should continue to evaluate legacy programs such as logging, grazing, and mining while analyzing new methods of deriving revenues that are consistent with the 21st century, including the warming climate, increasing fires and blights in our forests, population growth, and the growing scarcity of undeveloped land.
- 3) IDL and the Land Board should provide additional time for interested parties to develop the specific easements and leases and the funding that is necessary to support them. Parcels M and F should be moved to Tier 3 or Tier 4 to allow sufficient time to develop and identify funding for these higher value leases.
- 4) An asset class and business program similar to what has been developed for forestry and grazing should be developed for conservation and recreation leases and easements to support implementation to raise additional revenues on these lands. The Land Board should provide assurances that leases/easements would be legally secure, and develop a clear process for each.

Context: The PELS should include that IDL will develop a new conservation/recreation program specific asset class and business plan to help guide the individual programs and management on endowment lands. Implementing conservation and recreation types of leases that can overlay forestry, grazing and mining leases already in place would add significantly to revenues for the endowment trust and close revenue gaps. Endowment lands that meet a competitive rate of return should be managed in the manner that provides this return for the long-term in accordance with the PELS. Endowment lands that do not meet the competitive rate of return should be given ample opportunity to enhance their revenue streams before being considered for sale or trade. Lands should also be considered for transfer to Ponderosa State Park for management. A good example would be Cougar and Shellworth islands, the pearls of Payette Lake. These islands are primarily rock, and not well suited for septic sewage systems, and development would severely threaten the water quality of Payette Lake.

COMMENT #7 – Perform Thorough Economic Analysis

Problem: The need for the Land Board and IDL to consider costs as well as benefits in relation to any proposed transactions or major management decisions regarding endowment lands is unclear in the PELS.

Comment:

- 1) When the Land Board and IDL are making determinations about management and transactions regarding endowment lands, they should consider not just the benefits in terms of revenue but also the long-term costs that would result from their decisions.

Context: The Idaho Constitution requires the Land Board to “secure the maximum long term financial return” from the endowment lands. The State can not judge long-term gains from transactions if it fails to consider the costs as well as the benefits. Failure to adequately evaluate and address long-term costs will cause the problems we have seen recently, such as with the installation of cell towers in locations where they will likely depress surrounding property values and thus deprive schools of tax money. By failing to adequately evaluate costs, the Land Board and IDL also risk maximizing conflict and losing public confidence and support. Any financial benefit the state might receive from selling off property around the lake should be balanced by the long-term costs that would be engendered by the degradation of the lake due to overdevelopment. These costs include decreased property values, losses in recreational dollars including sales tax, potential loss of the current drinking water supply for the City of McCall (due to the water not meeting state drinking water standards), and the resulting need to clean the lake and downstream waters such as Lake Cascade and the Northfork of the Payette River.

COMMENT #8 – Align Idaho Constitution and Stewardship

Problem: The PELS is limited by the interpretation of the Idaho constitutional language in Article IX, Section 8, which is increasingly out of alignment with current reality and public needs.

Comment:

1) The economic value of Idaho endowment lands are dependent on sound, long-term stewardship. This stewardship includes protecting and sustaining the health of the lands and adjacent waters, the viewsheds, the ecology, open space, and wildlife habitat. The Land Board should exercise its discretion, and direct IDL to act, to the full limits of its Constitutional authority so that management of the endowment lands becomes aligned with these values and with the IDL’s own vision, mission, and values to meet the realities and needs of the 21st century.

Context: The stated vision of the IDL is to be the premier organization for trust management and resource protection in the western United States. Its stated mission is to professionally and prudently manage Idaho’s endowment assets to maximize long-term financial returns to public schools and other trust beneficiaries and to provide professional assistance to the citizens of Idaho to use, protect, and sustain their natural resources. Also, in the IDL Strategic Plan Structure, IDL incorporates stewardship as a value, stating “ Making decisions and taking actions that positively affect long-term financial returns for the trust beneficiaries and enhance the health and resilience of Idaho’s natural resources.” The State’s obligations to protect and sustain resources and act as good stewards of the lands should be considered when choosing how to secure the maximum long-term financial return for the endowment.

From: Tammy Armstrong
Sent: Monday, March 1, 2021 6:43 AM
To: Jeffrey Mousseau
Cc: Debbie Fereday; Renee Jacobsen; Kellie LaBonte
Subject: FW: PELS Comments from PELA
Attachments: PELA IDL PELS Comments.pdf

Good morning Mr. Mousseau:

Thank you for submitting your comments. I am forwarding the attached comments to Renee Jacobsen and Kellie LaBonte as they are the individuals accepting comments through our on-line process.

Regards,

Tammy Armstrong

Tamara L. Armstrong
Real Estate Program Specialist

Idaho Department of Lands
300 N 6th Street, Suite 103
Boise, ID 83702
208-334-0215

From: Jeffrey Mousseau <JeffreyMousseau@msn.com>
Sent: Saturday, February 27, 2021 11:39 AM
To: Tammy Armstrong <tarmstrong@idl.idaho.gov>
Cc: Debbie Fereday <debfereday@gmail.com>
Subject: PELS Comments from PELA

Hi Tammy. I put comments in the IDL PELS comment portal today from the Payette Endowment Lands Alliance (PELA). They are several pages long, and I think I got them reformatted correctly so they are readable but if not attached is a PDF of our comments. The comments were submitted under the name Deb Fereday, our PELA President, and with a pelamccall@gmail.com address. Please let me know if you need anything else.

Thanks,
Jeff Mousseau, PELA Secretary

Sent from [Mail](#) for Windows 10

Dear Land Board Commissioners and Idaho Department of Lands Personnel,

The following comments about the draft Payette Endowment Lands Strategy (PELS) are submitted on behalf of the Payette Endowment Land Alliance, Inc. (PELA). PELA is a grassroots organization of concerned citizens located in McCall, Idaho. Our mission is to conserve and protect the McCall area endowment lands while acknowledging the fiduciary responsibility to the Idaho Endowment Land Trust. **A win-win solution for the McCall area endowment lands is one that preserves state ownership, the health of the lake, and public access to these lands and meets the fiduciary obligations to the endowment institutions and trust as stated in the Idaho constitution.** We anticipate the solutions that come about regarding the McCall Lands will serve as a template for other endowment lands in Idaho. Our comments are based around finding the win-win solutions, and in each of your roles as servants to the citizens of Idaho, we respectfully request the Land Board and the IDL pursue a win-win scenario as well. We thank you for your work in preparing the PELS and for the opportunity to provide comments.

COMMENT #1 - Provide a Comprehensive Plan

Problem: Currently, the plan only considers its financial goals in a siloed analysis of individual parcels within this area. This threatens to disrupt continuous areas of state and federal lands that benefit forest management as well as humans and the ecosystem and fails to analyze comprehensive impacts of parcel by parcel decision making.

Comments:

- The PELS should be based on a comprehensive analysis of the McCall area endowment lands as a whole and over the long term. A comprehensive approach whereby all relevant factors are included in the analysis of alternatives and the cumulative effects of parcel-by-parcel decision making should be used. A broad set of goals should be developed for land preservation, uses, and development and listed in the PELS.
- Trading or selling these endowment lands and dividing them up into pieces, would sacrifice their long-term value: as an intact ecosystem, as a buffer for the watershed, as a crucial wildlife corridor, as a wildfire barrier, as a refuge for plant and animal diversity, and as a source of resilience insurance in climate chaos.
- Much of the value of these lands derive from them being contiguous and positioned between and adjacent to the lake on one side and the national forest and state park on the other. If the land around the lake is divided, it would also cease to provide long-term value as a source of revenue for beneficiaries from recreation and conservation leases and easements and revenue from potential transfer or sale to the state park or national forest system.

Context: IDL has used a systematic and long-range planning approach in developing the PELS, which is good, but the Plan needs to be comprehensive in nature and put the protection of Payette Lake and the watershed front and center as a foundation for its decisions. The cumulative effects of individual parcel decisions must be analyzed in this context. It makes perfect sense for IDL to work in coordination with the other agencies that have jurisdiction over the watershed to ensure alignment in its policies for the ultimate protection of the watershed. A comprehensive plan by IDL would also seek to integrate with the long-term visions of the City of McCall and Valley County as outlined in their comprehensive plans. The ecological limits on any more development, the carrying capacity of the sewer system and the finite amount of land

available that can be used for spreading effluent are limitations that must be recognized in any plan. Rapid development may not be supported by sewage capacity. Lastly, the effects on downstream water quality, such as in Lake Cascade, must also be considered through a comprehensive analysis.

COMMENT #2 - Public Access and Economic Divisions

Problem: Access to desirable land is becoming more and more scarce with growing populations, and this has been especially evidenced in the McCall area. High-end development opportunities now threaten to limit access to these state endowment lands and Payette Lake to only the wealthy who can afford to own these lands.

Comments:

- Access to land and to Payette Lake is the great equalizing factor for socioeconomic disparity in the McCall area. State-owned lands should be retained to allow access to all in perpetuity, and to prevent growing economic divisions in our community. If the land is privatized and made available for development, restrictions to access are inevitable.

Context: As McCall has grown, land has become more privatized and access has been limited. The people who live and work in McCall have increasingly become shut out of the area's most valuable resource. As land becomes a scarce and more highly valued commodity, there is no reason to think that private ownership and public access will coexist. Recently, restrictions were placed by DF Development (the billionaire Wilks Brothers) on thousands and thousands of acres of land they purchased from Potlatch Corporation. Potlatch, as a private owner, had allowed open access on these lands to locals and visitors alike. Under new ownership the restrictions include locked gates, "No-Trespassing" signs, and armed security patrols who block residents and visitors from areas that have been enjoyed freely for generations. Most egregiously, these restrictions also block access to adjacent public lands, roads, and waterways. The possible sale or trade of the McCall area endowment lands sets up a scenario where residents lose more access, economic divisions grow and the whole community suffers.

COMMENT #3 - Protect the Public Trust

Problem: The PELS is not protective of the public trust, that is the obligations that elected officials have to protect and maintain resources, and bodies of water such as lakes and streams in particular, for all the citizens of Idaho. Focusing only on financial responsibilities could lead to a violation of public trust responsibilities and damage state resources.

Comments:

- Elected officials have a public trust responsibility for water quality. Payette Lake waters are the source of drinking water for the City of McCall, and degrading the quality of these waters represents a direct public health issue. Protecting Payette Lake and its watershed must be a foundation of the PELS.
- The state's critical public trust obligation for Payette Lake and the Northfork of the Payette River watershed as well as other obligations including wildlife habitat, wildfire prevention, ecological health, recreational access, angling, and the small mountain town characteristics of McCall merit full consideration in the current PELS.

Context: The PELS does not mention the importance of the responsibilities of the public trust; that is the waters of and the watershed for Payette Lake, both for the sake of the ultimate value of the “assets” themselves and the life of our community. The highest and best use of the endowment lands bordering the lake is as a buffer for the lake to best ensure water quality. Payette Lake is a public trust obligation of the state. Because it is the sole source of drinking water for the City of McCall, maintaining its quality is certainly a public health issue. That public trust is as important and crucial as providing any amount of money to Idaho educational institutions. The degradation of the waters and the supporting ecosystem -- whether through overdevelopment, misguided land use planning, or management practices that do not take into account the realities of the 21st century-- would result in an irredeemable loss for all of us, the community, the land, our school system, and of course, the trust beneficiaries. All the lands in the McCall area would be greatly reduced in value if the lake were to become polluted and degraded. Therefore, the public trust obligation of protecting the waters of Payette Lake and its watershed should be a foundation of the PELS.. To further illustrate the vulnerability of Payette Lake, compare its lake surface area and volume, excluding the islands at 7.9 square miles to that of Coeur d’Alene Lake which is 148 square miles and Priest Lake at 40.6 square miles.

COMMENT #4 - Install a Stakeholder Advisory Group and Develop a Robust Template for Endowment Lands Statewide

Problem: Given the importance of the McCall area endowment lands to the citizens of McCall, Valley County, and the State of Idaho, and the fact that all decisions regarding the future of each of the parcels within the PELS are to be made following the approval of the PELS by the Land Board members, there exists today no method for local citizens and other stakeholders to provide input on decision-making affecting affecting these parcels of land.

Comments:

- The Land Board should support the creation of a long-term stakeholder advisory group, similar to the Focus Group in place to support developing the PELS, to provide input to IDL Payette Lakes Supervisory Area personnel for the McCall area endowment lands. The stakeholder advisory group should be a sincere, long-term effort to engage the community and provide local stakeholders-- who know these lands best-- the opportunity to collaborate in finding appropriate solutions that will satisfy the Land Board's duties to the endowment trust.
- The McCall area endowment lands are important to the citizens of Idaho, and the PELS will undoubtedly serve as a template for endowment lands throughout Idaho. Therefore it is important to spend the time and effort necessary to get it right. The moratorium on transactions involving endowment lands in the McCall/Valley County area should be extended as necessary to allow this stakeholder group to be formed and provide input as well as to develop solutions that maximize the financial returns to the endowment. .

Context: The Land Board and IDL should form a local stakeholder advisory group consisting of representatives from the City of McCall, Valley County, the Sewer District, Payette Forest, the State Park, Big Payette Water Quality Council and other stakeholders to provide advice and recommendations on the McCall area endowment lands. The purpose of this group would be to provide input on the development and uses of the McCall area endowment land parcels to the IDL. **A stakeholder advisory group would minimize conflict, foster creative solutions for generating additional revenue from these lands from the local stakeholders who are most**

familiar with them, and ultimately garner widespread support for the solutions that grow out of this process.

COMMENT #5 - Prevent a Wholesale Land Trade

Problem: Currently, a private party has prepared, aggressively marketed, and submitted an application to the IDL to acquire most of the McCall area endowment lands including those within the McCall Impact Zone in exchange for timber lands in north Idaho. Any large-scale land transfer would lead to more development than the lands can handle, put too much control in the hands of one private party, and is inconsistent with the framework and process denoted in the PELS. The trade would also fail to meet the constitutional mandate to maximize the financial return to the endowment institutions and trust.

Comments:

- Any wholesale trade or sale of the McCall area endowment lands for future private development would harm the endowment fund beneficiaries and the citizens of Idaho and overwhelm the ecological capacities of the land and waters in the McCall area, and we oppose any wholesale trade or sale.
- It has been presented to trade northern Idaho timber lands potentially worth around \$45 million for the endowment land in McCall worth more than \$1 billion. Clearly, engaging in such a trade would represent a complete repudiation of the Land Board's fiduciary duties, and fail the constitution in that it would not secure the maximum long term financial return to the endowment trust and institutions, and lastly represent a huge loss to Idaho education. Valuing the McCall area endowment transition lands as timberlands for the purpose of a land trade is just wrong.
- IDL should develop a comprehensive plan in the PELS that IDL and the Land Board can rely upon and be bound by in evaluating future proposals for development and transactions related to these lands, and future proposals outside the boundary of this plan should be rejected.

Context: Any wholesale trade or sale of McCall area endowment lands is not in the best interests of the endowment institutions, the citizens of Idaho, or the public trust.

COMMENT #6 - Implement Land Conservation Solutions

Problem: The PELS provides a limited set of solutions to meet financial revenue goals of transition endowment lands. However, the revenues that could derive from conservation and recreation options, such as leases, license fees, and easements, as well as other solutions that bring in revenues while honoring the health of the lands, waters, and ecosystem have not been developed by the IDL.

Comments:

- IDL should work with the stakeholder advisory committee to fully explore creative solutions that will yield revenues from the endowment lands, which honor the health of the lands, waters, and ecosystem.
- IDL should continue to evaluate legacy programs such as logging, grazing, and mining while analyzing new methods of deriving revenues that are consistent with the 21st century, including the warming climate, increasing fires and blights in our forests, population growth, and the growing scarcity of undeveloped land.

- IDL and the Land Board should provide additional time for interested parties to develop the specific easements and leases and the funding that is necessary to support them. Parcels M and F should be moved to Tier 3 or Tier 4 to allow sufficient time to develop and identify funding for these higher value leases.
- An asset class and business program similar to what has been developed for forestry and grazing should be developed for conservation and recreation leases and easements to support implementation to raise additional revenues on these lands. The Land Board should provide assurances that leases/easements would be legally secure, and develop a clear process for each.

Context: The PELS should include that IDL will develop a new conservation/recreation program specific asset class and business plan to help guide the individual programs and management on endowment lands. Implementing conservation and recreation types of leases that can overlay forestry, grazing and mining leases already in place would add significantly to revenues for the endowment trust and close revenue gaps. Endowment lands that meet a competitive rate of return should be managed in the manner that provides this return for the long-term in accordance with the PELS. Endowment lands that do not meet the competitive rate of return should be given ample opportunity to enhance their revenue streams before being considered for sale or trade. Lands should also be considered for transfer to Ponderosa State Park for management. A good example would be Cougar and Shellworth islands, the pearls of Payette Lake. These islands are primarily rock, and not well suited for septic sewage systems, and development would severely threaten the water quality of Payette Lake.

COMMENT #7 - Perform Thorough Economic Analysis

Problem: The need for the Land Board and IDL to consider costs as well as benefits in relation to any proposed transactions or major management decisions regarding endowment lands is unclear in the PELS.

Comment: When the Land Board and IDL are making determinations about management and transactions regarding endowment lands, they should consider not just the benefits in terms of revenue but also the long-term costs that would result from their decisions.

Context: The Idaho Constitution requires the Land Board to "secure the maximum long term financial return" from the endowment lands. The State can not judge long-term gains from transactions if it fails to consider the costs as well as the benefits. Failure to adequately evaluate and address long-term costs will cause the problems we have seen recently, such as with the installation of cell towers in locations where they will likely depress surrounding property values and thus deprive schools of tax money. By failing to adequately evaluate costs, the Land Board and IDL also risk maximizing conflict and losing public confidence and support. Any financial benefit the state might receive from selling off property around the lake should be balanced by the long-term costs that would be engendered by the degradation of the lake due to overdevelopment. These costs include decreased property values, losses in recreational dollars including sales tax, potential loss of the current drinking water supply for the City of McCall (due to the water not meeting state drinking water standards), and the resulting need to clean the lake and downstream waters such as Lake Cascade and the Northfork of the Payette River.

COMMENT #8 - Align Idaho Constitution and Stewardship

Problem: The PEELS is limited by the interpretation of the Idaho constitutional language in Article IX, Section 8, which is increasingly out of alignment with current reality and public needs.

Comment: The economic value of Idaho endowment lands are dependent on sound, long-term stewardship. This stewardship includes protecting and sustaining the health of the lands and adjacent waters, the viewsheds, the ecology, open space, and wildlife habitat. The Land Board should exercise its discretion, and direct IDL to act, to the full limits of its Constitutional authority so that management of the endowment lands becomes aligned with these values and with the IDL's own vision, mission, and values to meet the realities and needs of the 21st century.

Context: The stated vision of the IDL is to be the premier organization for trust management and resource protection in the western United States. Its stated mission is to professionally and prudently manage Idaho's endowment assets to maximize long-term financial returns to public schools and other trust beneficiaries and to provide professional assistance to the citizens of Idaho to use, protect, and sustain their natural resources. Also, in the IDL Strategic Plan Structure, IDL incorporates stewardship as a value, stating " Making decisions and taking actions that positively affect long-term financial returns for the trust beneficiaries and enhance the health and resilience of Idaho's natural resources." ***The State's obligations to protect and sustain resources and act as good stewards of the lands should be considered when choosing how to secure the maximum long-term financial return for the endowment.***

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 11:53 AM
To: Comments
Subject: Comment Submitted

From: Ted Koch at Ted_koch@yahoo.com
Phone: 2089125233
Address: Po box 343
City: garden valley
State: Idaho
Zip Code: 83622

Comment:

THank you for the opportunity to comment. The lands you are evaluating are much too valuable in public hands, over the long-term. Liquidating the principal our our state public land endowment can only mean that, in the long-term, our school children will eventually suffer, no matter what current economic models suggest. I urge you to be more creative in imagining ways to provide long-term support for Idaho's school children.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 12:24 PM
To: Comments
Subject: Comment Submitted

From: Marilyn Bickle at burns1919@msn.com
Phone: 208 869-2417
Address: PO Box 687
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Idaho Land Board:

I strongly support your work with stakeholders in reviewing ways to diversify revenue generation in Tier 1 and 2 parcels of Idaho Endowment Land. The creation of a long term plan, which includes a conservation and recreation asset class should be considered. A real estate solution is not the best long term solution in these times of skyrocketing land values. Please extend the current leasing moratorium, continue listening to stakeholders, access the knowledge of regional and national land trusts and form the finest multi-layered approach you can for the future. Idaho is counting on you to take the time to do this right!

Thank you for the opportunity to comment.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 1:09 PM
To: Comments
Subject: Comment Submitted

From: Judith Anderson at
City: Lake Fork
State: Idaho

Comment:
To: The Staff of IDL and the Members of the Land Board
Re: Payette Endowment Land Strategy Plan submitted Dec.15,2020
February 28, 2020

A. What is missing in the plan is any substantial acknowledgement and acceptance of the value of ecological processes, undeveloped lands and natural ecosystems. These are the earth's life support systems, based on vast interdependent networks of relationships. Those relationships are guided by reciprocity, cooperation and a dynamic balancing of nutrients, water, energy and populations. As long as we remain blind to these realities, we will be making decisions based on short-term and deficient understandings and we will be doomed to destroying yet again the very home we depend upon. The omission of any consideration of the lake, the watershed and its health in IDL's plan is unconscionable. As my favorite farmer says, "The care of the Earth is our most ancient, most worthy and after all out most pleasing responsibility. To cherish what remains of it and to foster its renewal is our only legitimate hope." There are two threads that need to be brought together in order to have the win-win that the IDL and the Land Board espouse. A solution is as follows:
In the 2007 State Trust Land Asset Management Plan, Appendix A states:" Ensure that significant land holdings will be maintained in perpetuity since they provide material diversification and inflation protection to the endowments portfolio"

In the 1992 management plan it is stated under assumptions:
"The Land Board has the responsibility to ensure maximum long-term financial return to the endowment funds while protecting the lands and related resources from adverse impacts."

How do we coincide these responsibilities in the Payette Lands?

The lands bordering the Lake are the most valuable for revenue generation, for appreciating in value in the future and fundamentally for buffering and protecting the lake from degradation. The Land Board has the discretion to set aside and maintain these lands in perpetuity. Since they will continue to grow in value more than any other lands they will provide the best inflation protection and diversification of the portfolio. And as they protect the lake from further degradation and ensure its health they would be protecting "related resources from adverse Impacts". All the while, they would be increasing the value of the whole Payette Land Trust by guarding the health of the waters which drives the possible revenue generation from all those lands. Setting aside the endowment lands around the lake to be maintained in perpetuity would be the win-win that we all are seeking.

B. The public has made clear time and time again that they would like to see Ponderosa Park expanded. And indeed, the Park is struggling with overwhelming demand for its services. The Parks department has indicated their willingness to consider these endowment lands as possible candidates for expansion. Yet IDL, in its plan, has proposed no path forward to explore possibilities. The same is true of the Payette National Forest. They are concerned with loss of access to their lands, with loss of recreational opportunities because of short-sighted planning and lack of an overall coordinated vision,

and with the huge issue of Fire. But again, IDL's plan contains no avenue for sustained and comprehensive interaction with these two agencies whose land borders the endowment lands and who will be deeply affected by what IDL chooses to do.

C. Although the plan mentions several times the City of McCall and Valley County and the necessity of outreach to these entities, the plan itself seems to be located in a vacuum. I fail to see how the comprehensive plans of the city or county are seriously taken into account in the strategy plan by IDL. The long -range plans of the city and the rate at which the sewer district can supply hook-ups does not seem to mesh at all with what IDL is postulating. For example, the number of residences that IDL is projecting for their parcels and the revenue they expect to get from these projections do not seem to match the present sewer situation in McCall. The projected revenues would need to be cut back as IDL aligns its number of residences with the reality of the sewer density overlay map. In addition, McCall has a back-log of urgent repairs and when those are finished in 5? years the city will have to prioritize new hook-ups and it is hard to imagine that the endowment lands would be first in line. Any potential developers will find their plans significantly curtailed without access to basic utilities.

D. There is no acknowledgement of the reality of climate change and how it will affect the future of these lands and the lake. We know the inevitable rising temperature of the lake will endanger its health and make it much more vulnerable to the impacts caused by the development proposed in IDL's plan. In addition, it is clear that fire and fire management will be increasingly a big issue in this area exacerbated by the changes in climate. The development proposed in the IDL plan does not recognize the dangers of building in the wildland -urban interface and all the problems that could cause in terms of increased fire potential and strain on fire- fighting priorities or capabilities.

Thank you for your attention,
Judith Anderson
Lake Fork

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 1:39 PM
To: Comments
Subject: Comment Submitted

From: Ann Wadsworth at anniewadsworth@gmail.com
Phone: 8017186529
Address: 2108 E Pioneer Rd
City: Draper
State: Utah
Zip Code: 84020

Comment:

McCall is a special place, a little piece of heaven. Our family has had the privilege of owning a home in Pilgrim's Cove for 5 years. We love spending as much time as possible there. The people in McCall are there because it's not Lake Tahoe, it's not over developed with big franchises and too many people. It is a small town with a down home feel, it's quiet and peaceful. If we allow this investment group to come in and develop the land it will be changed forever, and not in a good way. It will no longer be the beautiful McCall that the people who live there love. Please don't let outsiders change it!!!!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 1:48 PM
To: Comments
Subject: Comment Submitted

From: Brandon Lever at bleverru@yahoo.com
Phone: (208) 859-7491
City: Boise
State: Idaho
Zip Code: 83705

Comment:

Don't even think about giving away or selling Idaho's public lands to these dirtbag developers. This public area surrounding Payette Lake belongs to the people of Idaho, not IDL. It is not yours to give away. It belongs to us.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 2:07 PM
To: Comments
Subject: Comment Submitted

From: Philip Bartlett at
City: McCall
State: Idaho

Comment:

Under no circumstances do I support any consideration where the public lands around McCall currently managed by IDL or the State of Idaho are sold, traded or exit public ownership into the hands of Trident Holdings, or anyone or any organization associated with Trident Holdings. Public lands should remain in the public domain regardless of the dollar price or who is lobbying you, elected officials and members of the Idaho Land Board. Shame on you to be swayed by, or even take the meetings with, Trident's lobbyists.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 2:21 PM
To: Comments
Subject: Comment Submitted

From: Hilary Lempit at h.lempit@gmail.com
Phone: 2032164443
Address: PO Box 1881
City: McCall
State: Idaho
Zip Code: 83638

Comment:

The value of these lands to recreation, hunting, angling, habitat, and watershed health is much higher than the one time sale value to a property developer. Outdoor recreation is a multi-billion-dollar industry and draws tourism to McCall and Idaho at large. The lands surrounding McCall at stake in this plan provide the natural environment for recreation and habitat for wildlife and fish that support our robust recreational economy. It is a dire mistake to sacrifice this irreplaceable public land around McCall for immediate financial gain. The long term value of preserving this land as public will surely be higher than if it is sold and developed. An environmental impact study should absolutely be conducted.

Sincerely,
Hilary Lempit
BA Environmental Science

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 2:22 PM
To: Comments
Subject: Comment Submitted

From: Peter Wilson at
City: Donnelly
State: Idaho

Comment:
Idahoans do not support the sale or transfer of these lands. They should be preserved, protected, and used to benefit the local community.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 3:07 PM
To: Comments
Subject: Comment Submitted

From: Karen Smith at stablewoman2@gmail.com
Phone: (208) 559-7081
Address: 3416 Hawthorne Drive
City: Boise
State: Idaho
Zip Code: 83703

Comment:

With regard to endowment lands around McCall, once those lands are gone, they are gone. The surge in outdoor recreation in the past year during the pandemic illuminates the value of maximizing recreational opportunities in favor of either selling off or trading the rare recreational resources that are the economic future of Idaho. It would be short-sighted economically and in every other respect. Clearly, recreational users will pay as much as necessary to keep those lands available.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 3:10 PM
To: Comments
Subject: Comment Submitted

From: Shawn Corbeil at Firefox2ez@aol.com
Phone: 805 208-3070
Address: 3122 N Sycamore Dr.
City: Boise
State: Idaho
Zip Code: 83703

Comment:

Dear powerful people,

Please carefully and wisely consider the long lasting decisions before you. Please don't allow these developers to forever ruin what is becoming ever more rare in our beautiful valley, natural beauty!

I believe that over the long haul we can together come up revenue generating ideas that will benefit the state while allowing you to fulfill your duties to the law. Please consider the following ideas.

Benefit Idahoans, not out-of-state investors! Maintain public access in perpetuity and prevent growing economic divisions in our community.

Provide a comprehensive plan. Develop a broad set of goals for land preservation, uses, and development.

Protect Payette Lake: our source of drinking water, economic health, and the heart of our town. Our elected officials have this duty under the public trust doctrine.

Prohibit a wholesale disposition of endowment lands! It would not be in the long-term interest of the beneficiaries or the public.

Develop new sources of revenue. Fill revenue gaps through conservation and recreation solutions.

Maximize long-term "returns", not short-term revenues! And the state must account for the costs that are generated alongside revenues.

Align endowment lands with the realities and needs of the 21st century. The Land Board and IDL should fully exercise their discretion to accomplish this.

Create a stakeholder advisory committee, to develop a robust plan and a template for endowment lands throughout the state.

Thank you for your service,

Shawn Corbeil

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 3:15 PM
To: Comments
Subject: Comment Submitted

From: Amy Rush at amyrushbaker@gmail.com
Phone: 3108047494
Address: 127 Kens Pl.
City: McCall
State: Idaho
Zip Code: 83638

Comment:
Dear Land Board Members,

Thank you for the opportunity to provide comments on the IDL strategy plan for the McCall endowment lands. I would suggest that creating a new asset management category might solve the unsolvable problem that the IDL is currently facing. Along with the constitutional fiduciary mandate toward beneficiaries of endowment lands, the state has an equally important public trust obligation to protect Payette Lake. Creating a new asset management category called "watersheds" that would be classified like timberland as not being available to be sold would create an avenue for the most valuable and threatened areas to be protected. It would also open up ways for the fiduciary obligation to be met. The state of Idaho could purchase an easement on these lands to fulfill its obligation for protecting the public trust of Payette Lake. Valley County or the City of McCall could purchase leases/easements on this land to protect water sources used for drinking water. This would still allow for other stacked leases on the "watershed" classification as long as they did not interfere with the health of the water and the protection of it. Thus the fiduciary obligation of making money for the beneficiaries could be fulfilled as well as the need for communities to protect their drinking water. This is a win-win solution with protection of land, water and beneficiaries at its core.

Thank You,
Amy Rush

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 3:17 PM
To: Comments
Subject: Comment Submitted

From: Karen Olde at klolde30@gmail.com
Phone: 208-630-4148
Address: 13737 clear view rd
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I am writing in regards to the plan being drafted for the Payette endowment area. I have been a resident of Valley County for the past 35 years and recreate on our public lands almost daily. I greatly appreciate the public access to our beautiful area and understand the importance of keeping that access available for generations to come. I would urge the Idaho Department of Lands to develop the plan for long term returns, not short term revenues. The plan should not benefit out of state investors , but instead focus on protecting Payette Lake and provide residents and tourists continued access to our incredible public lands.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 3:31 PM
To: Comments
Subject: Comment Submitted

From: susan dalton at susandalton@live.com
Phone: 2083150120
Address: po box 435, 430 Floyde st.#4
City: Mccall
State: Idaho
Zip Code: 83638

Comment:

leave the land for the people NOT for corporate powers. love the people NOT the money! our youth deserve unfettered access to PUBLIC land. please reject and land sale or trade in mccall!!!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 4:13 PM
To: Comments
Subject: Comment Submitted

From: Brittany Gilman at JBCharityGolf@yahoo.com
Phone: 2086347660
City: McCall
State: Idaho

Comment:

Payette Lake is a treasure, gem and the center of McCall. Serious harm will ensue to the environment and the community if the Trident proposal is passed.

This is an out of area group who's purpose is to generate revenue with out any consideration of the health of Payette Lake, it's resources and the surrounding community.

MORE TIME is needed in order to create a proposal that will be a win-win situation.

This is a horrific proposal that would do more damage imaginable.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 4:23 PM
To: Comments
Subject: Comment Submitted

From: Jim Fitzgerald at jimfitzgerald1955@gmail.com
Phone: 2083151824
Address: 13737 Clear View Rd
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I believe that the PELS should focus on developing a comprehensive plan that protects Payette Lake water quality, which is key to the towns economic health. When the Land Board and IDL are making determinations about management and transactions regarding endowment lands, they should consider not just the benefits in terms of revenue but also the long-term costs that would result from their decisions. The plan should identify revenues that could be derive from conservation and recreation options, such as leases, license fees, and easements, as well as other solutions to bring in revenues while honoring the health of the local ecosystem.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 4:45 PM
To: Comments
Subject: Comment Submitted

From: Dana Gross at danacayleen@hotmail.com
Phone: 2083372604
Address: 2635 Eastside Dr
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Hello, please let the record show that my family is opposed to the proposed land trade with Trident Holdings. This trade puts Payette Lake and surrounding areas in danger of being over used and becoming polluted, and puts community members at risk of losing access to public lands and destinations that they have been enjoying with their families for GENERATIONS. How do you put a price tag on that? A large development like the one being discussed does not benefit the community. It benefits the developers. The city of McCall, the taxpayers, and even the visitors who pay a lot of money to recreate on and around the lake do have voices and opinions, and they do deserve to be heard. Please hear the collective voice saying "Say no to Trident Holdings."

Thank you,
Dana Gross

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 5:11 PM
To: Comments
Subject: Comment Submitted

From: Michael Jorgensen at michaeljorg@gmail.com
Phone: 2082716521
Address: 1677 Ginney Way
City: McCall
State: Idaho
Zip Code: 83638

Comment:

By definition a endowment cannot continue to provide money for schools if we trade it away. Why not pursue something like the Payette river system with a small annual parking pass fee to generate money from sustainable recreation and keep public lands public.

For Trident to say they are about "preserving McCall" is an utter distortion – a travesty. "Trident Holdings is a privately held investment firm in Boise, Idaho. Trident's core business is to target opportunistic transactions that provide significant created value to investors, but also honor and improve the communities in which projects are located. Trident has a unique ability to identify assets with uncaptured value potential, to navigate complexities that have previously prevented that capture, and provide strong risk-adjusted returns."

There is a way to for Trident to persevere the McCall area that would be a win-win. Trident can buy lands the Wilks Brothers put up for sale, or any other lands are already private. Trident could reclaim, preserve, and develop them in the way they have proposed to do with the endowment lands in and around McCall and Payette Lake. However, what they are currently proposing is to essentially steal lands that are currently public by instituting a trade that is worth pennies on the dollar. Who benefits the most from the opportunistic transaction they are currently proposing?

The endowment lands can't be sold in the way Trident would like so they are skirting the law by offering a "trade." There are plenty of private lands available for sale without adding to them by Tridents proposal for a trade of Idaho Endowment Lands. However, this would not create the profit margins they desire, so it is not being considered.

Do we really want or need another Coeur d'Alene, Sun Valley, or something like Lake Tahoe in the heart of Idaho? I believe we really want and need to fight aggressively against private interest to save our public and endowment lands? I believe we need to protect and save Idaho now for the future. Say no to Trident and the privatization of the endowment and public lands. Say yes to conservation and the environment – protect Idaho Endowment Lands near McCall. They are a treasure not to be traded and lost to a private entity. There has to be a way to make them "profitable" to maintain your mandate without essentially selling them off to the highest bidder.

The "trade" they are proposing may result in a short-term gain but will end up a long-term failure. Trident is acting like a modern-day robber baron and land grabber for personal gain that will not benefit Idahoans in the long run. It will destroy the access and availability of the endowment lands in the McCall and the Payette Lakes area for all future generations.

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"Idaho Constitution mandates that state endowment trust lands are to be managed to secure the maximum long-term financial return to the endowment beneficiaries. Revenue-generating activities on endowment lands and earnings on invested funds provide millions of dollars annually in support of Idaho's public-school system and numerous other state of Idaho institutions. In addition to providing financial support to the beneficiaries of nine endowment funds, endowment lands may also benefit the citizens of Idaho by providing access for recreational pursuits, so long as recreation activities are consistent with the constitutional mandate."

One of the prescribed ways to generate income is conservation. However, "trading" these lands to Trident, which is essentially selling them off – 28,000 acres to a single entity, will result in the loss of the lands forever. How is this ensuring the mandate of the state endowment lands – if you keep chipping away at the endowment trust lands there will be nothing left for the future.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 5:28 PM
To: Comments
Subject: Comment Submitted

From: Lynn Siegel at lynnsiegel@hotmail.com
Phone: 2087410308
Address: 1102 Buckboard Way
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Dear Governor Little and Land Board members:

Thank you for considering my comments regarding the sale or trade of lands around Payette Lake.

Given the controversy Trident's offer has ignited, I believe that until all the factors regarding the value of the affected acres are considered, a moratorium on any actionable decision is essential. Revenue raising alternatives need to be more closely considered.

For now, say NO to Trident. Preserve Esto Perpetua.

Thank you,

Lynn

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 5:33 PM
To: Comments
Subject: Comment Submitted

From: Lark Corbeil at larkc@yahoo.com
Phone: 208-841-1010
Address: 415 Quail Circle
City: Boulder
State: Colorado
Zip Code: 80304

Comment:

Dear Governor and Land Board Commissioners,

I appreciate that the Trident proposal has brought the long-term value of all the treasured endowment lands surrounding Payette Lake to the Land Board, and this plan is a clearly a starting place for collaboration and creative problem-solving.

There are so many factors to address to assess truly long-term value and revenue, including the fact that those who live there know the lake is already showing environmental problems that a truly comprehensive plan can address.

Idaho has the opportunity to be a leader here, and bring some of the best minds in the country to collaborate and creatively problem-solve. Given that we are talking about a decision with impacts far beyond our life spans, does not historic and civic responsibility require that we bring the wider community and those minds into the process, as PELTA and so many others are requesting?

"A win-win solution for the McCall area endowment lands is one that preserves state ownership, the health of the lake, and public access to these lands and meets the fiduciary obligations as stated in the Idaho constitution."

An exciting plan is possible, please do not prevent the citizens from being a significant part of it.

Thank you for your service to Idaho.

Lark

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 5:43 PM
To: Comments
Subject: Comment Submitted

From: Abigail Aronson at Abiharte@yahoo.com
Phone: 2087392440
Address: 797 chad loop
City: McCall
State: Idaho
Zip Code: 83638

Comment:

With the increasing number of residents and visitors to our town I have no doubt that you could feasibly generate recreational revenue on that land. This would best serve the greater population as well as retaining the land for future use and revenue generation. I wholeheartedly oppose the sale of the land as well as any of the currently proposed land swaps. Doing either of the aforementioned would permanently and drastically alter our community.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 5:52 PM
To: Comments
Subject: Comment Submitted

From: John Hicks at Johninmccall@gmail.com
Phone: 2083150022
Address: POB 1957
City: Mccall
State: Idaho
Zip Code: 83638

Comment:

Please find another funding method for schools. We use this area at least 20 times in the summer and many times in the winter.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 5:55 PM
To: Comments
Subject: Comment Submitted

From: Anne Ruark at Aruark@msn.com
Phone: 208 867-9275
Address: 3122 N Sycamore Dr.
City: Boise
State: Idaho
Zip Code: 83703

Comment:

Dear powerful people,

Please carefully and wisely consider the long lasting decisions before you. Please don't allow these developers to forever ruin what is becoming ever more rare in our beautiful valley, natural beauty!

I believe that over the long haul we can together come up revenue generating ideas that will benefit the state while allowing you to fulfill your duties to the law. Please consider the following ideas.

Benefit Idahoans, not out-of-state investors! Maintain public access in perpetuity and prevent growing economic divisions in our community.

Provide a comprehensive plan. Develop a broad set of goals for land preservation, uses, and development.

Protect Payette Lake: our source of drinking water, economic health, and the heart of our town. Our elected officials have this duty under the public trust doctrine.

Prohibit a wholesale disposition of endowment lands! It would not be in the long-term interest of the beneficiaries or the public.

Develop new sources of revenue. Fill revenue gaps through conservation and recreation solutions.

Maximize long-term "returns", not short-term revenues! And the state must account for the costs that are generated alongside revenues.

Align endowment lands with the realities and needs of the 21st century. The Land Board and IDL should fully exercise their discretion to accomplish this.

Create a stakeholder advisory committee, to develop a robust plan and a template for endowment lands throughout the state.

Thank you for your service,

Anne Ruark

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 6:12 PM
To: Comments
Subject: Comment Submitted

From: Teresa Titcomb at TeresaRN@MSN.com
Phone: 2085121495
Address: 230 W. Claire St.
City: Meridian
State: Idaho
Zip Code: 83646

Comment:

I believe that the land around McCall and Payette Lake is a desirable destination due to its beauty and serenity of the setting. I believe that selling or trading endowment land based on profit alone without regard of the Purchasers intent for the land or understanding of the local environment would be a tragedy for the community and the state of Idaho. I would hope that the people who are responsible for the caretaking of our Idaho lands would treasure those properties and think long and hard about the future outcome for the land, Idaho families, and this state before making any land based decision.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 6:47 PM
To: Comments
Subject: Comment Submitted

From: Robin Gilman at robinkcgilman@gmail.com
Phone: 970-640-3865
Address: 244 Columbus Canyon Road
City: Grand Junction
State: Colorado
Zip Code: 81707

Comment:

Dear Land Board Commissioners and Idaho Department of Lands Personnel,

It is from my love of Idaho that I ask you to consider the comments before you from the Payette Endowment Land Alliance, Inc. (PELA) regarding your Payette Endowment Lands Strategy (PELS) draft and proceed to create a long-term stakeholder advisory group consisting of well informed individuals who will make recommendations supporting a win-win scenario regarding the lands around Payette Lake.

To me, in evaluating the long-term return to the state, one must look at the comprehensive cost/benefit of various scenarios.

As a healthcare professional with years of working with those experiencing physical, mental and emotional challenges, I have seen the healing benefits of clean air, water and the beauty of nature – these are the critical elements of “recreation” which brings people and the resulting economic value to these lands, and thus Idaho’s school revenue, not to mention property values which help the local school district.

Immediate financial reward focussed solely upon land development in this area will have long ranging negative consequences to the environment, water quality and numerous people in years to come. For over 50 summers at my parent's home in McCall, I have watched the damage to the lake increase as evidenced by decreased water clarity, numbers of fish, frogs and water snakes along with increased slime and water milfoil plant growth.

With inflation over time a certainty, ameliorating this damage and ensuing long-term steady income may be a much safer economic bet for the ongoing health of the community and Idaho’s endowments revenues.

Please allow for the opportunity for collaboration and creative problem-solving . "A win-win solution for the McCall area endowment lands is one that preserves state ownership, the health of the lake, and public access to these lands and meets the fiduciary obligations as stated in the Idaho constitution."

Thank you for your consideration,

Sincerely,
Robin Gilman

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 7:39 PM
To: Comments
Subject: Comment Submitted

From: Caitlin Baird at Caitlinbaird58@yahoo.com
Address: PO BOX 1787
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Hello, I am contacting you with concerns over the draft Payette Endowment Lands Strategy. As a full time McCall resident who appreciates the irreplaceable value of the McCall area endowment lands, and their ecosystems, I believe we must do everything possible to make sure that these lands are sustainably preserved. Access to our biologically diverse forests, and fresh clean water from the North Fork Payette watershed, our crucial components of what makes our little mountain town so unique. Not to mention, it is the source of our drinking water and the recreation that brings the majority of revenue into our community. In an age where so much of the world faces dire climate challenges, it seems more important than ever to protect the precious resources that we have. These endowment land decisions can not be made lightly. Once these lands are developed we can never get them back. It's time for innovation, and to develop new sources of revenue through conservation and recreation opportunities. I ask you to please make decisions that benefit Idahoans, our lands, our wildlife, and our indigenous communities, NOT out-of-state investors motivated by greed. I believe a stakeholder advisory committee would be extremely beneficial to help develop and approve any plans moving forward. The public should be provided with a comprehensive plan with goals focused on preservation, uses, and development. Thank you for the opportunity to comment on this decision that so hugely impacts my home. I look forward to seeing you work with the community to preserve these lands moving forward.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 7:55 PM
To: Comments
Subject: Comment Submitted

From: Elizabeth Kochevar at bethkochevar@gmail.com
Phone: 303-870-0223
Address: 914 Strawberry Ln.
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Dear Idaho Department of Lands Land Board,

Thank you for the opportunity to comment on the proposed Payette Endowment Lands Strategy (PELS). I have lived in McCall since 2012, and I greatly value the Endowment Lands due to their ecological connectivity with Payette Lake, access to Payette National Forest and other public lands for recreation, and as a buffer for development in this area. I support the Payette Endowment Lands Alliance's comments and suggestions for the PELS. Below are a summary and elaboration of points that reflect my views regarding the PELS. In addition to the points below, I believe the Native Peoples who have called this land home since time immemorial, including the Nez Perce Tribe should be consulted with and considered a stakeholder in decisions about the Endowment Lands.

1. Provide a Comprehensive Plan

Currently, the plan only considers its financial goals in a siloed analysis of individual parcels within this area, which threatens to disrupt continuous areas of state and federal lands that benefit forest management as well as humans and the ecosystem and fails to analyze comprehensive impacts of parcel by parcel decision making. The Payette Endowment Lands Strategy should be based on a comprehensive analysis of the McCall area endowment lands as a whole and over the long term. A comprehensive approach whereby all relevant factors are included in the analysis of alternatives and the cumulative effects of parcel-by-parcel decision making should be used. A broad set of goals should be developed for land preservation, uses, and development.

Trading or selling these endowment lands and dividing them up into pieces, would sacrifice their long-term value: as an intact ecosystem, as a buffer for the watershed, as a crucial wildlife corridor, as a wildfire barrier, as a refuge for plant and animal diversity, and as a source of resilience insurance in climate chaos. Much of the value of these lands derive from them being contiguous and positioned between and adjacent to the lake on one side and the national forest and state park on the other. If the land around the lake is divided, it would also cease to provide long-term value as a source of revenue for beneficiaries from recreation and conservation leases and easements and revenue from potential transfer or sale to the state park or national forest system.

2. Public Access and Economic Divisions

Access to desirable land is becoming more and more scarce with growing populations, and this has been especially evidenced in the McCall area. High-end development opportunities now threaten to limit access to these state endowment lands and Payette Lake to only the wealthy who can afford to own these lands. Access to land and to Payette Lake is the great equalizing factor for socioeconomic disparity in the McCall area, especially as it has grown over the last 15 years. State-owned lands should be retained to allow access to all of the community in perpetuity, and to prevent growing economic divisions in our community. If the land is privatized and made available for development, restrictions to access are inevitable.

3. Protect the Public Trust

The Payette Endowment Lands Strategy is not protective of the public trust, that is the obligations that elected officials have to protect and maintain resources, and bodies of water such as lakes and streams in particular, for all the citizens of Idaho. Focusing only on financial responsibilities could lead to a violation of public trust responsibilities and damage state resources. Elected officials have a public trust responsibility for water quality. Payette Lake waters are the source of drinking water for the City of McCall, and degrading the quality of these waters represents a direct public health issue. Protecting Payette Lake and its watershed must be a foundation of the Payette Endowment Lands Strategy. The state's critical public trust obligation for Payette Lake and the North Fork of the Payette River watershed as well as other obligations including wildlife habitat, wildfire prevention, ecological health, recreational access, angling, and the small mountain town characteristics of McCall merit full consideration in the current Payette Endowment Lands Strategy.

4. Install a Stakeholder Advisory Group and Develop a Robust Template for Endowment Lands Statewide

Given the importance of the McCall area endowment lands to the citizens of McCall, Valley County, and the State of Idaho, and the fact that all decisions regarding the future of each of the parcels within the PELS are to be made following the approval of the PELS by the Land Board members, there exists today no method for local citizens and other stakeholders to provide input on decision-making affecting these parcels of land. The Land Board should support the creation of a long-term stakeholder advisory group, similar to the Focus Group in place to support developing the PELS, to provide input to IDL Payette Lakes Supervisory Area personnel for the McCall area endowment lands. The stakeholder advisory group should be a sincere, long-term effort to engage the community and provide local stakeholders— who know these lands best— the opportunity to collaborate in finding appropriate solutions that will satisfy the Land Board's duties to the endowment trust. The McCall area endowment lands are important to the citizens of Idaho, and the Payette Endowment Lands Strategy will undoubtedly serve as a template for endowment lands throughout Idaho. Therefore it is important to spend the time and effort necessary to get it right. The moratorium on transactions involving endowment lands in the McCall/Valley County area should be extended as necessary to allow this stakeholder group to be formed and provide input. A stakeholder advisory group would minimize conflict, foster creative solutions for generating additional revenue from these lands from the local stakeholders who are most familiar with them, and ultimately garner widespread support for the solutions that grow out of this process.

5. Prevent a Wholesale Land Trade

Currently, a private party has made and aggressively marketed an unsolicited proposal to acquire most of the McCall area endowment lands within the Impact Area and adjacent to it in exchange for timber lands in north Idaho. Any large-scale land transfer would lead to more development than the lands can handle, put too much control in the hands of one private party, and is inconsistent with the framework and process denoted in the Payette Endowment Lands Strategy. Any wholesale trade or sale of the McCall area endowment lands for future private development would harm the endowment fund beneficiaries and the citizens of Idaho and overwhelm the ecological capacities of the land and waters in the McCall area, and we oppose any wholesale trade or sale. It has been discussed to trade northern Idaho timber lands potentially worth around \$45 million for the endowment land in McCall worth more than \$1 billion. Clearly, engaging in such a trade would represent a complete repudiation of the Land Board's fiduciary duties, would not secure the maximum long term financial return to the endowment trust and institutions, and represent a huge loss to Idaho education. IDL should develop a comprehensive plan in the Payette Endowment Lands Strategy that IDL and the Land Board can rely upon and be bound by in evaluating future proposals for development and transactions related to these lands, and future proposals outside the boundary of this plan should be rejected.

6. Implement Land Conservation Solutions

The Payette Endowment Lands Strategy provides a limited set of solutions to meet financial revenue goals of transition endowment lands. However, the revenues that could derive from conservation and recreation options, such as leases, license fees, and easements, as well as other solutions that bring in revenues while honoring the health of the lands, waters, and ecosystem have not been developed by the IDL. IDL should work with the stakeholder advisory committee to fully explore creative solutions that will yield revenues from the endowment lands, which honor the health of the lands, waters, and ecosystem. IDL should continue to evaluate legacy programs such as logging, grazing, and mining while analyzing new methods of deriving revenues that are consistent with the 21st century, including the warming

climate, increasing fires and blights in our forests, population growth, and the growing scarcity of undeveloped land. An asset class and business program similar to what has been developed for forestry and grazing should be developed for conservation and recreation leases and easements to support implementation to raise additional revenues on these lands. The Land Board should provide assurances that leases/easements would be legally secure.

7. Perform Thorough Economic Analysis

The need for the Land Board and IDL to consider costs as well as benefits in relation to any proposed transactions or major management decisions regarding endowment lands is unclear in the Payette Endowment Lands Strategy. When the Land Board and IDL are making determinations about management and transactions regarding endowment lands, they should consider not just the benefits in terms of revenue but also the long-term costs that would result from their decisions.

8. Align Idaho Constitution and Stewardship

The Payette Endowment Lands Strategy is limited by the interpretation of the Idaho constitutional language in Article IX, Section 8, which is increasingly out of alignment with current reality and public needs. The economic value of Idaho endowment lands are dependent on sound, long-term stewardship. This stewardship includes protecting and sustaining the health of the lands and adjacent waters, the viewsheds, the ecology, open space, and wildlife habitat. The Land Board should exercise its discretion, and direct IDL to act, to the full limits of its Constitutional authority so that management of the endowment lands becomes aligned with these values and with the IDL's own vision, mission, and values to meet the realities and needs of the 21st century. The State's obligations to protect and sustain resources and act as good stewards of the lands should be considered when choosing how to secure the maximum long-term financial return for the endowment.

Thank you again for the opportunity to comment on this very important and potentially impactful plan.

Sincerely,

Elizabeth (Beth) Kochevar

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 8:40 PM
To: Comments
Subject: Comment Submitted

From: Kelly Maas at kellymonomaas@gmail.com
Phone: 208-284-4662
Address: PO Box 3174
City: McCall
State: Idaho
Zip Code: 83638

Comment:

As a McCall resident I am strongly opposed to the proposed Trident/IDL land swap. As McCall continues to grow and sprawl, the Idaho owned forest lands increase in importance to both residents and visitors as green space. I agree with other commenters that the land swap with Trident would unfairly benefit Trident and it's investors, and not citizens of Idaho, and particularly not McCall residents. The timber-based model for revenue generation is antiquated and a different revenue stream should be explored. Please don't sell out our most valuable asset of open land. Keep our open space open.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 9:15 PM
To: Comments
Subject: Comment Submitted

From: Alice Brown at Al_wrightca@yahoo.ca
Phone: 208 315-2112
Address: P.O. Box 16
City: McCall
State: Idaho
Zip Code: 83638

Comment:
To Whom it May Concern,

I have lived in McCall for 16 years. One of the things that I love most about this community is the natural surroundings, and our community's commitment to stewardship. This area has changed a lot in the time that I have lived here, but that commitment remains.

I am a mother and an educator. I am always proud to see the strong connection that our community's youth has with nature. I believe this is due to our direct access to the land surrounding our town that is a hop skip and a jump away. It is easily accessible, and is frequently used by all. We pick huckleberries, we hike, we go sledding, we snowshoe, we bike, we paddle, we sit and enjoy... These are all things that I do on a weekly basis with my children on land that is proposed to swapped. This is land that is used by our community's children and their families for their education in so many ways. It is used by the ENTIRE community.

The value of the land is priceless.

That aside, the consequences of developing this land would be devastating to the water quality of Payette Lake. The increase in runoff to the lake could cause serious concerns with development of that scale. This is the water that my neighbors and I drink. It would also destroy the habitat of countless animals.

I urge you to preserve the environmental and natural qualities of McCall for generations to come. A land swap would be the wrong choice for our community and for the land itself.

Thank you for your time and consideration,

Alice Brown

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 10:22 PM
To: Comments
Subject: Comment Submitted

From: Susan Fry at susansf34@ymail.com
Phone: 2085702414
Address: 106 FOREST PL
City: DONNELLY
State: Idaho
Zip Code: 83615

Comment:

Good god! Enough is enough. Is every thing in life now for sale. Please reserve what we have left of god's country. People moving in from everywhere. Instead of the beautiful Idaho that we have always known, we are turning into a California. Please preserve our beauty and nature and way of life here.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Saturday, February 27, 2021 10:28 PM
To: Comments
Subject: Comment Submitted

From: Mary Katherine Torres at mary.katherine.torres@gmail.com
Phone: (208) 761-2973
Address: 3415 N Hawthorne Drive
City: Boise
State: Idaho
Zip Code: 83703

Comment:

The proposed land swap in McCall/Valley County by Trident would remove Little Payette from public use; making that lake essentially private. Do not be swayed by assurances of access or easements; even "liberal" Oregon has had protracted court cases involving public access to Lake Oswego by lakefront homeowners. It'll happen here. There is no state park and state deeds to prevent it.

The public lands around Little Payette are great for morel mushroom and huckleberry picking, and the state currently stocks that lake with state record setting Tiger Muskie. My husband and I spend significant funds to come to valley county to visit this specific area and I know many others do as well. Local anglers, guides, and shops take clients to Little Payette for the unique environment and fishing. Businesses use this area. Amateur foragers use it. Families use this area. We all, collectively, bring significant economic impact to McCall and valley county. The state, in its due diligence on this proposal, and research on any return on the sale of land for schools, should significantly weigh the economic impact the land already holds.

Please do not allow Trident to develop tracts surrounding Little Payette so we can continue to visit and patronize many businesses in valley county. Thank you.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 5:44 AM
To: Comments
Subject: Comment Submitted

From: William Smith at 1439smith@gmail.com
Phone: 2087217298
Address: 1439 Gun Hill Road *3235
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I strongly apposed the land transfer around McCall. There is already very limited access to Payette Lake and it would be a tragic loss of our local way of life to lose more land so ultra wealthy people can build giant homes. Please maintain some integrity and dignity and do not transfer this land to Trident Holdings or any other similar interest.

Thank you, William Smith, McCall, ID

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 7:55 AM
To: Comments
Subject: Comment Submitted

From: Sylvia Fenich at sylvia_blue_sky@yahoo.com
Phone: 208-315-5752
Address: 416 N Cunningham
City: New Meadows
State: Idaho
Zip Code: 83654

Comment:

I am adding my voice to the plea to stop this land sale/rental. Our public lands need to stay public. Any "development" needs to stay before the public and have their approval before going ahead. This area needs to stay rural and not go citified. This is what makes it so special. It isn't developed. Keep the forest, the forest not a suburb.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 8:46 AM
To: Comments
Subject: Comment Submitted

From: Jeff Barney at
Address: 3170 34th Place
City: Boise
State: Idaho
Zip Code: 83703

Comment:
Dear Land Board Member;

The Payette Lake endowment lands in question are important to me and my friends who recreate there every year! I would ask that you allow conservation easements and continue active management for the long term rather than sell them . Generating revenue long-term is more important for Idaho and its citizens rather than sell off parcels for short-term gains. Maintaining access for all Idahoans is important to us and why we live in this great state.

respectfully,

Jeff Barney
Boise

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 8:49 AM
To: Comments
Subject: Comment Submitted

From: Kent Doss at Rkldoss@gmail.com
Phone: 2083150966
Address: PO Box 1188
City: Mc call
State: Idaho
Zip Code: 83638

Comment:

I believe IDL Payette land plan should not focus on profit off of lands which does not ensure to future generations the pristine forests, wild life, solitude , of uncluttered development .
Turn the Payette forests into something we can enjoy through a long term plan supported by Grants and private contributions.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:00 AM
To: Comments
Subject: Comment Submitted

From: Joshua Warden at joshwarden@gmail.com
Phone: 2086348533
Address: 716 Chad Drive
City: McCall
State: Idaho
Zip Code: 83638

Comment:

To whom it may concern; I formerly request the state lands around Payette Lake be converted to an official Experimental Forest to study both human/tourism effect and natural sustainability. This is a unique opportunity to gather valuable data.

I do not support the transfer of any public land to private ownership, period. Access, visual quality, and natural wonder cannot be measured in the same terms as timber value, but far outweighs any profit of monetary value.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:07 AM
To: Comments
Subject: Comment Submitted

From: Joe Swabb at unlvbm@yahoo.com
Phone: 7757520130
Address: PO Box 38
City: Donnelly
State: Idaho
Zip Code: 83615

Comment:

Before there is a decision made which will have a lasting impact on the region, please keep in mind the tremendous responsibility you have to protect the ecological health of the area and the importance of allowing PUBLIC ACCESS to this beautiful treasure. Water quality, and overdevelopment would have a negative impact on tourism and the quality experience one has enjoying this treasure. Also, please consider the interests of those who are permanent residents of that area. Thank you!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:11 AM
To: Comments
Subject: Comment Submitted

From: David Joerger at dtjoerger@gmail.com
Phone: 2082200279
Address: 224 Little Pond Court
City: McCall
State: Idaho
Zip Code: 83638

Comment:

My comments are on the draft PELS:

1. I wholeheartedly support the parcels included in Tier IV. I encourage some sort of "recreation" or "conservation" use be established for these parcels and that they be maintained for those uses in perpetuity and are never developed. The recreational and aesthetic values are too great for these parcels to be disposed of to private interests. Does the future land use designation of "Ag- Forest Conservation" accomplish this goal? If not, adjust use accordingly.
2. The future land use designation for Parcel L should not be "Low Density Residential". I support the "Ag-Forest Conservation" use as the other parcels in Tier IV have. Rationale is same as that described in comment 1 above.
3. I really feel Parcels E and G should be in Tier IV rather than Tier III for the same reasons discussed in comment 1 above. Parcel G should have an "Ag-Forest Conservation" future use. As one of the few remaining undeveloped shorelines of Payette Lake, the recreation, public access, and aesthetic values should preclude development of this parcel!
4. The Cougar and Shellworth Island parcels future land uses appear inconsistent to me. Cougar is "Large Residential" while Shellworth is "Ag-Forest Conservation". Shouldn't they both be "Ag-Forest Conservation"? Also, for the reasons discussed in comments 1 and 3, I support these parcels being in Tier IV. Again, the aesthetics of these two fairly pristine islands have value and should be protected from further development.
5. I understand the income generating statutory requirements the state Land Board is under to manage endowment lands. Times have changed since the endowment land statutes were written with aesthetic, recreation, and conservation values being much more visible and valued by the citizens of Idaho today. I encourage the IDL to partner with key stakeholders and approach the state legislature and push for statutory changes that put recreation, aesthetic, and conservation use designations on equal par with the historical revenue stream generation associated with Idaho endowment lands management.

Thank you for your work on the plan and I appreciate the opportunity to provide these comments. I hope they will be thoroughly considered/incorporated in the final PELS.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:19 AM
To: Comments
Subject: Comment Submitted

From: Wayne Hersel at wahersel@hotmail.com
Phone: 208-634-2557
Address: P.O. Box 1226
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I'm commenting on the proposed change in ownership to the state endowment lands in and around the McCall area. I am very opposed to any and all land exchanges that have been proposed for all the state lands in and around McCall. Especially the 60-80 tract within the City of McCall north of Deinhard Lane and east of Samson Trail/Spring Mountain Ranch roads. I live at 403 N. Samson Trail and have for the past 40 years. I live within a couple hundred feet of this parcel of land which has been maintained as a large open space for the public to enjoy for more than 40 years that I know of. McCall and the surrounding areas are losing their vast open space public areas to development at an alarming rate due to the influx of people moving into the area. I fail to see why development of these lands is good for the people of McCall or the state. All it does is create more problems and congestion to the area and residents. If this parcel of land is developed I will be forced to move from the home that we have lived in and raised our family due to increased nearby development and no doubt a major road access that will be opened up in front of our house. The state land board says they need to do the land exchange due to the state constitution. If that is so important and the land has been there all these years for the public to enjoy, why is it so important to do an exchange now, if at all? All you have to do is look at what happened to all the timber lands that the Texas brothers bought within Idaho and nearby McCall. That closed down a very large area that for many many years was used by the public even though it was not public land. If this exchange goes through, that will close down a very large area that the public now can access and use. I know of no developer that will do the right thing for the public like they say they will. They can't afford to purchase land and allow the public to use it at their will without eventually developing it and making all they can off of it. I just want you to realize that as a land board that doesn't live near or within the area(s) of impact that it's easy for you to decide what to do with the land as it doesn't affect you and it's not in your back yard – it is in mine but no one cares what's best for the residents of this community. Again, I see no reason to do this exchange in any form and I along with the majority of the area residents oppose this exchange. Thank you for your time – I hope what I say doesn't fall on deaf ears as most public comments do.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:25 AM
To: Comments
Subject: Comment Submitted

From: John Hettinger at hettub@yahoo.com
Phone: 2083360779
Address: 4650 North Ginzel Street
City: Boise
State: Idaho
Zip Code: 83703

Comment:

Dear IDL Board,

I am strongly against the proposed Trident holdings land swap of Payette endowment lands for North Idaho timberland. I feel that any short term benefits will have long term impacts of which the Citizens of the State of Idaho will lose access to irreplaceable assets.

The Payette lake area and Idaho economy has changed substantially in the last 50 years. Timberland no longer has the same long term value that it once did. Idaho's economy has changed from a harvested resources focus to one of outdoor tourism of our wonderful wild and scenic public lands.

Being a 4th generation Idahoan and with my mother's family moving to McCall in the 40s I have directly seen this change. I heard the last whistle blow of the Brown Lumber and Tie mill in McCall in the 70's. My dad chose to get into real estate leasing rather than continue with the family lumber business, Producers Lumber. Paper production is slowly being relocated to the southern states as trees grow faster there. Housing is more often relying on steel framing. Payette lake access has also changed dramatically in the last 30 years due to population issues. My mother grew up near Pilgrim Cove on Payette lake. When I was a child in the 70's it was easy to go to Pilgrim Cove beach and Shady beach as a non-owner. Now those beaches are all private, and although I will agree it is a private landowners right to restrict access, that access has been lost forever to me.

The privatization of the Payette's endowment lands will take the remaining irreplaceable resource of Payette lakefront and surrounding areas from most Idaho citizens and trade it for a dwindling benefit of Northern forest land.

Thank you for reading my opinion. Please leave the Payette area endowment lands with the State of Idaho.

Sincerely,

John Hettinger

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:33 AM
To: Comments
Subject: Comment Submitted

From: Wavey Tuck at waveytuck@gmail.com
Phone: 4064805800
Address: 2304 w Pendleton st
City: Boise
State: Idaho
Zip Code: 83705

Comment:

I was Born and raised in McCall Idaho. The lake and the surrounding forests are magnificent and I feel extremely fortunate to have been able to play and explore in this environment. Now, I'm able to share these formative experiences with my children. However, the only way I got to swim, hike, huckleberry pick, camp etc in these forests and lakes was because of access to public lands. If these public lands were restricted and sold the very people who treasure and care for them the most- locals, could no longer reap the benefits. It would seriously impact the quality of life for hundreds of families. Not to mention, the detrimental impact to the forests. Please do not take away the only access from generations of families. Please do not let the forests lose the protection, appreciation, and symbiotic relationship of the locals. No land swap could ever be equitable to the magnificence and abundance of the Payette national forest.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 10:09 AM
To: Comments
Subject: Comment Submitted

From: Gary Kucy at gkucy@frontiernet.net
Phone: 2082716112
Address: 128 west Lake Fork Road
City: McCall
State: Idaho
Zip Code: 83638

Comment:
I oppose the Trident Holdings land swap, please continue to protect this land from private ownership.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 10:44 AM
To: Comments
Subject: Comment Submitted

From: Megan Painter at megan.claire.cochran@gmail.com
Phone: 2083202269
Address: 25150 Applewood Rd.
City: Wilder
State: Idaho
Zip Code: 83676

Comment:

While Public residents understand the need to continue to make Idaho's endowment lands a profitable resource to the state revenue and local community, the proposed projects and developments specific to this area are extremely concerning. Historical timber harvesting and cottage sites have been a profitable option in the past and allows projects to be done in smaller scales which allow for sustainable resource management with regard for habitat, water quality and environmental impacts. These larger developments and proposals do not allow for that level of fine tuning and accuracy in project approval. These developers and this proposal has the potential to set dangerous precedents in regards to Idaho's public and state lands and Idaho's ability to manage them at a local level. The priority should always be the community of impact and its residents and habit. These developers have not proven, nor has any independent, non-biased party done the appropriate analysis to ensure this project would not have devastating impacts to the watershed, habitat, and public and recreation access in this area. It is the responsibility of this board and each of its members to ensure all proposals and sales are done at the highest level of responsibility to the lands and the residents. This proposal has in no way come close to meeting that level. You must, as is your responsibility, deny this proposal and ensure future proposals meet these requirements.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 10:48 AM
To: Comments
Subject: Comment Submitted

From: Lori Dicaire at loricair@yahoo.com
Phone: 2088669701
Address: 9170 w hill road
City: Boise
State: Idaho
Zip Code: 83714

Comment:

Approving this land swap will be the ultimate betrayal to the citizens of Idaho and our love and support of public lands. This deal stinks to high heavens and looks like nothing more than a predatory vulture capital firm trying to steal valuable public land that serves as an important wildlife corridor and preserve on an otherwise busy lake and already developed lakeshore. The millions nee billions that this firm can make selling off these precious lakeshore properties to be developed into multi-million dollar McMansions is their obvious motivation, with every individual in Idaho on the losing end. Please deny this sell off of public land that would enrich a few at the cost of a million+ Idahoans.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 10:53 AM
To: Comments
Subject: Comment Submitted

From: Gail Rankin at gailrankin6@gmail.com
Phone: 208 863 1399
Address: PO Box 1043
City: McCall
State: Idaho
Zip Code: 83638

Comment:
Dear Land Board,
Program Manager Sid Anderson
Area Manager Scott Corkill

Hello, my name is Gail Rankin. I live in McCall and am writing to request the Idaho Department of Lands look closely at conservation easements that have the potential to preserve state ownership of land parcels and generate more revenue at the same time.

People living in and moving to McCall value the presence of wildlife and natural resources that can be sustained and enjoyed by residents and visitors. These lands contribute to the economic success of McCall in generating taxes from business and private property as well. Please help find a balance.

Thank you for the chance to send a comment.

Sincerely, Gail Rankin

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 11:15 AM
To: Comments
Subject: Comment Submitted

From: Andre Smith at Aelliottsmith@gmail.com
Phone: 0031629703061
Address: 1045 E.20th
City: Eugene
State: Oregon
Zip Code: 97405

Comment:

My family comes from Idaho for generations. My great grandfather built a cabin in McCall on Payette Lake in the 1930's that has kept my family connected and together for nearly 100 years. I have spent most of my summers in McCall and still come 1-2 times a year from any place I've lived in the US or around the world. I have watched the area develop over time and generally it has been a gradual and sustainable process. However, I am firmly against the land swap proposal and the privatization of such a large amount of land in the area for a number of reasons.

McCall land should be managed in the interests of the local residents and community and not swapped for timber land with an out of state developer. I am gravely concerned that this is first and foremost a proposal that will benefit outside developers as well as communities far away from McCall. Additionally, the local community should have a strong voice in how their land is developed and be the direct benefactors of all related proceeds. In reality, this proposal is not a convincing long term strategy, yet it will cause irreversible impact and damage to the environment.

While there may be large areas of "undeveloped" land surrounding McCall, it's this very land that makes McCall a valuable environment for residents and visitors. We need to maintain undisturbed land to ensure the wildlife and ecology can flourish as we continue to utilize the area for recreation and enjoyment. As it stands, there is wonderful access to hiking, fishing, and boating. Adding more development, people, and stress to the environment will damage the quality of the environment as well as the long term sustainability of McCall as a residential and tourist destination.

The proposal does not ensure that the environment can be improved let alone maintained. And I see major infrastructural issues (roads, sewage, water quality, air quality, animal migration and habitat preservation) that are simply not addressed or thought through.

I do understand that the state has an obligation to ensure the land is used most effectively, but we need to 1) redefine the land endowments in line with 21st century realities and expectations of future needs, 2) ensure that "long term" revenue calculations are done in a way that truly reflects the value of the land as it is conserved, and 3) has the local community involved in decision making about the destiny of the land they occupy.

Thank you for taking comments on this issue and please continue to engage the community directly. The people of McCall will be most affected by this proposal, so please ensure they have a represented voice in the process. I personally love McCall and accept that some change will come over time. But, these changes need to be well managed, executed gradually, and maintain a high level of government and community control in order to ensure that developments happen in the best interest of the residents.

Thank you,
Andrew Smith

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 11:24 AM
To: Comments
Subject: Comment Submitted

From: John Humphries at hohump@frontiernet.net
Phone: 2086304675
Address: P.O. Box 1087, 108 Magnetic Rock Rd.
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I am writing to comment on the Payette Endowment Lands Strategy (PELS). The PELS is designed to plan out the next 20 years for State Endowment Lands surrounding Payette Lake and the community of McCall. I have lived in McCall for 42 years and care deeply about Payette Lake, the State Lands around it and what the future holds for these irreplaceable natural wonders.

Payette Lake is McCall's drinking water source and a huge draw for the tourism industry. There are currently several studies being conducted relating to the water quality of the lake and also the North Fork of the Payette river watershed in order to create a baseline of information and how human activity is affecting this resource and what mitigating actions may be necessary to preserve it. I urge you to consider these studies, once they are completed, in formulating the PELS.

I ask that you consider other ways of generating revenue from the endowment lands other than by either resource extraction, leasing, or wholesale disposition. These lands are invaluable for their recreational opportunities, wildlife habitat and watershed protection. Out of state investors don't care about any of those uses. They care about making money at the expense of our state lands.

I believe it is time to look at the Payette Endowment Lands in a whole new light. Revenue can be generated by conservation. Think about the overall revenue generated by Ponderosa Park and the value of an expansion to the local community. Recreation is the life blood of McCall and as the largest land owner surrounding the community I believe you have a responsibility to not only generate funds for the endowment but also consider the needs of local residents.

Thank you for accepting my comments and I hope you come up with a comprehensive plan that maintains public access, protects the environment, and benefits the local community verses out of state investors.

John Humphries

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 11:50 AM
To: Comments
Subject: Comment Submitted

From: LES BECHDEL at lesbechdel@gmail.com
Phone: 2086344304
Address: PO BOX 477, 1401 HWY 55 NORTH
City: MCCALL
State: Idaho
Zip Code: 83638

Comment:

I agree with the PELA position. Leave the state lands around Payette Lake and McCall as they are. it is their natural beauty that has no price tag.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 11:53 AM
To: Comments
Subject: Comment Submitted

From: Linus Meyer at linus.meyer10@gmail.com
Phone: 575-779-3287
Address: P.O. Box 237
City: Fruitland
State: Idaho
Zip Code: 83619

Comment:

I would like to express my opposition to the sale or exchange of the public lands around McCall. As Idaho's population grows the need for lands held in public hands will only grow and I believe having access to and use of the public lands has higher societal value than the monetary value assigned from sale or exchange.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 12:10 PM
To: Comments
Subject: Comment Submitted

From: Jeff Fereday at jcfereday@gmail.com
Phone: 208-484-0256
Address: 420 E. Crestline Dr.
City: Boise
State: Idaho
Zip Code: 83702

Comment:
February 28, 2021
Dear Department of Lands:

Some State Endowment Lands parcels have outstanding values for scenery, wildlife, water quality and watershed health, hunting and fishing, and dispersed recreation that are providing enormous, if not always precisely-measured, benefits to the people of Idaho, to local economies, and to the tax base. Such endowment land parcels should not be sold, leased or exchanged for any type of development that would impair these values. Rather, they should be set aside for “protection” as allowed by Article IX, Section 8 of Idaho’s Constitution.

It would be difficult to identify Endowment Lands more clearly fitting this description than the parcels the Payette Endowment Land Strategy (“PELS” or the “Strategy”) identifies as parcels E, F, G, H, I, J, L, and M around iconic Payette Lake in Valley County. I respectfully urge the Board to adopt a final version of the Strategy declaring that the Board intends to: 1) hold and protect these parcels as public assets for scenery, water quality and watershed health, wildlife, recreation, and hunting and fishing; 2) reject all proposals to sell or exchange any of these parcels; 3) reject all proposals to lease any of these parcels for commercial, residential, or other development; and 4) reject all other proposals to lease or allow commodity production from any of these parcels that would impair water quality, wildlife habitat, or scenic values.

There is nothing in Idaho’s Constitution that requires the Land Board to sell, exchange, or lease any particular area of endowment land. The Board has discretion to hold any parcel for “protection.” Article IX, Section 8 gives the Land Board the duty “to provide for the location, protection, sale or rental” of these lands, subject to “such regulations as may be prescribed by law,” and “in such manner as will secure the maximum long term financial return to the institution to which granted or to the state.”

Some may believe that this language in Section 8 requires that these lands either be sold or rented for financial compensation. But this is not the case. The use of the disjunctive “or” in the mandate leaves no doubt that the Board is entitled to sell or lease endowment land, or hold it for its protection. The Land Board is not required to generate cash from every acre. The Constitution requires that these lands be “carefully preserved and held in trust.” It does not direct the Land Board to sell or lease all these lands; rather, it says the lands are “subject to” disposal, and available for such things as the “sale of timber.”

The fact that the Constitution makes the Land Board’s duty subject to “regulations”—statutes enacted by the Legislature and these laws’ implementing rules—underscores the conclusion that there is not a mandate to sell or lease all endowment lands, much less any particular parcel. Indeed, if there were such a mandate, the Board would perpetually be in violation of the Constitution because not all endowment lands are leased, and not all generate income.

The Constitution also does not require the Land Board to make determinations as to whether a given parcel of endowment land is an “underperforming asset.” The entity proposing to gain ownership of the lands around Payette Lake invites the Land Board to treat these lands as some sort of fungible security, like a stock or bond, and behave like a hedge fund manager or stock trader and make numbers-driven, cold-eyed determinations based on a given parcel’s “performance” as compared to some sort of stock exchange metric. This is not the Land Board’s role, and it should not be swayed by arguments about alleged “underperformance.” The Board has a trust responsibility to the people of Idaho, and a constitutional directive to look to the long term, together with the latitude to hold lands for protection.

Thus, the Constitution vests the Land Board with broad discretion in determining what to do with any parcel of State Endowment Land. Moreover, the Board is under an express mandate to protect, to sell, or to rent these lands or their resources. Opting to hold and protect a given parcel of endowment land is fully within this mandate, and is a matter of the Board’s discretion.

In the case of the lands surrounding Payette Lake, the Land Board faces what I see as a clear choice: One option would be a plan to dispose of, and place into private ownership, large parts of the Payette Lake area’s scenery, recreation and hunting lands, and its watershed. This disposal option would allow private residential and commercial development—subdivisions, roads, hotels, sewage and sanitation systems, powerlines, elimination of publicly-owned shoreline areas, perhaps the installation of ski lifts and marinas—to dominate the beautiful and economically significant vistas now comprising the lovely Payette Lake amphitheatre, from Brundage to the Nick Peak front. Water quality, which already is impaired, would decline. As would air quality. Fire danger would increase. Lake overuse and shoreline erosion would become bigger problems than they are already. And all of this would have occurred because the Land Board decided, supposedly acting as a fiduciary, to pretend that this vast and complex asset somehow is not performing as it should. I do not believe the Land Board would ever live down a decision that allowed Payette Lake’s remaining public lakeshore, and its iconic surrounding slopes, to become another Yellowstone Club.

The other option is to go in the direction I suggest above, and make it clear that the Department and the Board will protect, and not exchange or otherwise dispose of, parcels E, F, G, H, I, J, L, and M.

Thank you for the opportunity to comment.

Sincerely,

Jeff Fereday

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 12:20 PM
To: Comments
Subject: Comment Submitted

From: Arthur Talsma at arttalsma@gmail.com
Phone: 208-249-0734
Address: 10400 Duck Lane
City: Nampa
State: Idaho
Zip Code: 83686

Comment:

The Payette Endowment Lands are highly valued by all Idaho citizens. The watershed includes towns and schools that benefit from the forestry, recreation and wildlife on PELS and selling these lands needs careful long term considerations. I have worked with staff of IDL on weeds, water, wildlife and forest management for over 30 years and find them very professional. Access (even for forestry practices and wildfires response) needs your close attention. To date we have lost access to thousands of acres of IDL, BLM and USFS lands in the McCall /Payette Watershed. Without access you can't begin to manage these lands for clean water, fishing, hunting, grazing, timber cuts, control burns, and wildfires. Texas landowners have no appreciation of our rich history of open forest closing public streams to fishing and cutting off access to hunting on IDL sections. Take a look at what has happened in the last ten years on the Goldfork -Flat Creek and other streams in Unit 24 and 23. I do agree with your PELS approached to a phased strategy so transition can thoughtful and tested over time. Yes local interest should be consulted even on 20-80 acre parcels so the community and county citizens are informed. Larger tracts need attention to wildlife and fishery resources before they are traded with timber interest...and only a few Texas land barons have contributed long term to Idaho Schools and Universities.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 12:29 PM
To: Comments
Subject: Comment Submitted

From: Ann M. Nies at Annienies@gmail.com
Phone: 208-630-4545
Address: P.O. Box 1932
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I am writing regarding the PELS plan:

Please take the following comments into consideration:

1. The wholesale disposition of endowment lands is not in the long term interest of the IDL or the public. As fast as land values around Payette Lake are increasing, it would not be prudent to sell large acreages now.
2. I have been a resident of McCall off and on since 1976 and enjoyed the use of IDL lands in many ways. There must be a way to protect and maintain public access without selling lakefront property. Developers will surely have private gated communities in their plans which should create even more disparity in our community. Let's not be another Jackson Hole.
3. The value of the lake's drinking water, source of recreation and pure scenic value should not be underestimated. We already have big Agricultural Business water users down below refusing to even discuss Payette Lake and Cascade Reservoir water quality and ways to preserve it. Do not be a part of the problem by doing the same.
4. Include LOCAL residents and organizations in your plans. One of your members was quoted as saying the IDL "didn't need to consult McCall people" about your plans. We are a strong, resourceful and intelligent community that really cares about our lake and surrounding property. Give us your consideration. Thank You.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 12:30 PM
To: Comments
Subject: Comment Submitted

From: Per Corbeil at Per.Corbeil@gmail.com
Phone: 7606222304
Address: 411 Deinhard Ln F193
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Honorable board members,

Thank you for giving me the opportunity to share my thoughts concerning the disposition of the lands held in trust in the environs of Payette Lake. I have indulged in a thought experiment, going back in time 400 years ago, to a hut on the island of what was then Manhattes. I am witnessing a meeting attended by the elders of the Lenape tribe led by Chief Seyseys. The tribe is having economic troubles and there is an offer from the Dutch West India Company for the purchase of the under-performing island. There was some discussion about what the land meant to the community—about how the community had hunted, fished, and swam around the shores for countless generations; and about the uncertainty about what the sale of the land would mean for the future of the community. But the faction focused on the immediate economic situation held sway, and they decided to sell their irreplaceable lands, for 60 guilders and some trinkets.

How would you have counseled Chief Seyseys? Have you thought about this from the perspective of the First Nations of Idaho, what it would be worth to them to reclaim the incredible land around the magnificent Payette Lake that their ancestors sold (or was stolen from them?) Or at least save it from private development? I feel strongly that the creators of the trust in question would abhor the idea that their structure is being used to force the sale of this community treasure, knowing how critical its preservation has become. Children learn more from example than by what we tell them, this would be a disastrous example. There are creative solutions to avert this tragic disaster while complying with the law. It takes time and hard work to find them, but solutions can be found. I implore you to make the effort to do so. Thank you again for your consideration,
Per Corbeil

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 12:31 PM
To: Comments
Subject: Comment Submitted

From: Thomas Manning at TMANNING@IDNEURO.COM
Phone: 208 514 5265
Address: 2000 N 21st St
City: Boise
State: Idaho
Zip Code: 83702-0737

Comment:

The current draft of the Payette Endowment Lands Strategy (PELS) is a beginning point. The draft document requires significant further work and revision. The future of Idaho Public Endowment Lands is at stake. Idaho needs for its Department of Lands to get the PELS right. A lot depends on it. The future of wild places in Idaho depends on it. Our watersheds depend on it.

It is time for our elected officials and our IDL staff employees to acquire and demonstrate moral courage. For too long, we have been listening to certain elected officials who sit on the Land Board speak down to Idahoans. These officials invoke the lofty concept of their “constitutional mandate” as an excuse to abuse the land, trash our watersheds, and sell off the public land birthright of future generations of Idahoans. They imply that this constitutional mandate has inextricably tied their hands and prevented them from exercising proper judgment, sound leadership and viewing problems with a moral compass. It's a rubbish argument. It's simply a gross violation of Public Trust. It needs to stop.

The private equity land developers who are trying to turn a quick profit and their slick lobbyists need to be sent packing back to New York, Boston and other big cities of the east. These developers are threatening lawsuits if prime real estate is not handed over to them for cents on the dollar. One recent analysis had Trident proposing to swap 50 million dollars worth of Northern Idaho timberland for land around Payette Lake valued at over a billion dollars! This is how the east coast private equity firms work. The effort is only justified if the profits are astronomical. Groups like Trident Holdings and the inexperienced, young, brash Alec Williams need to be told that the Public Land of Idaho is simply not for sale or available for land swap. Alec Williams needs to be told that McCall is not where he gets to build his own version of Montana's Yellowstone Club or California's Santa Lucia Preserve.

Elected officials need to be called out when they exhibit moral cowardice. They need to be called out when they forget their duty of Public Trust. Elected officials need to lead from the front, not hide behind legal concepts that have no basis in the great American West of the twenty-first century. Elected officials need to take off their business suits, put on a wool shirt, lace up a pair of sturdy boots and hike through the woods of these Payette Area Endowment Lands. They need to sleep out on a snowy ridge in late October in pursuit of a bull elk. They need to paddle a canoe quietly past a moose on the meanders of the upper stretches of the North Fork Payette River. They need to feel their quads and lungs burning at the end of a long rigorous hike into a 8000' elevation mountain lake as they attempt to lure hungry trout to take one of their flies. They need to ponder the question of what it means to serve as an elected official in the great western state of Idaho. They need to ask themselves, “What would Teddy Roosevelt do?”

The designated beneficiaries of these Public Endowment Lands are the school kids. That's who the lands were created to benefit. The Land Board takes great pride every year in presenting a monetary check to our superintendent of public education from the proceeds of leasing endowment lands. Alec Williams says he must acquire and develop these public lands because the poor school kids need the money. He says it's all about what's best for the kids. That's a pack of lies. I

can tell you that these school kids do NOT want their public lands sold off or traded. These kids want to see habitat preserved for deer, elk, moose, owls, and osprey. They want to meet a badger foraging along the side of a marsh below the Crestline trailhead. They want the same access to wild places that their parents and grandparents enjoyed. These kids want to see new housing concentrated down in the level ground of Long Valley, and see the wild forested hillsides that drain into the Payette River Watershed preserved for wildlife and sensible human recreation. They don't want hillside construction of giant homes for wealthy New Yorkers eroding toxins into Payette Lake, the source of their drinking water. It is a violation of the Public Trust for elected officials to consider selling or trading these lands for the benefit of these school kids. The kids just don't want it sold. The kids want to hike and explore and have adventures in the wilderness. It's a huge lie when the Land Board considers selling or trading this land and invokes the excuse that it is best for the school kids.

Trident holdings is a private equity firm led by Alec Williams, a 33-year old Ivy League educated MBA/JD. Alec checked the box on his resume with brief service as a Navy SEAL (as a frogman, Alec was no Bill McRaven, no Eric Olson, no Chris Kyle, no Matt Burns). I served as a SEAL myself and we've all seen Alec's type before. Most recently, we witnessed disgraced Missouri Governor Eric Greitens, a fame-seeking former frogman with impaired integrity and unbridled ambition who was forced out of office over nude photos of his tied-up girlfriend. Alec came to Idaho with degrees from Princeton, Yale and Harvard. Now he's trying to capitalize upon, and sell the SEAL brand (the gold emblem affectionately known as the "Trident"). After getting his Harvard MBA, Alec cut his teeth in New York working for private equity and most recently working at Table Management LP, a firm that manages the personal wealth of hedge fund billionaire Bill Ackman. Alec is intimately connected with New York private equity firms. After not quite a year of working for Bill Ackman, Alec has now landed in Idaho and assembled financial backing and a high-priced team of lobbyists and lawyers and attempting to portray himself as a local boy trying to preserve 28,000 acres of the public land.

The current lobbyist team helping out with this attempted theft of public land includes lobbyists from the firms of Russell Westerburg and Sullivan-Reberger. Here is the current lineup of lobbyists registered with Trident: 1) Brody Aston, 2) Phil Reberger, 3) John Sheldon, 4) Patrick Sullivan, 5) Kylie Turner and 6) Russel Westerberg. I encourage all public land minded Idahoans, all those who love wild places, to contact these two lobbying firms and let them know that you find their representation of Trident Holdings in their attempted land grab to be morally reprehensible. Let them know that there is right and wrong, good and bad. Make these lobbyists aware that their job description does not excuse them from the responsibility to do what is morally correct. Call them out. If you know one of these lobbyists, tell them to drop Trident as a client. There is plenty of morally responsible legislation that needs to be enacted. The theft of public land around McCall for a new version of the Yellowstone Club is not morally responsible. Track down these lobbyists, shine the light of public scrutiny upon their actions, tell others about their actions, call them out, hold them accountable.

Regarding revisions to the current draft of the PELS document:

The Department of Lands needs to continue an ongoing close dialogue with local government (Valley County Commissioners and McCall City Council) and with the Payette Endowment Lands Stakeholder Advisory Group going forward. The department should continue its work with Payette Endowment Lands Alliance, Backcountry Hunters and Anglers, Idaho Wildlife Federation, Idaho Conservation League, Payette Land Trust, Greater Payette Water Quality Council, Brundage Mountain, and local homeowners associations.

The Department should engage the school kids of the McCall-Donnelly school district (these are the financial beneficiaries of the Endowment Lands) and ask them where they like to go and what they like to do on the endowment lands. Find out what's important to the kids. Within a generation the members of the Land Board will have passed, and in thirty years, some of these current school kids will be working at IDL, or have a job with the forest service, or be elected to public office. One of these kids from some elementary school in Idaho will at some point become our governor. The torch will pass to a new generation of Idahoans. Meet with these high school and elementary school kids. Find out what the endowment lands across the state mean to them. Find out what sort of future they want to see for the McCall area.

The Department needs to slow down! The Land Board's job is to maximize LONG TERM financial return. There is no point in liquidating land that is rapidly appreciating in value. Idahoans have owned this land since statehood. There is absolutely NO RUSH to do anything right away.

The Department needs to explore conservation easements and recreational leases as a way to help returns while continuing with traditional revenue sources like grazing and logging leases.

The Department must consider the cumulative impacts to other trust responsibilities such as water quality, fish and wildlife resources. Open space, clean air, clean water and access to abundant public lands, are what drives the same markets responsible for the appreciation of endowment lands.

The Department must get this plan right. The plan will require teeth that will prevent future Private Equity firms like Trident Holdings from making attempts at land grabs for all the other attractive public endowment lands across the state. It must be clear in the plan that Idaho is not going to ever consider swapping thousands of acres of the public land anywhere to benefit developers seeking a quick profit from the acquisition of land for pennies on the dollar. The final version of this PELS document must have teeth and an enforcement capability such that IDL can say to future firms like Trident Holdings, "Sorry Trident. Idaho is just not accepting your application for a 28,000 acre land grab. Your proposal runs against our strategy for these lands. Consider trying your luck with the officials in Montana or Utah."

This issue needs to remain in the open light of public scrutiny. I support groups like Payette Endowment Lands Alliance (PELA), Backcountry Hunters and Anglers (BHA), Idaho Wildlife Federation (IWF), Idaho Conservation League (ICL), Greater Payette Water Quality Council (GPWQC), Payette Land Trust (PLT), Brundage Mountain, and local homeowners groups. I support continued engagement with local government; Valley County Commissioners and the McCall City Council. I support the clear consensus reached by the IDL's own Payette Endowment Lands Focus/Advisory Group's work this past month.

I look forward to seeing IDL officials and Land Board elected officials exhibit the maturity and moral courage necessary to do what is right and send these private equity land developers like Trident Holdings and Alec Williams packing back to New York. Idaho for Idahoans. Keep Public Lands in Public Hands.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 12:33 PM
To: Comments
Subject: Comment Submitted

From: Laura Shealy at idchik5@gmail.com
Phone: 208-863-4949
Address: 2153 E Solitude Ct
City: Boise
State: Idaho
Zip Code: 83712

Comment:
February 27, 2021

To: Idaho State Land Board Members

From: Laura Shealy
Member of Big Payette Water Quality Council
Homeowner on Big Payette Lake

Re: Endowment Lands Strategy and Planning

Dear Members of the Idaho State Land Board,

I have studied your tiered approach to the disposition of endowment lands in the McCall area. I appreciate the effort being made to have a strategy for these lands that best meets your goals while considering issues like environment and wildlife impact, public access, aesthetics, community and economic impact, and your obligation to protect Payette Lake and its water quality.

I sent a letter in June 2020, urging the IDL to eliminate the sale of lots on Cougar Island. The sale of lots, as expressed in IDL's Tier 1, represent low hanging fruit for immediate dollars with little effort. With a nod of the head, Cougar Island will be reconfigured in perpetuity with potentially four additional homes, all accompanied by septic tanks, radar dishes, docks, and other structures. Many long-standing Ponderosa Pine will have to be cleared to accommodate these structures. The Osprey nests will disappear along with the deer and bear that use the island as a respite while crossing the lake from the peninsula. The sale of these parcels will result in meager one-time proceeds, but they will forever rob future generations of a precious aesthetic and recreational asset while adding new threats to the water quality of Payette Lake.

Regarding some of the larger endowment land area, I believe a structure of leases for recreation would ensure an healthy annuity for education. The value of outdoor recreation is increasing annually and the McCall area offers a vast resource of outdoor experience for the public. This would be a win/win for Idaho Department of Land's coffers and the public interest.

Your choices with regards to the endowment land are weighty. You are defining the landscape that will be on display for all to see, the rest of our lives, our children's lives and beyond.

Thank you for your attention to these important details.

Sincerely,

Laura Shealy
2153 E Solitude Ct.
Boise, Idaho 83712

3710 Warren Wagon Rd
McCall, Idaho 83638

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 12:53 PM
To: Comments
Subject: Comment Submitted

From: Peter Bock at peterandaudria@gmail.com
Phone: 503-267-4577
Address: 2420NE 154th Pl
City: Portland
State: Oregon
Zip Code: 97230

Comment:

Dear Ladies and Gentlemen,

I speak as a visitor to McCall where my daughter and family live and work. I've seen privatization of public land turn into disaster in New York State. I spent summers on a lake where a railroad line protected one whole side of a lake for wild life and natural preservation. When the railroad gave up its line and pulled out its rails, due to development of a road into that side of the lake and more summer homes, the lake became polluted, motorboats left oil slicks and fast food franchises snarled the road traffic.

I'd call the land swap a long-term loss for the town, which right now is a very special place.

Sincerely,
Peter Bock

From: Thomas Manning, MD <TManning@idneuro.com>
Sent: Sunday, February 28, 2021 12:58 PM
To: Comments; Dustin Miller; governor@gov.idaho.gov; bwoolf@sco.idaho.gov; Idenney@sos.idaho.gov; lawrence.wasden@ag.idaho.gov; sybarra@sde.idaho.gov; Scott Corkill; Ryan Montoya; Neil Crescenti; Scott Phillips; Chad Houck; Renee Jacobsen
Cc: commissioners@co.valley.id.us; bgiles@mccall.id.us; cnielsen@mccall.id.us; mholmes@mccall.id.us; ccallan@mccall.id.us; Mike Maciaszek; Thomas Manning, MD
Subject: Payette Endowment Land Strategy

Dear Land Board Members and IDL officials,

The current draft of the Payette Endowment Lands Strategy (PELS) is a beginning point. The draft document requires significant further work and revision. The future of Idaho Public Endowment Lands is at stake. Idaho needs for its Department of Lands to get the PELS right. A lot depends on it. The future of wild places in Idaho depends on it. Our watersheds depend on it.

It is time for our elected officials and our IDL staff employees to acquire and demonstrate moral courage. For too long, we have been listening to certain elected officials who sit on the Land Board speak down to Idahoans. These officials invoke the lofty concept of their “constitutional mandate” as an excuse to abuse the land, trash our watersheds, and sell off the public land birthright of future generations of Idahoans. They imply that this constitutional mandate has inextricably tied their hands and prevented them from exercising proper judgment, sound leadership and viewing problems with a moral compass. It's a rubbish argument. It's simply a gross violation of Public Trust. It needs to stop.

The private equity land developers who are trying to turn a quick profit and their slick lobbyists need to be sent packing back to New York, Boston, and other big cities of the east. These developers are threatening lawsuits if prime real estate is not handed over to them for cents on the dollar. One recent analysis had Trident proposing to swap 50 million dollars' worth of Northern Idaho timberland for land around Payette Lake valued at over a billion dollars! This is how the east coast private equity firms work. The effort is only justified if the profits are astronomical. Groups like Trident Holdings and the inexperienced, young, brash Alec Williams need to be told that the Public Land of Idaho is simply not for sale or available for land swap. Alec Williams needs to be told that McCall is not where he gets to build his own version of Montana's Yellowstone Club or California's Santa Lucia Preserve.

Elected officials need to be called out when they exhibit moral cowardice. They need to be called out when they forget their duty of Public Trust. Elected officials need to lead from the front, not hide behind legal concepts that have no basis in the great American West of the twenty-first century. Elected officials need to take off their business suits, put on a wool shirt, lace up a pair of sturdy boots and hike through the woods of these Payette Area Endowment Lands. They need to sleep out on a snowy ridge in late October in pursuit of a bull elk. They need to paddle a canoe quietly past a moose on the meanders of the upper stretches of the North Fork Payette River. They need to feel their quads and lungs burning at the end of a long rigorous hike into a 8000' elevation mountain lake as they attempt to lure hungry trout to take one of their flies. They need to ponder the question of what it means to serve as an elected official in the great western state of Idaho. They need to ask themselves, “What would Teddy Roosevelt do?”

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public lands sold off or traded. These kids want to see habitat preserved for deer, elk, moose, owls, and osprey. They want to meet a badger foraging along the side of a marsh below the Crestline trailhead. They want the same access to wild places that their parents and grandparents enjoyed. These kids want to see new housing concentrated down in the level ground of Long Valley and see the wild forested hillsides that drain into the Payette River Watershed preserved for wildlife and sensible human recreation. They don't want hillside construction of giant homes for wealthy New Yorkers eroding toxins into Payette Lake, the source of their drinking water. It is a violation of the Public Trust for elected officials to consider selling or trading these lands for the benefit of these school kids. The kids just don't want it sold. The kids want to hike and explore and have adventures in the wilderness. It's a huge lie when the Land Board considers selling or trading this land and invokes the excuse that it is best for the school kids.

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Respectfully,
Thomas Manning MD, PhD
Boise, ID
McCall, ID

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 12:59 PM
To: Comments
Subject: Comment Submitted

From: Marsha Johnson at Gjmj@cableone.net
Phone: 208-859-4057
Address: 3670 E. Trail Bluff Lane
City: Boise
State: Idaho
Zip Code: 83716

Comment:

To Whom it may Concern:

Will our beautiful McCall, Idaho keep its old world charm or become an expanded high end resort? I think about Maui, Hawaii. They have denied an expanded road system to the Road to Hana. A new four lanes would be much faster. The curves would be eliminated. One could drive so much faster! So far Maui has kept their two Lane, winding road and their single car bridges. You must drive slowly and enjoy the old world charm. Please keep our Idaho country beautiful.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 1:51 PM
To: Comments
Subject: Comment Submitted

From: Pam Wissenbach at pamwissenbach@gmail.com
Phone: 2083084755
Address: 280 May Road
City: McCall
State: Idaho
Zip Code: 83638

Comment:
February 28 2021

Governor Little, and the members of the Idaho Land Board,

Thank you for the opportunity you have given the public to comment on the Payette Endowment Lands.

I am writing to you as a full-time resident of McCall for the last nine years, and as an Idaho resident visitor that has been coming to McCall for the past forty one years. The Payette Endowment Lands hold a special place in Idaho for many reasons:

- These lands contain the watershed for Payette Lake which provide the drinking water for the City of McCall. Development in this area could allow pollutants and erosion to run off and affect the quality of water. The water from this watershed is critical downstream, all the way to the Snake River.
- These lands provide habitat and corridors for so many species of wildlife. There are such a few miles of lake shore that are not developed, that any more development would be harmful to the wildlife in these areas.
- I realize that you have been tasked with ensuring the Endowment Fund is able to meet the needs of Idaho's public education. There are some ways to do this by thinking outside the box:
 - o In San Juan County, Washington, there is a one-time 1% tax at the closing of a real estate sale the buyer pays that goes to fund a "Land Bank" to preserve public access to the area.
 - o The data from the 2017 income received by the state from recreation was \$7.8 billion. Of that, \$447 million went to state and local taxes.
 - ♣ The year of 2020 there were so many people from all over the United States that are enjoying these lands. A Recreation Area permit could be required to use these lands. Those funds could go directly to the Endowment Fund.
 - o Conservation easements should be considered and the IDL should work with the Payette Land Trust to further research this option.
- The Payette Endowment Strategy Plan only considers financial goals and needs to analyze several individual parcels within this area as one continuous area of state and federal lands that benefit forest management as well as humans and the ecosystem.

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- o A broad set of goals should be developed for land preservation, uses, and development.

- o Trading or selling these endowment lands and dividing them up into pieces, would sacrifice their long-term value: as an intact ecosystem.

- Currently, a private party has made and aggressively marketed an unsolicited proposal to acquire most of the McCall area endowment lands within the Impact Area and adjacent to it in exchange for timber lands in north Idaho. Any large-scale land transfer would lead to more development than the lands can handle, put too much control in the hands of one private party, and is inconsistent with the framework and process denoted in the Payette Endowment Lands Strategy.

- Given the importance of the McCall area endowment lands to the citizens of McCall, Valley County, and the State of Idaho, there should be a method for citizens to provide input and support for potential changes to these lands within the Payette Endowment Lands Strategy.

- Please take your time on making any changes for these lands. You are responsible for the open space, water quality and natural resources of these precious lands. Slow down and make sure the decisions made are the best for now and in the years to come. Innovative solutions need to happen to ensure that Idaho citizens and the Endowment Fund benefit from the Payette Endowment Lands for now and for future Idahoans to come.

Sincerely,

Pam Wissenbach
McCall, ID

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 1:52 PM
To: Comments
Subject: Comment Submitted

From: Laura Williams at mlw6066@gmail.com
Phone: 9287064105
Address: P.O. Box 783
City: Donnelly
State: Idaho
Zip Code: 83615

Comment:

As a property owner in Valley County we enjoy Payette Lake and the property surrounding it. The PELS should firstly protect the lake and the land. Conservation should be a priority and it should benefit Idahoans not out of state investors!!!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 2:33 PM
To: Comments
Subject: Comment Submitted

From: Susan Fry at susansf34@ymail.com
Phone: 2085702414
Address: 106 FOREST PL
City: DONNELLY
State: Idaho
Zip Code: 83615

Comment:

Is it not time to start thinking about something besides money, selflessness and government? We need to be thinking about the future, the environment, and why these land were put the way they are in the first place. Don't ruin God's country, he made it this way for a reason.

From: Tammy Armstrong
Sent: Monday, March 1, 2021 6:44 AM
To: khoffsinclair@gmail.com
Cc: Bob@Brundage.com; Renee Jacobsen; Kellie LaBonte
Subject: FW: PELS Comment letter
Attachments: Letter to IDL 2.28.21 BLKS.docx

Good morning Ms. Sinclair:

Thank you for submitting your comments. I am forwarding the attached comments to Renee Jacobsen and Kellie LaBonte as they are the individuals accepting comments through our on-line process.

Regards,

Tammy Armstrong

Tamara L. Armstrong
Real Estate Program Specialist

Idaho Department of Lands
300 N 6th Street, Suite 103
Boise, ID 83702
208-334-0215

From: Kristin Sinclair <khoffsinclair@gmail.com>
Sent: Sunday, February 28, 2021 2:33 PM
To: Tammy Armstrong <tarmstrong@idl.idaho.gov>
Cc: Bob Looper <bob@brundage.com>
Subject: PELS Comment letter

Tammy - attached is our comment letter on PELS. Please ensure this is submitted to the ILB as part of the public comments due 3/1. Thank you.

Kristin Sinclair
c. 208-890-3155
khoffsinclair@gmail.com

February 28, 2021

Idaho State Board of Land Commissioners
300 N. 6th Street, Suite 103
Boise, ID 83702

Honorable Commissioners:

We represent a coalition of homeowner's associations and Brundage Mountain Ski Resort in McCall, Idaho. We also both served on the panelist focus group. We are writing today to express our thoughts about the IDL Payette Endowment Land Strategy (PELS).

We understand and appreciate the important responsibility that all of you have as managers of Idaho's Endowment Lands and the seriousness with which you are all considering these issues. Given the time constraints, we view the PELS plan to be a good starting point. The staff reached out to both the City of McCall and Valley County and looked for ways to incorporate the areas planning documents while following the constitutional mandate.

As a path forward, we would suggest:

- **McCall Impact Zone Transition Lands** - Continue to work with City of McCall/Valley County and move forward with the Deinhard 80 disposal, and the individual platted lots which remain in Pilgrim Cove Subdivision and other locations around the Lake. This would provide immediate revenue and additional time to evaluate other long-term options for the remaining lands. The other lands which fall in the McCall Impact Zone are currently appreciating at a rate which far exceeds the expected ROI for the IDL. Holding these designated Transition lands, which can be disposed of at a later time (lease, sale, exchange), may be the most attractive play financially.
- **Continue the Planning Process** – IDL should continue a moratorium on key parcels (F, M, G, H, I, J, L) that border the Big Payette Lake. This would provide time to find ways to build alternative revenue streams, while also protecting the Lake from degradation and uphold the Payette public trust mandate. This could include, for example, conservation or recreation easements.
- **Build a comprehensive Vision Plan** – The PELS should include the entire timber acreage of Payette Endowment Lands which surround Big and Little Payette Lake. The plan as drafted is incomplete and represents only lands currently identified as Transition lands in the McCall Impact Zone. As land exchanges are not constrained in acreage, and not restricted to only Transition lands, the IDL Plan would be incomplete without addressing all the property that can be impacted by proposals for exchange, conservation, recreation, and watershed protection. Without a comprehensive Vision Plan for all of the property, IDL is left without a framework from which to properly

evaluate other proposals involving exchanges of conservation easements.

- **Advisory Committee** - Engage a long-term stakeholder group to work with the IDL staff to build a comprehensive Vision plan that includes the entire timber acreage of Payette Endowment Lands, focused on long-term returns for the Endowment. This could follow the model established in Whitefish by establishing the Payette Endowment Land Advisory Committee (PELAC), led by IDL. PELAC will work with IDL to secure comments from stakeholders and the local community as well as develop recommendations that meet the statutory requirements and constraints governing the management of state endowment lands.
- **IDL Protocols** - Develop a set of protocols that provide predictable and transparent guidance for future uses of Endowment lands, that inform the public, guide consistent decision making (end ad hoc decisions) and reduce litigation risk. The path for increased revenue opportunities while maintaining control of Timberland which surrounds Payette Lake likely includes the use of Conservation Easements. The IDL staff has not received or analyzed a conservation easement and currently does not have transparent protocols which would guide the applicant or staff in evaluating and reviewing such a proposal.
- **You Have Time, do not rush the process** – The planning process has only just begun and currently does not include a plan for the remaining endowment lands surrounding Payette Lake. These lands have been part of the endowment for over 130 years. Disposal by sale or exchange is a one-time revenue decision that makes no sense without a long-term plan for the property. Take the time necessary and appropriate to do this the right way. As elected leaders, the decisions you make today, will impact the statewide process for endowment lands and will stretch far into the future, impacting many generations of Idahoans.

The Focus Group process has already brought significant benefits to the IDL:

- New relationships were established, and doors of communication were opened between IDL and the Stakeholders who can participate and provide real value as end users of the endowment lands.
- IDL was able to leverage the Focus Group and many others who participated in the work sessions as an education platform to explain the IDL role in managing endowment lands for the benefit of Idahoans.
- The process placed a sense of urgency on all who participated in creating additional opportunities for the IDL on properties surrounding Payette Lake. There are at least two proposals under development for Conservation Easements on upland property

surrounding Payette Lake which would create additional revenue streams while allowing IDL to continue to manage the lands under their Timberland designation.

We respect and realize that you all have a fiduciary duty and constitutional restrictions in your role as Commissioners. We also know that all of you want to do the right thing by Idaho. We would like to be a part of supporting the effort to ensure it is the right path forward for all. Thank you for your time and consideration of these important issues.

Sincerely,

Robert Looper
Kristin Hoff Sinclair

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 2:34 PM
To: Comments
Subject: Comment Submitted

From: Samuel Wells at Samuelstephenwells@gmail.com
Phone: 408-205-4173
Address: PO BOX 1787
City: McCall
State: Idaho
Zip Code: 83638

Comment:

To the those concerned at the Idaho Department of Lands,

I am writing to you as a concerned Valley county citizen about the plans to sell lease or trade Idaho endowment lands. These lands are some of the most cherished lands in the McCall area and developing or changing their nature should be met with extreme caution. I am not against all development or change. I understand that is necessary to keep a vibrant economy and livelihood. The plans that I have read about, particularly the application put forth by Trident Holdings, prioritizes short term gain for permanent negative change.

Many Valley county locals as well as cabin owners from Ada county or tourists from other areas of our state love these lands. Biking and hiking on the Payette rim trail or snowmobiling out the green gate parking lot and boating on the lake are activities that will be completely changed if not eliminated from this type of development. This development is for the benefit of out of state investors not local or even regional taxpayers.

I agree increasing the revenue of this land is beneficial and solutions for how to preserve this area while increasing our states revenue is a worthy effort. I have heard many ideas about making this land a state park or other ways to preserve this land. But selling or even leasing this land would completely change the lake and the town without a long-term plan. There is a reason Payette lake and McCall draws in so many people. It is the beautiful mountain scenery and how close wild places are from town. Lining the lake with subdivisions would completely change the experience of McCall. Selling or leasing this land would forever change the appearance and appreciation of this land. Not to mention the environmental problems of developing this land (interrupting wildlife corridors and dramatically decreasing water quality to our drinking water).

Finally, I'd like to point out. There is no shortage of beautiful land around valley county that could be developed for either middle income or upper income houses. Giving this land up would simply auction off some of Idaho's most valuable land without a long-term fix to budget problems. Payette lake is a relatively small and any development has the potential to forever change the lakes attraction for both tourists and locals alike. Please make a comprehensive plan for the land that is sustainable not for sale.

Thank you for your consideration.
Sam Wells

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 2:59 PM
To: Comments
Subject: Comment Submitted

From: Chris and Don Lott at little_bear2424@hotmail.com
Address: P.O. Box#1854
City: McCall
State: Idaho
Zip Code: 83638

Comment:

We oppose the sale of our beautiful public lands. In the 30 years we have lived in McCall we've seen so many more people on the Lake, the river and the trails, this is sad, however still all of ours to enjoy.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 3:17 PM
To: Comments
Subject: Comment Submitted

From: EDWARD REBMAN at edward.j.rebman@gmail.com
Phone: 5179274357
Address: 18723 N SILVER TREE WAY
City: Boise
State: Idaho
Zip Code: 83714

Comment:

Hello. My name is Ed Rebman. I live in Boise, ID and own property in Valley County where I recreate frequently, including on State Endowment Lands in and around McCall. I am also the co-chair of the Idaho Chapter of Backcountry Hunters and Anglers, a group that represents 1,800+ Idaho residents interested in public lands and access. Thank you for the opportunity to comment.

I am writing today with grave concerns about the potential divestiture of State of Idaho endowment lands based current classification and law. I want to urge the IDL to slow down this process. I understand the constitutional mandate requires maximizing long-term financial return of these lands. The key phase being long-term. As Idaho real estate values continue to grow at some of the highest in the nation, we should not do something rash without knowing the true value of these lands. In terms of monetary value, lands are worth what someone will pay for them. A decision on divestiture should not be made without a clear economic framework that fully understand their values for development in addition to extractive resources.

I want to urge IDL to also work with all stakeholders locally and land trust groups to create a model for conservation easements on endowment lands. This could help provide a market-base financial return while maintaining traditional revenue sources like grazing and logging. This type of model would also preserve the land and culture that makes Idaho so special.

Lastly, I want to urge slowness and caution because of the precedent any decision on these Payette endowment lands would set for endowment lands across the state. Decisions without a clear framework that incorporates the values of all stakeholders could lead to issues across Idaho's 2.4 million acres. With rapidly increasing real estate value, Idaho could be inundated with out of state investors looking for a quick buck by selling and subdividing these lands. Once again impacting what makes Idaho such a great state in which to live.

Thank you for the opportunity to share these concerns.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 3:28 PM
To: Comments
Subject: Comment Submitted

From: Peter and Norma Walker at pnwalker@citlink.net
Phone: 12083154587
Address: 3915 CEMETERY ROAD
City: New Meadows
State: Idaho
Zip Code: 83654

Comment:

Norma and I have been year-round residents in this area since 1973, 48 years. We endorse IWF concerns and recommendations regarding Idaho public lands surrounding McCall and Payette lake. Idaho being the fastest-growing state in the country is rapidly changing. Therefore, it is imperative that the scenic and recreational values be given a very high value when making your management decisions for this land.

Thank you for the opportunity to comment and I pray that you will protect this land for future generations to enjoy and that you won't just satisfy the greediness of developers.

Peter and Norma Walker

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 4:03 PM
To: Comments
Subject: Comment Submitted

From: Mark Chilcote at mwchilcote@gmail.com
Phone: 503-634-5292
Address: P.O. Box 2152
City: McCall
State: Idaho
Zip Code: 83638

Comment:
Dear Sir/Madam,

I would like to submit comments on the Payette Endowment Lands Strategy document prepared by the IDL

I am a permanent resident of McCall (1109 A, Knowles Road). Our household consists of myself, my wife and our two teenage children. We live here because of the many opportunities for outdoor recreation and the scenic beauty of the area. We also enjoy the 'small town' feel of this community and would prefer that this does not change in the future.

Regarding the Payette Endowment Lands Strategy, I appreciate the work it took to prepare this strategy and communicate it to the public. The document helped me better understand the complex issues facing the IDL in planning how this land should be managed in the future.

I have some specific comments on several of the parcels and the proposed future direction. However, I have a general overarching concern about how these, and other endowment lands in Idaho are managed. This concern is that when the primary use for these asset lands is assigned, there are only two classifications, timberland and rangeland. This may have been an appropriate notion when Idaho was granted statehood. However, under current conditions, and most certainly in the future this land paradigm is incompatible. There are other ways to use land and other ways to make money from these uses other than cutting down trees and grazing cows. For example, it would seem that adding 'recreational' as a third primary use classification would be both appropriate and timely. Having worked in both state and federal governments for nearly 40 years, I know that there is always institutional inertia that must be overcome to make such changes – but I would strongly encourage the IDL to consider that is now time to revise its land use paradigm. If this takes the new legislation, let citizens like me know. We would be more than willing to help.

Now for a few specific comments. I have organized them by the tier groupings as used in the report.

Tier 1 – The strategy for Parcels A and K seem reasonable and appropriate. However, I am very strongly opposed to the strategy for Parcel M, Cougar Island. I have been to this island several times in my kayak and feel that any additional development threatens the natural beauty of Payette Lake, increases the risk of pollution from septic fields, and endangers the wildlife that utilize this island. In my view, it is unfortunate that the current residence has been established on this island. No more should ever be built there. This property really should be transferred to Ponderosa State Park. The State of Idaho has no business selling this public land to make a fast buck at the expense of the irretrievable and permanent damage it will cause to Payette Lake once the additional four residences are built. It will take away public access to a beautiful spot and transfer it to a few very wealthy people. That isn't fair. That isn't in the best public interest. I strongly object.

Tier 2 – As with the Tier 1 parcels, I am supportive of the strategy for two (parcels B & C) but am vehemently against the strategy for the third (parcel F). Shellworth Island should never be opened for development. The same issues that I identified for Cougar Island in my comments above, generally apply here. Shellworth Island is unique and special feature of the Payette Lake. Allowing development on this island would not only create an eyesore to for those of us that are interested in preserving our natural surroundings, but it would turn a public area into one for only the very wealthy. That this would be done, just for the State to make a quick, one-time profit is simply intolerable. It would be an disservice to the future residents of Idaho.

Tier 3 – I am comfortable with the strategy proposed for Parcel D, Lick Creek. The strategy for Parcel E (Eastside Drive), would not be my first choice because it increases the number of homes in the area. However, it is a much more acceptable than what is proposed for Parcel G (East Shoreline). Payette Lake already has way too many residences around its shoreline. Not only is this ecologically risky, but it is also unsightly and inconsistent with the natural beauty of the lake. It also makes access to the Lake difficult and restrictive, unless you are a wealthy person that can afford one these lakeside properties. It is time to draw a line in the sand and stop the sprawl of this development. Bottom line, Parcel G should not be developed into residential properties because it will further degrade the beauty of Payette Lake and further reduce public access.

Tier 4 – I was glad to see that future residential development was not the strategy selected for three of the four parcels identified in this tier. The “Ag and Forest Conservation” classification is acceptable to me. I am a bit confused about Parcel L in that the future use was identified as being “low density residential” and yet is included in the “Transition Not Planned” Tier 4. That seems like an inconsistency. Regardless, I would not support the residential development of Parcel L. The damage of new houses to the Payette Lake viewshed as well as the potential ecological harm from so many new residences (it would be a very large development), are not acceptable to me.

Thank you for having the opportunity to comment on your strategies for the future management of Payette Lake Endowment Lands.

Sincerely,
Mark Chilcote
PO Box 2152
McCall, ID 83638

28 Feb 2021

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 4:23 PM
To: Comments
Subject: Comment Submitted

From: Melinda Marks at marks1410@gmail.com
Phone: 208-859-2769
Address: 251 N AL FRESCO PL
City: BOISE
State: Idaho
Zip Code: 837127599

Comment:

Dear Land Board Members and Idaho Department of Land Officials:

Please oppose the sale of endowment land to a private equity such as Trident Holdings. The Idaho endowment trust land is a treasure that should be preserved to benefit the education of our youth. Public schools are essential to their education, but so also is access to wilderness and clean water. We need to consider more than just the dollar value of this land in today's value. Selling this land would rob from future generations. We know that this is a precious resource that is only going to be more valuable in the future, and we need to think creatively and thoughtfully of how to maximize the long term benefit, which is not to sell it for mass development.

Thank you for your consideration.

Melinda Marks
Boise ID
Mccall ID

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 4:33 PM
To: Comments
Subject: Comment Submitted

From: Sarah Jessup at sajessup@gmail.com
Phone: 2086303023
Address: POB 1332
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I support maintaining the larger parcels around Payette Lake for conservation and wildlife protection. In the long run, all of our public land will be more valuable to the state and it's residents if wildlife and environmental protection are in place. Development of these large parcels would be detrimental to our lives in McCall and a loss to the citizens of Idaho. Thank you for your consideration.

From: m hays <haysmkc@gmail.com>
Sent: Sunday, February 28, 2021 4:39 PM
To: Comments
Cc: Dustin Miller; governor@gov.idaho.gov; bwoolf@sco.idaho.gov; Idenney@sos.idaho.gov; lawrence.wasden@ag.idaho.gov; sybarra@sde.idaho.gov; Scott Corkill
Subject: Payette Endowment Lands

Dear Land Board Members and IDL officials,

I recently watched the 1940 film "Northwest Passage", depicting events which occurred in 1759 in the NE US and Canada area, 181 years before the film was released. A 1940 Canadian magazine article said while originally the producers hoped to film in the original locale, "they would have found hillsides logged, summer resorts sprung up, excursion launches and sailboats, villages and parks all making the long shots virtually impossible." The film company was looking for, "long, uninterrupted vistas of lake and forest, both from water level and from mountainside. The forest must be thick, yet not so thick but that sufficient sunlight would shine through for the technicolor cameras. ... Within a reasonably short radius must be swampland, also, and at least one roaring mountain torrent."

Instead of Canada, Northwest Passage was filmed around Payette Lake in 1938, 52 years after Idaho became a State. A 2018 magazine article that mentions the film said, "the McCall scenery in Technicolor is true to life today. McCall and Payette Lake are as breathtaking as they were when filmed over 75 years ago."

One reason for watching the film, I was curious about what the area looked like 80 plus years ago. I think Hollywood could remake the film here today. The shoreline is different since the dam was completed in 1943. Some camera angles would have to be changed to account for housing and infrastructure that currently exists. But we still have the, "long, uninterrupted vistas of lake and forest, both from water level and from mountainside. The forest must be thick, yet not so thick but that sufficient sunlight would shine through for the technicolor cameras. ... Within a reasonably short radius must be swampland, also, and at least one roaring mountain torrent." It's why we live here and hundreds of thousands visit the area every year.

If IDL's current plans to dispose of our public lands, or Trident's plans to enrich themselves on our public property that has been preserved since Statehood occurred, in the future no one is going to say McCall and Payette Lake are as breathtaking as they were 75 years ago.

Mike Hays
McCall ID

'Consideration was given to filming it in its original locale, particularly the sequences dealing with the celebrated trek of Rogers'

Rangers to wipe out the Indian village of St. Francis, source of most raids on the early New England villages. But photographs sent back to the studio by location scouts proved the impracticability of sending Spencer Tracy, Robert Young, Walter Brennan and a cast and crew of more than 225, to the province of Quebec. Since 1759, the territory between Crown Point, on Lake Champlain, and St. Francis, on the St.

Francis River, which flows into the waters of the St. Lawrence just beyond Sorel, had changed too much in appearance. Farms, Fields, highways and railroads had taken the place of the forest primeval. Had the location company followed

Rogers' original route, which apparently passed near the present sites of Bedford, Granby, Acton Vale and Pierreville on the outward trek, and Drummondville, Ulverton. Richmond East, Brompton Falls, Sherbrooke and the Magog River to Lake Memphremagog on the return, they would have found hillsides logged, summer resorts sprung up, excursion launches and sailboats, villages and parks all making the long shots virtually impossible.

A search which lasted for more than six months shifted then to the other side of the continent, to find a locale which still resembled the Vermont, Quebec and New Hampshire of the eighteenth century. From Oregon, through Washington, to British Columbia, back through Montana, Wyoming, Idaho, Utah and Nevada, a camera crew roamed, seeking a spot which would combine what, on the face of it, seemed like almost impossible requirements.

There must be living accommodations for the cast and crew, plus space to house and feed an additional 400 Indians and as many more local extras. There must be long, uninterrupted vistas of lake and forest, both from water level and from mountainside. The forest must be thick, yet not so thick but that sufficient sunlight would shine through for the technicolor cameras. That was the difficulty with British Columbia—the trees were too close together. Within a reasonably short radius must be swampland, also, and at least one roaring mountain torrent. Oh, yes—and the location must be close enough to Indian reservations so that Indians could be brought in by bus overnight. Not an easy bill to fill. By automobile, horseback, tractors and on snowshoes, that camera crew pushed into virtually unexplored territory, seeking the desired locale. Its adventures almost rivalled those of the original Rangers.

Eventually, in the spring of 1938, an ideal location was discovered at Payette Lake in the mountains of southern Idaho, and, that summer.

work began with a camera crew shooting backgrounds and long shots.

Then, as the cast was about to entrain from Hollywood, early frosts arrived, leaves turned color and flurries of snow fell. Production had to be postponed until snows thawed out this year. It was midnight of July 2, 1939, before a special train pulled out of the Los Angeles Union Depot with Tracy and his fellow-actors, arriving two days later at the tiny lumber and mining town of McCall, at the southern end of Payette Lake.'

<https://archive.macleans.ca/.../1/15/moving-quebec-to-idaho>

'the McCall scenery in Technicolor is true to life today. McCall and Payette Lake are as breathtaking as they were when filmed over 75 years ago. '

<https://territory-mag.com/.../life-in-mccall-can-be-a.../>

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 4:44 PM
To: Comments
Subject: Comment Submitted

From: Jonathan Umbdenstock at jon.umbdenstock@gmail.com
Phone: 5126357439
Address: 203 N Heigho Ave, PO Box 189
City: New Meadows
State: Idaho
Zip Code: 83654

Comment:

Please DO NOT sell this land! This is part of what makes our area special. Land like this is why people come here. We have enough developments for vacation homes.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 4:46 PM
To: Comments
Subject: Comment Submitted

From: Ollie LeVine at Ohlevine05@yahoo.com
Phone: 4243506639
City: Manhattan beach
State: California
Zip Code: 90266

Comment:

As I do not live full time in McCall I don't feel as though it is my place to say whether or not something should or shouldn't be done, however I do believe opinions from more than residents are important. By converting more and more of McCall's unused land, the Payette Endowment Lands Strategy (PELS) would inadvertently be polluting the area and removing wildlife homes. With how little wild earth is remains, I believe that it is important to attempt to conserve what we have left, and the PELS is not going to do so.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 5:01 PM
To: Comments
Subject: Comment Submitted

From: Jeffrey Canfield at seafeld@ctcweb.net
Phone: 208-741-4311
Address: 1102 Buckboard Way
City: McCall
State: Idaho
Zip Code: 83638

Comment:
To: Idaho Department of Lands
Subject: Comment on the Payette Endowment Lands Strategy (PELS)
From: Jeff Canfield
Date: February 28, 2021

I am a year-round resident of McCall and a retired forester. I am commenting on the Payette Endowment Lands Strategy (PELS). I hope my comments will be useful in the planning process.

In this moment the public is united and speaking in one strong voice. We are galvanized in support of maintaining access to and protection of the endowment lands for the health of the ecosystem, the benefit of our community, and for the health of the lake and watershed. We are firmly against swapping or selling them off wholesale or parcel by parcel. The PELS and the Focus Group are steps in the right direction, but this moment demands greater action. We need a long-term advisory committee that can study and identify the issues and propose policy changes and reform that will align the needs of the stakeholders and provide solutions.

A plan for the McCall area endowment lands should:

- Create a stakeholder advisory committee. Given the importance of the McCall area endowment lands and the fact that it will serve as a precedent for the rest of the state, the Governor or the Land Board should form a stakeholder group to study this area and report on how to address issues and needs, including policy changes and other reforms.
- This will take time. The planning period should be extended to allow time to develop a comprehensive plan.
- A comprehensive plan should preserve the continuity and contiguousness of the state-owned lands and federal lands, which facilitates access for IDL's management, human recreation, and wildlife.
- Protect the public trust. State elected officials have a duty to protect navigable waters, including Payette Lake; and this should be fulfilled consistently with fulfilling their endowment trust duties.
- Prohibit a wholesale land swap. A large-scale swap and/or disposition of lands would lead to more development than these lands and the infrastructure can handle; also the state currently holds an effective monopoly on lands around the lake, which is too much power to transfer to a private entity.
- Implement land conservation solutions. The state should develop new sources of revenue if needed to fill gaps through conservation and recreation solutions such as leases, easements, license/user fees, and other solutions that honor the health of the lands, waters, and ecosystem.
- Balance costs and revenues. Any proposed transactions or major management decisions involving endowment lands should calculate and consider short and long-term costs of such activities, and balance those against anticipated benefits and revenues.
- Align the Idaho Constitution and stewardship. The Land Board and IDL should exercise their discretion to the full extent of the Land Board's Constitutional authority so that management of endowment lands aligns with the realities

and needs of the 21st century.

- Not exacerbate economic divisions by selling off desirable endowment lands to the highest bidders. The state should ensure that the public retains access to current lands held by the endowment trusts and should not exacerbate the economic divisions in our community and society by facilitating the privatization of our treasured outdoor lands.

What is not in the plan:

- A substantial acknowledgement and acceptance of the VALUE of healthy ecological processes. The lands bordering the Lake are the most valuable for revenue generation, for appreciating in value in the future and fundamentally for buffering and protecting the lake from degradation. The Land Board has the discretion to set aside and maintain these lands in perpetuity. Since they will continue to grow in value more than any other lands they will provide the best inflation protection and diversification of the portfolio. And as they protect the lake from further degradation and insure its health they would be protecting related resources from adverse impacts. All the while, they would be increasing the value of the whole Payette Land Trust by guarding the health of the waters which drives the possible revenue generation from all those lands. So setting aside the endowment lands around the lake to be maintained in perpetuity would be the win-win that we all are seeking.
- Consideration for expanding Ponderosa State Park to protect these lands. The public has made clear time and time again that they would like to see Ponderosa Park expanded. And indeed, the Park is struggling with overwhelming demand for its services. The Parks department has indicated their willingness to consider these endowment lands as possible candidates for expansion. The plan has proposed no path forward to explore these possibilities. The same is true of the Payette National Forest. They are concerned with loss of access to their lands, with loss of recreational opportunities because of short-sighted planning and lack of an overall coordinated vision, and with the huge issue of Fire. But again, the plan contains no avenue for sustained and comprehensive interaction with these two agencies whose land borders the endowment lands and who will be deeply affected by what IDL chooses to do.
- Although the plan mentions several times the City of McCall and Valley County and the necessity of outreach to these entities, the plan does not address the comprehensive plans of the city or county. The long -range plans of the city and the rate at which the sewer district can supply hook-ups does not seem to mesh at all with what IDL is postulating. For example, the number of residences that IDL is projecting for their parcels and the revenue they expect to get from these projections do not seem to match the present sewer situation in McCall. The projected revenues would need to be cut back as IDL aligns its number of residences with the reality of the sewer density overlay map. In addition, McCall has a back-log of urgent repairs and when those are finished in five years the city will have to prioritize new hook-ups and it is hard to imagine that the endowment lands would be first in line. Any potential developers will find their plans significantly curtailed without access to basic utilities.
- There is no acknowledgement of the reality of climate change and how it will affect the future of these lands and the lake. We know the inevitable rising temperature of the lake will endanger its health and make it much more vulnerable to the impacts caused by the development proposed in IDL's plan. In addition, it is clear that fire and fire management will be increasingly a big issue in this area exacerbated by the changes in climate. The development proposed in the IDL plan does not recognize the dangers of building in the wildland -urban interface and all the problems that could cause in terms of increased fire potential and with fire fighting priorities and capabilities.

The current plan is not a plan for managing these lands for the endowments and the citizens of Idaho. It is a plan for disposing of these lands.

Thank you for your time and attention.

Jeff Canfield
1102 Buckboard Way
McCall, Idaho
208-741-4311

From: Nancy Smith <meadowsvalley@yahoo.com>
Sent: Sunday, February 28, 2021 5:02 PM
To: Comments; Dustin Miller; governor@gov.idaho.gov; bwoolf@sco.idaho.gov; Idenney@sos.idaho.gov; lawrence.wasden@ag.idaho.gov; sybarra@sde.idaho.gov; Scott Corkill
Subject: Payette Endowment Lands

To Whom It May Concern:

I oppose the sale or transfer of our Public Endowment Land! Our children, grandchildren, and great grandchildren are Idaho's future. Preserve Idaho for Idahoans, not land grabbing special interest investors.

Preserve McCall, Preserve the West Central Idaho Mountains., preserve our wild spaces, clean water, and wildlife habitat.
Keep public lands in public hands!

Nancy Smith
Main Street
Meadows, Idaho

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 5:06 PM
To: Comments
Subject: Comment Submitted

From: Kerri Stebbins at kerriannestebbins@gmail.com
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I'm a Northwest native and longtime McCall local. I'm asking for a "Conservation Easement Option" to be developed in relation to the Endowment lands in and around McCall. I'm asking you to extend the moratorium to allow for the time to develop such a protocol. Conservation Easements are a viable way to generate substantial revenue for the Endowment lands, as they are purchased at fair market value.

A properly developed Conservation Easement model for Endowment lands that is created for McCall will directly benefit other communities across Idaho.

Conservation Easements can be written to allow for traditional uses, such as timber harvesting and grazing.

A Conservation Easement is the best option for the Endowment lands in and around McCall, as it will keep the land in the Endowment portfolio and allow for continued revenue.

Thank you for focusing your efforts on a plan that will generate the most revenue while also maintaining what makes McCall, and Idaho, the gem that it is.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 5:07 PM
To: Comments
Subject: Comment Submitted

From: Carolyn Wood at lynnwood896@gmail.com
Phone: 2084018075
Address: 1011 Violet Way, P.O. Box 393
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Dear IDL Board Members, I have been an "observer" on the last three PELS Zoom Focus Group Meetings. I have been grateful that the IDL has solicited input from a variety of stakeholders in the process. While I understand the Board's ultimate constitutional mandate, I also sense that the Board is willing and interested in looking into the "art of the possible". I sense that you are willing to avoid the same ol'-same ol' way of making a decision regarding endowment lands. I sense that you are willing to look at potentially new and creative ways to approach the apparent (but not necessarily so) tension between the mandate and the needs and desires of the citizens of McCall. As such, I implore the Board to consider a Conservation Easement for the endowments lands surrounding our magnificent Payette Lake. I also respectfully ask that you give this process more time for alternative solutions to be fleshed out. Your decision has far-reaching impact with regards to these incomparable and irreplaceable assets of our beautiful City, our beautiful State. I pray that your decision leaves a legacy that we, our children, and our children's children can point to and say, "The IDL Board members were the 'Frank Church' thinkers and achievers of our time!" Thank-you again for your graciousness and your willingness to listen. Kindest regards, Carolyn Wood

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 5:19 PM
To: Comments
Subject: Comment Submitted

From: Julie Welty at juljar@frontiernet.net
Phone: 2083151495
Address: P.O. Box 1958
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Please preserve our lands and water quality. Payette Lake and surrounding area is a gem and our state could make much more money with fees for recreation on the land and trails and lake than anything else.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 5:24 PM
To: Comments
Subject: Comment Submitted

From: Matt Stebbins at
City: McCall
State: Idaho

Comment:

I'm a longtime McCall local. What I love about McCall is the surrounding lands—and so I'm asking for a Conservation Easement Option to be developed for the Idaho Department of Lands Endowment Lands surrounding McCall. Please extend a moratorium until time is available to develop such a protocol for a Conservation Easement such that the Endowment land could both continue to fund Idaho programs and offer long-term financial return and remain the sort of lands we all appreciate today. Conservation easements are a viable way to generate substantial revenue, as they are purchased at fair market value.

Additionally, a properly developed conservation easement serves to benefit communities across McCall by providing another avenue for revenue, especially given how conservation easements can be written to allow for traditional uses including timber harvesting and grazing.

A conservation easement is the best option for the Idaho Department of Lands Endowment Lands around McCall. It both allows for continued revenue and keeps the land in the endowment portfolio.

Thank you for focusing your efforts on a plan that will maximize revenue by allowing both for initial revenue when made a conservation easement and continued revenue from sustainable timber harvesting and grazing rights as part of that conservation easement. Thank you for protecting what makes the endowment lands around McCall so special, while also maximizing revenue in this way.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 5:37 PM
To: Comments
Subject: Comment Submitted

From: Barney Pinnix at barneypinnix@gmail.com
Phone: 4044230990
Address: 3511 W Bellomy Ln
City: Boise
State: Idaho
Zip Code: 83703

Comment:

I have concern that the McCall area and Idaho would face a significant risk to its natural resources if development is privately managed and expanded. The impact of a devastating accident could be felt from Bergdorf to Payette and beyond.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 5:39 PM
To: Comments
Subject: Comment Submitted

From: Anna Clark at amcc@citlink.net
Phone: 208-890-6399
Address: PO Box 1832
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I am against selling the Endowment lands located north and east of McCall. Once these lands are sold they are gone, there is no further monetary return for the State of Idaho.

These lands provide a perfect area for small, recreational businesses to flourish ie. guided rock climbing, back country skiing, glamping in yurts, hunting, fishing, etc. Keep these lands accessible to ALL Idahoans!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 5:39 PM
To: Comments
Subject: Comment Submitted

From: Jeff Droubay at jnjdroubay@gmail.com
Phone: 9096601615
Address: 1058 overland ave
City: Upland
State: California
Zip Code: 91786

Comment:

We have owned a cabin in Sylvan Beach since 1942, so we are very familiar with Parcel M, Cougar Island (Tier I), and Parcel F, Shellworth Island (Tier II) and I am against developing either of them. The solution seems simple enough: Push part of White Pine into Tier I. White Pine has a \$870,000.00 revenue gap. By pushing just 40% of White Pine into Tier I, you could close the revenue gap without developing EITHER of the islands. The Islands should be left as is. Developing them would invade the ONLY TWO ISLANDS on the lake, home to osprey and other wilderness species. We vote no .

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 5:49 PM
To: Comments
Subject: Comment Submitted

From: David Robbins at dlobbins617@yahoo.com
Phone: (208)630-4553
Address: PO BOX 1536
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I do not support trading State Lands in the vicinity of McCall, Idaho for timberland in another area. Calculating economic impact of revenue from these lands does not take adequate consideration of recreational, hunting, fishing, hiking, berry picking, etc. on these lands which ultimately will be severely restricted by development. Negative economic and environmental impact of additional development on downstream uses is not adequately considered. Cascade reservoir is already unusable several months each year due to algae bloom. Payette Lake is already under stress from over use. Please don't trade these State Endowment Lands for a short term financial reward that again negatively impacts future generations.
Kind regards,
David Robbins

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 5:53 PM
To: Comments
Subject: Comment Submitted

From: Margaret Gorrissen at Gorrissenm@gmail.com
Phone: 2088413151
Address: Pobox 1628
City: McCall
State: Idaho
Zip Code: 83638

Comment:
Please leave endowments as they are
Open to all

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 5:58 PM
To: Comments
Subject: Comment Submitted

From: Willy Gorrissen at Gorrissen@hotmail.com
Phone: 2088305270
Address: PO Box 1628
City: Mcall
State: Idaho
Zip Code: 83638

Comment:

Please don't trade away Payette Lake endowment lands for short term gain versus long term financial benefit for Idaho.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 6:01 PM
To: Comments
Subject: Comment Submitted

From: Matt Murphy at Matt@earhero.com
Phone: 208-602-4373
Address: 957 Flynn Lane
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I would like to place into record that I oppose the state land board sale or trade of any state/public land in the McCall area. You have one shot to get this right and by selling off public land, you will change what is McCall for ever. Think before you act.

From: Tammy Armstrong
Sent: Monday, March 1, 2021 6:45 AM
To: Craig Utter
Cc: Dustin Miller; Ryan Montoya; Renee Jacobsen; Kellie LaBonte
Subject: FW: Payette Land Trusts Comments on PELS
Attachments: PLT Comments on PELS March 1 2021.pdf

Good morning Mr. Utter:

Thank you for submitting your comments. I am forwarding the attached comments to Renee Jacobsen and Kellie LaBonte as they are the individuals accepting comments through our on-line process.

Regards,

Tammy Armstrong

Tamara L. Armstrong

Real Estate Program Specialist

Idaho Department of Lands
300 N 6th Street, Suite 103
Boise, ID 83702
208-334-0215

From: Craig Utter <craigutter@payettelandtrust.org>
Sent: Sunday, February 28, 2021 6:01 PM
To: Tammy Armstrong <tarmstrong@idl.idaho.gov>; Dustin Miller <dmiller@idl.idaho.gov>; Ryan Montoya <rmontoya@idl.idaho.gov>
Subject: Payette Land Trusts Comments on PELS

All,
I submitted our comments through the online submission portal, but it was very restrictive in its ability to accept any formatted items or maps which are pertinent to our comments.

PLT has been very diligent and earnest in our participation in the PELS process and believes the way in which the Land board views, not only the content, but the layout of our comments is important.

I have attached a PDF of our comments and would greatly appreciate to have this version submitted as our comments in your package to the Land Board.

Thanks you

--

Craig Utter
Payette Land Trust, Executive Director

309 E. Lake Street
McCall Idaho 83638
PLT office phone: 208-634-4999

Payette Land Trust

Conserving the rural landscape of West Central Idaho
a nonprofit 501 (c)3 Conservation Organization

Payette Land Trust Comments on the IDL Draft Payette Endowment Land Strategy

March 1, 2021

State Board of Land Commissioners,

Payette Land Trust (PLT) appreciates the State Land Board and the Idaho Department of Lands (IDL) request for public comments to the Draft Payette Endowment Land Strategy (PELS). Public forums, such as this one, bring a heavy weight of responsibility for all parties involved. For the Land Board and IDL, it is important to truly listen to those who comment. For organizations like PLT, it is crucial to provide comments to the Draft Strategy that suggest realistic solutions for managing endowment lands which still meet the fiduciary responsibility to the beneficiaries.

The Land Board and IDL have asked for interested parties to be creative in finding solutions to increase long term financial returns to the beneficiaries of the Trust. PLT takes this request seriously, not only in rhetoric but in action. If given the opportunity, PLT is prepared to partner with IDL to find solutions. We understand the PELS is a plan that outlines how IDL will implement endowment trust land management over the next 20 years. As part of that implementation, we see a need to create policies and protocols that allows for the conservation and outdoor recreation industries to bring their resources and economies to the table. By viewing the conservation and recreation industries on par and compatible with timber and grazing, the Land Board opens the door to new and expanding revenue streams. Payette Land Trust offers three suggestions and a recommendation to the Land Board and asks they be incorporated in the Final Payette Endowment Lands Strategy.

1) Develop protocol for determining when timberlands or other asset classes become transitional; what are the trigger/threshold values? Who makes this determination? How are parcel lines determined and what information is needed to make the determination.

Understanding how and when portions of the Endowment's land portfolio become areas of concern are crucial for organizations. For PLT, knowledge for determining if and when we contribute our financial resources to a property, before the funding gap becomes too large, is key for strategic planning. This becomes especially important when considering the issue of connectivity of habitat and access. Sometimes conserving the smallest of properties can preserve the larger dividend. When a small parcel becomes unproductive from a timber standpoint, it may still hold tremendous value in providing access to other productive timber and/or recreation land while keeping vital habitat connected. Without the knowledge a parcel is falling behind, cooperators like PLT are forced to participate from a reactive position vs. a proactive cooperative position. Clarification on how and when parcels move into transition would improve communications between IDL staff and interested collaborators.

2) Consider Outdoor Recreation and Conservation industries on par with Timberland and Development as viable primary financial contributors to the Endowment. Allocate and/or create departmental resources to expand Outdoor Recreation and Conservation Management in partnership with long term timber management. Develop dedicated conservation easement and recreational lease portfolios on both transitional and Timber Lands.

Permanently shielding large tracts of Endowment land from development provides the necessary assurances needed by timber, grazing and recreation industries to operate sustainably. Each of these industries require that trees, grass and open spaces will remain productive before committing the resources needed to build long term infrastructure required for profitability, subsequently returning a portion of that profitability to IDL. For example, return to the Endowment comes in the form of stacked leases combined with timber sales. PLT has seen these industries work together in the private sector for the benefit of all, including the land. The Endowment Trust is like no other landowner in Idaho because of their unique and diverse land holdings. The Land Board stands in a position to merge these land uses together under a strategy that brings financial return to the beneficiaries, secures the timber industry in developing communities, preserves traditional agricultural heritage and increases the needed infrastructure for growing outdoor recreation while protecting wildlife habitat, flora, fauna and water quality. Maximizing returns will require an internal coordinated effort within IDL to design interwoven land use agreements, leases and easements allowing these industries to work in harmony with each other and the land.

The key to this model requires assurances the required natural resources will be protected in perpetuity from the threat of development. This concept is so eloquently stated on the IDL Forest Legacy webpage.

"Idaho's Forest Legacy Program recognizes that in order to protect all forest values and the benefits that society derives from forested lands it is first necessary to maintain those lands as forests. Idaho's privately owned forestlands are becoming increasingly valuable and sought after for purposes other than their traditional uses.

Unfortunately, the inevitable development of this land threatens all that makes it attractive, including sustained wildlife, scenic and timber values. Idaho's Forest Legacy Program is a tool that can be used to reconcile the desire of private landowners to capture the value of their lands without destroying the underlying values that those forests provide."

-<https://www.idl.idaho.gov/forestry/forest-legacy-program/#>

While the Idaho Forest Legacy project only works on private land, PLT believes its intent, procedures and ethics can be used to construct a template and applied to Endowment properties.

3) Direct IDL to create protocols and procedures allowing for the use of perpetual conservation easements as a land management tool within the Payette Endowment Lands Strategy.

By luck or design, the Endowment owns land in the increasing wildland urban interface. Not only in the McCall area but across the state as well. The Land Board has been faced with the decision on how to manage land-uses as urban areas push into the forest. PLT believes a well-conceived land-use strategy focusing on engaging the timber, grazing and outdoor recreation industries, which includes perpetual conservation easements, can meet the Land Board's obligation to provide long term income to the Endowment. The use of conservation easements can balance the need for revenue generation through the stabilization of land-use practices and bring permanent land conservation to the people of Idaho. Selling a conservation easement at fair market value meets the IDL Mission "to professionally and prudently manage Idaho's endowment assets to maximize long-term financial returns to public schools and other trust beneficiaries".

Using the Idaho Forest Legacy project applicable protocols along with conservation easement procedures from the private sector, PLT believes IDL can produce the guidelines necessary for interested groups to apply. By developing an avenue for participation from conservation groups, IDL would create a tool for the Land Board to capitalize the appreciating development values on these unique properties which fit this model.

Conservation easements capitalize the appreciated development value. Allowing those funds to be invested elsewhere, returning value to the Beneficiaries while keeping land in the Endowment portfolio. Thus, providing some insurance against sizable value loss due to a catastrophic natural disaster. An event such as a full stand-replacing wildfire where development and timber value decrease significantly over the long term can be hedged through the sale of an easement.

In an effort to "creatively think outside the box" and to create a "Beta model for the state", PLT proposes the use of conservation easements on several parcels listed within the current draft PELS. PLT is actively working to create such a proposal to be presented to IDL staff. PLT's white paper titled "Conservation Easements and the Idaho Endowment: A Way Forward" is our guide for creating such a proposal. This proposal targets conservation easements on parcel's G and H (as described in the PELS). The PLT white paper is attached to these comments as Exhibit A.

4) Recommendation: Extend the moratorium on lands under the Draft Payette Endowment Land Strategy until sufficient due diligence can be performed on the use of perpetual conservation easements as a financial management tool on Endowment Lands, as well as other suggestions put forth by the PELS focus group which are pertinent and necessary to the Strategy.

Currently, IDL has not developed a business strategy providing a mechanism for long-term conservation of endowment lands in conjunction with emerging and traditional lease revenue sources. Without such a strategy the Land Board is not be able to determine the revenue potential of conserving endowment lands with high community value. To create the procedures, protocol and complete due diligence of this request will take time, more time than has been allotted for the current PELS. PLT is asking the Land Board to allow IDL the time required to fully investigate the possibilities of a conservation centric land-use model before making irreversible decisions on land within the McCall area. This request is not a delay tactic but a genuine appeal to investigate ways in which all interested parties can work together to benefit the Endowment and the people of Idaho.

PLT values its emerging partnership with the State Land Board and IDL. We look forward to continuing our efforts to find workable solutions to these complicated issues.

Respectfully,

Payette Land Trust Board of Directors

Rick Fereday, President

James Fronk, Vice President

Gary Thompson, Treasurer

Michael Eck, Director

Robert Vosskuhler, Director

Regan Berkley, Director

Suzanne Rainville, Director

Ryan Thomasson, Director

Craig Utter, Executive Director



Payette Land Trust

309 E Lake Street McCall Idaho 83638 | 208-634-4999 | Info@Payettelandtrust.org

Payettelandtrust.org

Exhibit A

Payette Land Trust Conservation Easements and Idaho Endowment: A Way Forward January 2021

Goal

Payette Land Trust (PLT) seeks to purchase perpetual conservation easements (CE) on parcels of Idaho Endowment Lands described as "Transitional Land" under the "Payette Endowment Lands Strategy" (PELS).

Barrier

The Idaho Department of Lands (IDL) has yet to clarify factors it will consider in determining whether to accept a proposal for a CE. PLT is prepared to explore this option and assist in creating the necessary protocol for using CEs as a business strategy for the Payette Endowment Lands.

Key Information

A well-conceived strategy for the future of the McCall area lands that includes CEs can meet the Land Board's obligation to provide long-term income to the endowments.

A CE balances revenue generation on Endowment Lands and the need for permanent land conservation for the people of Idaho. A CE meets the IDL Mission "to professionally and prudently manage Idaho's endowment assets to maximize long-term financial returns to public schools and other trust beneficiaries". It also meets the PLT Mission "to conserve the rural landscape of west central Idaho for the benefit of our community and future generations by protecting the scenic, agricultural, ranch, recreational, historic, and wildlife values of the region".

PLT believes divesting of increasingly valuable land with exceptional environmental importance in a fast-growing region is not the only way to meet the Land Board's goal of maximizing long-term financial returns.

Currently, IDL has not developed a business strategy providing a mechanism for long-term conservation of endowment lands in conjunction with emerging and traditional revenue sources. Without such a strategy, the Land Board is unable to determine the revenue potential of conserving endowment lands with high community value.

Request

PLT asks the Land Board to consider the use of CE on several parcels listed within the current draft PELS.

The Value of Conservation Easements

Conservation Easements can:

- Ensure that significant land holdings will be maintained in perpetuity and provide material diversification and inflation protection to the endowments profile.
- Be purchased at fair market value.
- Provide a mechanism to reap development value without a sale or trade.
- Remove development pressure which threaten traditional uses due to rising real estate values.

- Allow for Timber, Grazing, Recreation and other similar uses to exist in perpetuity.
- Allowing for interwoven recreation development with tradition uses to obtain new sources of funding for the Endowment.
- Provide long term conservation, public use and water quality protection, all valuable State resources in this crucial area.

What Next Under PLT's Proposed Approach:

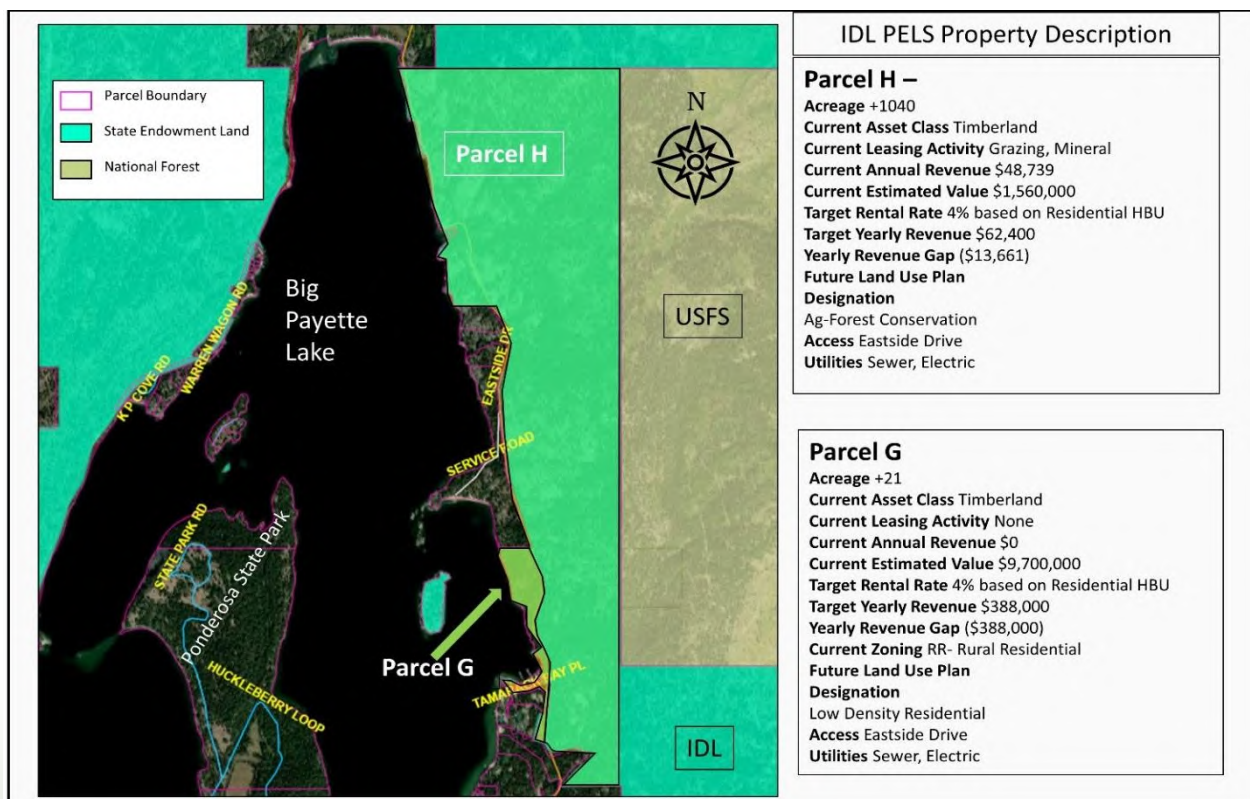
PLT and IDL work to create a protocol for using conservation easements as a tool to balance the need to raise upfront income while developing the long-term revenue possibilities on land experiencing increasing development pressures where traditional lease arrangements generate a funding gap.

PLT puts forth a proposal to purchase a perpetual conservation easement on Parcel G and H at market value. Market value determined by using the Idaho Forest Legacy projects applicable protocols, conservation easement procedures from the private sector and current IDL land appraisal procedures, USPAP (Uniform Standards of Professional Appraisal Practice).

PLT's easement would allow for timber, grazing, low impact and limited recreational development such that the principal conservation values are protected.

PLT, the City of McCall, Valley County and other citizen groups work to fund a recreational lease need to meet any remaining funding gaps.

PLT would be responsible for stewarding the easements while other entities are responsible for lease related issues.



Summary:

A permanent CE would allow for the maximization the long-term financial return to the endowment by monetizing development value now and providing for future returns to the beneficiaries through retained ownership. This approach meets the Land Boards' constitutional fiduciary mandate while conserving working forests, traditional uses and the existing natural environment. PLT and IDL staff would collaborate and create protocol for perpetual conservation easements to be used as a tool for balancing the State Land Boards needs to raise upfront income while developing the emerging and traditional long-term revenue possibilities.

The unique lands around Payette Lake and McCall are experiencing increasing development pressures where traditional uses are becoming limited, thus generating a funding gap. A CE can assist in solving this financial issue and provide an environmental benefit to the people of Idaho.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 6:02 PM
To: Comments
Subject: Comment Submitted

From: Tom Menten at vendor@cableone.net
Phone: 2088666688
Address: 276 Morgan Drive
City: MCCALL
State: Idaho
Zip Code: 83638

Comment:

I support the common sense principles that IWF stated regarding the endowment lands:

1. The development of protocol to assess feasibility of conservation easements on the larger, more ecologically-viable parcels in question
2. Ensuring that sensitive wildlife and habitat values are taken into consideration, as well as the continuation of public access and sporting opportunities on this landscape
3. Using input from the local community to determine ways in which to move forward with future management of these parcels

I would stress that the land board's fiduciary responsibility includes consideration of more than short term financial return from state owned lands.

Thank you.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 6:09 PM
To: Comments
Subject: Comment Submitted

From: Mali Murphy at malikmurphy@gmail.com
Phone: 2086024353
Address: 957 Flynn lane
City: McCall
State: Idaho
Zip Code: 83638

Comment:

For the record I oppose the sale of any public or endowment lands to any private party. Please research your decision and don't give away our land for a small profit. I don't believe these proposals benefit the state of Idaho or its people.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 6:14 PM
To: Comments
Subject: Comment Submitted

From: Jamie Melbo at
City: McCall
State: Idaho

Comment:
Endowment lands are intended to endure and provide benefits in perpetuity. The Plan should focus on long-term returns, not short-term revenues.

The Plan needs to be comprehensive and consider the protection of Payette Lake and its watershed as a foundation for the Plan's decisions. Payette Lake waters are the drinking water source for the City of McCall and many residents around the lake. Decisions based on the Plan must protect the public trust, as well as do no damage to state resources. Consideration must also be given to transition lands within or adjacent to urban areas, and the impacts to roads, water and sewer capacity if their current use is changed.

The Plan should consider broader solutions to meet revenue goals such as recreation and conservation options. Privatization of endowment lands through sale or trade to developers is not in the best interest of the endowment beneficiaries. Lands should also be considered for transfer to Ponderosa State Park for management. Specifically, Cougar and Shellworth islands, which are primarily rock, and not well suited for septic sewage systems, should not be sold for development.

I have lived and worked in McCall for 41 years, and have enjoyed the benefits of state endowment lands open to public use. The economic value of Idaho endowment lands are dependent on sound, long-term stewardship.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 6:27 PM
To: Comments
Subject: Comment Submitted

From: Maura Goldstein at maura.goldstein@gmail.com
City: McCall
State: Idaho
Zip Code: 83638

Comment:

With regard to the Payette Endowment Lands Strategy, I wanted to comment that these lands represent so much more to the community than potential revenue. In their undeveloped state, these lands offer innumerable benefits and invaluable returns to local residents, out of town visitors, and the ecosystem.

My simplified understanding of the Endowment Lands is that they are intended to help fund Idaho's education system. As an educator at an outdoor school, I implore you to consider what an education these open spaces can provide. Undeveloped Endowment Lands around Payette Lake provide opportunities for people of all ages to gain a wealth of knowledge and understanding that cannot be conveyed within the four walls of a school. Today, a child could ride their bike from McCall to one of these areas in order to explore and learn. A schoolteacher could organize a local field trip to study the source of our drinking water or to teach a natural history lesson. Let us not put these opportunities further out of reach, available only to people with certain material means.

I hope you will keep the distant future in mind as you consider the Payette Endowment Lands as well as the full scope of the possible benefits to Idaho's children. These lands are a precious gift and are a huge part of what make McCall so special. I hope we can find an innovative solution that prioritizes the health of our land and water as much as the health of its people.

Thank you,
Maura Goldstein

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 6:30 PM
To: Comments
Subject: Comment Submitted

From: Nancy Basinger at basinger_nancy@yahoo.com
Phone: 2085703727
Address: 3860 S Preamble
City: Boise
State: Idaho
Zip Code: 83706

Comment:

The endowment lands in the Payette Lake area should protect the valuable resource of open land and undeveloped spaces in an area of high demand. The real wealth we should leave the children of Idaho is to allow them to experience what earlier generations of Idahoan have been able to experience: land around this area preserved for all. This value will continue to increase as time goes by. Please Idaho, these are not underperforming parcels, they are precious remnants of the best of our past and the essence of the experience of being an Idahoan
Thank you

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 6:37 PM
To: Comments
Subject: Comment Submitted

From: Steve Basinger at basinger_nancy@yahoo.com
Phone: 2085703727
Address: 3860 Preamble
City: Boise
State: Idaho
Zip Code: 83706

Comment:

These are not underperforming parcels. Idaho should preserve these areas which are under such development pressure for future generations. The value of this gift to experience this part of Idaho in a natural state will far outweigh any money coming from these lands. Some things are worth far more than money. If we were able to ask future generations if they would like these lands preserved or sold off for money I have no doubt what they would desire
Thank you

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 6:52 PM
To: Comments
Subject: Comment Submitted

From: Matt Hellhake at matthellhake38@gmail.com
Address: 229 Alta Vista
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Hello, My name is Matt Hellhake and I am a long time resident of McCall and have worked as a science educator in our community for nearly twenty years.

The Department of Lands needs to continue an ongoing close dialogue with local government (Valley County Commissioners and McCall City Council) and with the Payette Endowment Lands Stakeholder Advisory Group going forward. The department should continue its work with Payette Endowment Lands Alliance, Backcountry Hunters and Anglers, Idaho Wildlife Federation, Idaho Conservation League, Payette Land Trust, Greater Payette Water Quality Council, Brundage Mountain, and local homeowners associations.

The Department needs to slow down! The Land Board's job is to maximize LONG TERM financial return. There is no point in liquidating land that is rapidly appreciating in value. Idahoans have owned this land since statehood. There is absolutely NO RUSH to do anything right away.

The Department needs to explore conservation easements and recreational leases as a way to help returns while continuing with traditional revenue sources like grazing and logging leases.

The Department must consider the cumulative impacts to other trust responsibilities such as water quality, fish and wildlife resources. Open space, clean air, clean water and access to abundant public lands, are what drives the same markets responsible for the appreciation of endowment lands.

The Department must get this plan right. The plan will require teeth that will prevent future Private Equity firms like Trident Holdings from making attempts at land grabs for all the other attractive public endowment lands across the state. It must be clear in the plan that Idaho is not going to ever consider swapping thousands of acres of the public land anywhere to benefit developers seeking a quick profit from the acquisition of land for pennies on the dollar. The final version of this PELS document must have teeth and an enforcement capability such that IDL can say to future firms like Trident Holdings, "Sorry Trident. Idaho is just not accepting your application for a 28,000-acre land grab. Your proposal runs against our strategy for these lands. Consider trying your luck with the officials in Montana or Utah."

This issue needs to remain in the open light of public scrutiny. I support groups like Payette Endowment Lands Alliance (PELA), Backcountry Hunters and Anglers (BHA), Idaho Wildlife Federation (IWF), Idaho Conservation League (ICL), Greater Payette Water Quality Council (GPWQC), Payette Land Trust (PLT), Brundage Mountain, and local homeowners groups. I support continued engagement with local government, Valley County Commissioners, and the McCall City Council. I support the clear consensus reached by the IDL's own Payette Endowment Lands Focus/Advisory Group's work this past month.

I look forward to seeing IDL officials and Land Board elected officials exhibit the maturity and moral courage necessary to do what is right and send these private equity land developers like Trident Holdings and Alec Williams packing back to New York. Idaho for Idahoans. Keep Public Lands in Public Hands.

Respectfully,
Matt Hellhake
McCall, ID

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 7:04 PM
To: Comments
Subject: Comment Submitted

From: Heidi Wyman at coachwyman1@gmail.com
Phone: 2088917083
Address: PO Box 530
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I am writing to express my opposition to any trade or sale of the state endowment lands around Payette Lake to any private party. These lands provide limitless recreation opportunities to the local community, and tourists visiting our community. This lands are quite literally an essential part of community, and contribute greatly to the quality of life for many residents. Further, these lands and the recreation opportunities they provide are a huge draw for local tourism that supports so many of our local businesses. Any sale or trade of these lands to a private entity would be incredibly detrimental to our community and our state. If these lands were to leave public ownership, there is no going back. The benefits they provide would be lost forever, and an elite few would receive the profits of the public's loss. I implore you to consider other options such as the expansion of Ponderosa state park (or creating a new park) or creating an annual use permit to maximize dollars for our schools while maintaining this unique gem for generations. This area is truly special and unique and it is absolutely essential that it remain in public hands and open to everyone. These lands must be preserved for future generations as they are so much more than a source of income which is why there is so much united opposition to Trident's proposal. Please do what's right for the schools, the citizens of Idaho and our community by preventing the sale/exchange of this unique land. This land literally supports the life and prosperity of our community today and for future generations.

Thank you for your consideration.

Sincerely,
Dr. Heidi J Wyman, DPT, OCS

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 7:37 PM
To: Comments
Subject: Comment Submitted

From: Cathryn Manduca at cathryn.manduca@gmail.com
Phone: 507 271 8658
Address: 7023 Indigo Court
City: Rochester
State: Minnesota
Zip Code: 55901

Comment:

As a graduate of McCall Donnelly High School, the daughter of a 52 year resident of McCall, and the owner of a second home in the McCall area for 20 years, I am disappointed in the proposed Payette Endowment Lands Strategy. Currently the state leases more than 3000 of the 5478 acres of land addressed by this plan. The rationale for moving these lands out of lease and into sale rests on the argument that the leases are under-performing from a financial perspective. Given that much of the land proposed for transfer is on the lake shore this appears to be a failure of management of the leases, not the result of the financial model for returning revenue on these lands. I cannot imagine that a strategy that involves leasing high value lands in a rapidly developing recreational area could not return higher long term income than selling the lands at an early point in the development of the area. From a long term financial point of view this does not make sense to me and I see nothing in the PELS that suggested this option has been explored.

While I understand that the constitution focuses management of the lands on their financial outcome, I am very disappointed that the state is not exploring a larger vision to evaluate how the financial return of the lands could be aligned with other important values for state government. In particular, the water quality in Payette Lake— the drinking water supply for McCall and one of the primary assets driving the economic growth making these lands valuable— is under threat from increased use and climate change. The sale of the lands will increase this problem. The state is obligated to protect the lake. This plan does not investigate how these two obligations could be aligned.

Lastly, the citizens of Idaho have made it clear that they place a very high value on access to their public lands. While I am not aware of a statute that addresses this access, it is clearly the will of the people that their government attend to this problem and maintain or increase access. Access to the remaining state lands is not addressed in this proposal, nor is lake access. Again, a stronger plan would align this goal with the obligations above.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 7:42 PM
To: Comments
Subject: Comment Submitted

From: Nicholas Fasciano at nick.fasciano@gmail.com
Phone: 2022803677
Address: 2982 E Nahuatl Drive
City: Boise
State: Idaho
Zip Code: 83716

Comment:

First, thank you for the opportunity to provide comments. I moved to Idaho for the outdoor recreational opportunities that it provides, and I greatly appreciate all the work you do. My comments on the Payette Endowment Land Strategy largely pertain to the pace of implementation. With land values appreciating as rapidly as they have been and as they may well continue to do, I believe it bears careful study as to whether any sale of this land would provide the highest long-term financial return to the state. Furthermore, the public access provided by these lands increases the value of Idaho's recreation economy overall, and the numbers involved there are materially above what would be seen in any single land transaction; while it may be possible to rationalize the sale or transfer of a single tract of land, if this logic were applied to all of Idaho's state endowment lands the cumulative impact to the outdoor economy could well be deleterious. Even in a single case, the impacts to wildlife may not be immaterial. These are all difficult questions, and the salient point is that this level of complexity warrants long and careful study. There is no hurry, particularly given the mandate to maximize long-term value. Stakeholder groups should continue to be engaged. Options such as conservation easements should be carefully studied, and the value of lands in question should be considered with respect to their cumulative impact rather than on a piecemeal basis. I have enjoyed my visits to many of the publicly accessible lands around Payette Lake, and am keenly interested in continuing to do so. Thank you again for all the work you do.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 7:42 PM
To: Comments
Subject: Comment Submitted

From: Gail Sights at terbium74fluorine@yahoo.com
Phone: 5419135249
Address: 1880 S.W.Challis Dr.
City: Mountain Home
State: Idaho
Zip Code: 83647

Comment:

Well let see, putting in a water treatment plant. It has to be 200 ft or more from the water {lake} . after all it is were the drinking water is coming from, will the land be good for long term? What if we have an earthquake? Look what happen the last one you had. In time look what happen to the lake. Did anyone think that would happen. You think that is not going to happen here. I would have a lot of money from every time someone said that to me and it happened. I move to Oregon in 1990 and was told we don't have earthquakes bye the time I came over here to Idaho 2020 we were having them every year. Yes it can happen to you . So will the sewer plant be able to hold up to it. Will the land ? If not who will be paying for it. we the people who did not ask for it. Who going to pay the people? If it get's in to the drinking water and people get sick then what? If you keep getting read of endorsement land then there will not be any more. But hey you will have money! That is what it is all about is money. If you do not build they will not come. Look at Hawaii, they did this until there is nowhere to build. And land is a lot of money there. Why not build on some of the farm land that are up for sale, and they can not grow anything on it. The smell for the plants are a lot to. How would you like to smell it. Oh yeah you don't live there. but you get the money that is all that counts.

Whoo people with guns to stop people . I think people should know about this before they move here. It is not that it is cheap to live here, I think people should know . To put a gate up on BML land and say they are going to shot you. Hey it nots their land the gates on. How come BML don't go up the road on BLM land and put a gate up and no trespassing sign. don't you get in big trouble for messing with BML gate, last I new YOU did.

And if they are going to shoot you ,and you let them get away with it . HMMMM something wrong, can you say someone is getting pay off.

I see they are paying people and getting what they want. all people are thinking is money, money. Not that animals, plants, ect. This is sad, there are ways to make money on land. Plant trees that are worth more money then what you are planting. Get grant money for education . You don't have to sell it. My friend is right some day there will be no trees , it will be all cement . WHY people want money and guns to shoot people . AS if we need that, some one will say you can not go to your home or they will shoot you. You say its not the same . Think about it yes it is, These people are walking all over you and you are letting them do it. There is a lot of land that can no longer be farmed why not build there. if we limit the lands for building less and less people will come here to live solving the housing issue a little bit.

thank you for reading this

From: Tammy Armstrong
Sent: Monday, March 1, 2021 6:47 AM
To: Diane Plastino Graves
Cc: Dustin Miller; Renee Jacobsen; Kellie LaBonte
Subject: FW: Comments on PELS
Attachments: PELS letter to Land Board.docx

Good morning Diane:

Thank you for submitting your comments. I am forwarding the attached comments to Renee Jacobsen and Kellie LaBonte as they are the individuals accepting comments through our on-line process.

Regards,

Tammy Armstrong

Tamara L. Armstrong

Real Estate Program Specialist

Idaho Department of Lands
300 N 6th Street, Suite 103
Boise, ID 83702
208-334-0215

From: Diane Plastino Graves <plastinograves@gmail.com>
Sent: Sunday, February 28, 2021 8:15 PM
To: Dustin Miller <dmiller@idl.idaho.gov>
Cc: Tammy Armstrong <tarmstrong@idl.idaho.gov>
Subject: Comments on PELS

Dear Director Miller,

Thank you again for the opportunity to serve on the focus group for the Payette Endowment Lands Strategy plan. Please forward my recommendations in the attachment below to the Land Board, in anticipation of the March 16, 2021 meeting.

With best wishes,

Diane Plastino Graves

cc: Tammy Armstrong, Department of Lands

February 28, 2021
2120 Payette Drive
McCall Idaho 83638

Dear Governor and members of the Land Board,

I was honored to serve as a member of the Idaho Department of Lands' focus group discussing the Payette Endowment Lands Strategy (PELS) plan, and am a four-decade resident of McCall.

After 9 hours of meetings with my focus group colleagues and senior members of the staff of the Department of Lands, I'd like to summarize my recommendations to you on the PELS.

1. The complete PELS document should be vetted in a more comprehensive way before approval, so it can be relied upon by interested parties and the Valley County community well into the future. It was stated in a focus group meeting by IDL staff that, even in the face of PELS, all applications would be viewed "on their own merits". But, once PELS has been properly vetted and approved by the Land Board, applications should be viewed by how they conform to this plan. Otherwise, the plan will be ineffective, and will not provide any guidance for the Land Board's short, medium, and long range plans for lands on and near Payette Lake.

Interested parties and the local community must be able to rely upon the PELS as a statement of intent by the Land Board when applications are submitted for land usage and transition.

2. Before PELS receives final Land Board approval, the parcels contained in it, and identified in Tiers I-IV, which make up 75% of the PELS, must be evaluated very carefully, with input by the public.

It is important for the Land Board to understand that the focus group was asked *not* to discuss any of the parcels in the PELS. So they have not received that scrutiny. In my opinion, the parcels *are* the plan, and must be evaluated in depth to determine whether they should be transitioned, and what their potential asset classes should be, before the plan is approved by the Land Board.

3. Those specific lands on and adjacent to Payette Lake should not be sold for development. They are too valuable long-term to the State, its citizens, and the beneficiaries to sell; and are too pristine, and remarkable to be turned into building lots. Once that is done, the land is lost forever. They should be targeted for conservation and recreation, while upholding the Board's fiduciary duties, which I will expand upon in point 4 below.

There must be a new policy by the Land Board to account for and acknowledge the dramatic increase in the value of remarkable endowment lands, in Valley County and throughout Idaho,

while not selling them simply because they do not meet a standardized template of 4% revenue per year. To do the latter is decidedly short-sighted.

Lineal foot values on Payette Lake frontage have increased 15.4% since 2018, and 25.6% since 2017, according to the Valley County Assessor. Far back-tier properties without dock access increased 25% between 2019-2020 alone.

To sell these highly appreciating lands because they may not generate 4% revenue per year would be very short-sighted, a great injustice to the citizens of Idaho, and to the beneficiaries of endowment lands, since you would be selling some of the Endowment's greatest long-term assets for a one-time, short-term gain. For example, 167 acres entitled Parcel E, Eastside Drive, is targeted for transition because it has a purported shortfall of -\$1833 in revenue generation per year, compared to this 4% goal. That -\$1833 is .000386% of the \$47,500,000 in net land revenue generated from endowment lands in FY 2020 alone. Using a 4% template to justify the sale of this land would be missing the larger long-term value of these lands.

To sell these lands would be akin to selling all one's Google stock purchased decades ago, because the stock did not pay a certain annual dividend.

Keeping these lands long-term as endowment lands is in line with prior reviews and recommendations of responsible endowment land management. The 1996 Report and Recommendations of the Governor's Committee on Endowment Fund Investment Reform stated the goal of "...long-term preservation of the purchasing power of the assets while providing a steady stream of increasing income to the public schools and other beneficiaries." Selling highly appreciating land certainly may not support the "long-term preservation of the purchasing power of the asset...".

Further, the 1999 Recommendations on Endowment Trust Reform Implementation stated, "in judging the efficiency or characteristics of investments in a portfolio, one needs to look at the combined impact of all of the investments, and *not the investments on an individual basis*. Further, it is total portfolio volatility and return, and *not individual asset investment risk or performance*, that is essential..." (italics added).

The 2007 State Trust Lands Asset Management Plan echoed this policy by stating the Land Board will, "Manage the endowed land and financial assets as a whole trust on a total return basis."

These lands in question, these "individual" assets, are so remarkable that they should not be sold simply because they may not garner a standardized 4% a year. These special assets should be carved out of this 4% template, and the Land Board should view them with the admonishment that investments should not be viewed "on an individual basis...individual asset investment risk or performance".

The lands I am referencing, that are in the Tiers I-III of the PELS, include: Cougar Island, Shellworth Island, Eastside Drive, Grove-Parcel G.

Lands in Tier IV, not planned for transition, are categorized properly and should never be sold.

4. There was great consensus among the focus group members that the Land Board should adopt new asset classes for Conservation and Recreation. This would not only signal the precious nature of many lands on and near Payette Lake mentioned above, but it would also be a signal to the community that the Land Board would entertain applications for conservation and recreational leases and easements. Currently, interested private parties or nonprofits do not clearly understand that applications with these important objectives would be entertained by the Land Board. And they should be.

For virtually every parcel called out in Tiers I-III, the PELS states that, “The most probable buyer is considered to be an investor/developer. That is someone interested in developing the property into a residential subdivision and selling the lots for profit.” That is not necessarily so. Of course, there will always be developers wanting to build subdivisions. But is this our long-term vision for these lands?

The Land Board has the ability to apply new and more inventive templates to these very exceptional properties, while honoring its fiduciary responsibilities. The 1996 Report and Recommendations of the Governor’s Committee on Endowment Fund Investment Reform stated that, “...times have changed radically since the 19th century and the objective of the initial endowment reform committee was to respond to this change.” Times *have* changed. The way Idahoans are using their lands has changed. The Land Board must change, too, in viewing these lands on and adjacent to Payette Lake, and how revenue can be raised in the 21st Century. People are willing to pay for recreation. People are willing to pay to conserve remarkable land, which certainly defines these lands in question.

The 1999 Recommendations on Endowment Trust Reform Implementation underscored that, “...diversification among a number of asset types is beneficial”. Creating Recreation and Conservation asset classes would heed this advice. This recommendation is further supported by the 2001 Report of the Governor’s Committee on Lands and Endowments that the Board should, “...secure MLTFR...without causing significant long-term adverse impacts to the land or related resources,” and the 2007 State Trust Lands Asset Management Plan stated that the Land Board will, “accommodate public use to the extent feasible provided such use does not impair financial returns”. There is no more “long-term adverse impact to the land or related resources”, in this case, Payette Lake and its watershed, than covering land with buildings. And recreation and conservation leases and easements can allow public use while the Endowment receives income from the property.

I ask the Land Board to adopt these recommendations above to protect these remarkable endowment lands while still adhering to your most serious obligation as fiduciaries. We need more time exploring the parcels in the Payette Endowment Lands Strategy before adoption,

and create new ways of looking at these lands, in terms of their annual returns and their asset classes, without allowing buildings to be placed upon them for perpetuity.

As a famous and successful Idaho landowner was known to say, "If my lands are worth that much to someone else, they are worth even more to me." That is because we can make a success of these lands without having to buy them, like an outside party. We, the citizens of Idaho, already own them. We are not ready to give them up to development, or transition all these properties because each may not meet a 4% revenue template per year.

Most sincerely,

Diane Plastino Graves
Mailing address:
1126 Brightwater Lane
Boise Idaho 83706

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 8:33 PM
To: Comments
Subject: Comment Submitted

From: Luke Ferguson at lukzmail@yahoo.com
Phone: 208-315-0740
Address: 802 Aspen Aly
City: McCall
State: Idaho
Zip Code: 83638

Comment:

The proposal put forth by Trident Holdings is incomplete and is in direct contrast to the best interests of our community, the resource, and the State constitution because it does not maximize the LONG-TERM financial return of the endowment lands. I hope that the board continues exercise patience in determining how to go forward managing this public asset and recognizes that liquidation of this asset for any reason is unacceptable.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 8:38 PM
To: Comments
Subject: Comment Submitted

From: Katie Welborn at Jrktwelborn@aol.com
Phone: 2083154679
Address: P.O. Box 3346
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Please protect the lands around McCall for future generations to enjoy. The last thing our community needs is more infrastructure around our beloved lake. Utilize these lands for all and not just the rich and famous. I know these our endowment lands and I know their purpose. Please think about a better and more conservative way to keep these lands enriched with simplicity and future stewardship in mind. It is so important we do what is right here. Prove to the public you are listening. Do what is right.
Please.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 8:39 PM
To: Comments
Subject: Comment Submitted

From: Jared Alexander at oldscoolemail@gmail.com
Phone: 208-941-1246
Address: po box 1958
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Dear IDL Board, please don't sell out our precious back yard to investors from New York. I have lived in Idaho my entire life of 48 years and there has been a lot of change. Sometimes change is good but not in this case. Please keep these spaces open or consider better strategies for generating income. Idaho is a special place, particularly McCall and we don't need it to be overtaken by investors who are not vested in our community nor care about our open spaces. Please don't let this land be swapped or traded for land that is not the same. Thank you. Jared

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 8:42 PM
To: Comments
Subject: Comment Submitted

From: Janelle Toohey at Toohja01@luther.edu
Phone: 6124834258
Address: P.O. Box 3195
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I am a small business owner in McCall. I work tirelessly around the clock. Often 7 am to 10:00 pm. I serve the hard working community of McCall as well as those who get to simply pop in to enjoy paradise. We work like we do because the number of vacationers compared to readily available employees is skewed. We work like we do because what we have to offer is a needed commodity in a land of vacation. But, at the end of the week and the end of the season there is always the lake. A place where we can wash off the hustle. A place that restores our souls and heals our ragged feet.

We moved here from Alaska years ago. When people ask why we stayed, I always discuss how McCall has all the beauty that Alaska does. However, here you may enjoy with just a bike ride.

It is what keeps me going in the darker days of February. It is what made me make my home. It is my family. And it would be devastating to see it over-consumed leaving just pieces of it for those who care for it the entire year round.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:03 PM
To: Comments
Subject: Comment Submitted

From: Beth Bartlett at
City: McCall
State: Idaho

Comment:

As a resident of Idaho, please prioritize protecting the publicly-owned land access for all citizens. Payette Lake is a gem and needs to be preserved for all Idahoans.

I am an active hiker, birder and kayaker. Development will ruin this wildlife habitat. Our family treasures the times we get to spend together around Payette Lake.

Please prioritize protecting this unique American public land for all!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:04 PM
To: Comments
Subject: Comment Submitted

From: Luke Murdock at murdockl@live.com
Phone: 208-871-4995
Address: 3500 Raney road
City: New medows
State: Idaho
Zip Code: 83654

Comment:

This plan does not maximize the long term financial return for the state. This is a way for out of state investors to make millions of profit off of public land, that should be kept public land. Idaho state government needs to realize this land has more then just financial value and if they don't move to Texas a state of nearly no public lands.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:10 PM
To: Comments
Subject: Comment Submitted

From: Abram Vore at abevore@gmail.com
Phone: (319) 610-8111
Address: 4841 N Waterfront Way
City: Boise
State: Idaho
Zip Code: 83703

Comment:

Protect our lands around McCall for future generations to enjoy. There are few places anywhere that have such marvel, undeveloped, and unspoiled beauty. Please make the right decision and save these lands to protect our biodiversity of life and to allow the future generations to be able to see and enjoy nature in its natural form.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:16 PM
To: Comments
Subject: Comment Submitted

From: Carrie Hanousek at C_hanousek@yahoo.com
Phone: 208 938-4421
Address: 13045 w telemark ct
City: Boise
State: Idaho
Zip Code: 83713

Comment:

The land around Payette Lake Is providing a natural area for citizens to recreate in an area that is fairly close to a town. No four wheel drive is required and no special equipment is required to access nature and beauty. Let's not sell out our children and future generations by selling the land to developers. Keep Idaho Wild!!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:24 PM
To: Comments
Subject: Comment Submitted

From: Kert Wuestenhagen at Kwuestenhagen@yahoo.com
Phone: 2083153353
Address: 1504 Dawson Ave
City: McCall
State: Idaho
Zip Code: 83638

Comment:

The land that is being potentially sold off has been used by locals and tourists for years and is one of the valuable resources that McCall has to offer. It would only offer property to people from outside the area and remove public land use to folks in the McCall area. Keep McCall special for the reasons it is now and not for some glorified mountain town that's too busy and expensive in the future.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:25 PM
To: Comments
Subject: Comment Submitted

From: Patience Thoreson at patiencet@mac.com
Phone: 208-634-4872
Address: PO Box 2669
City: McCall
State: Idaho
Zip Code: 83638

Comment:
I oppose the Payette Endowment Lands Strategy ...
Please reject this proposed plan.
Please protect the Payette Lake.
I am a resident of McCall and a registered voter.
sincerely,
Patience Thoreson

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:25 PM
To: Comments
Subject: Comment Submitted

From: Michael Wissenbach at
City: McCall
State: Idaho

Comment:
State Board of Land Commissioners:

I am a resident of Valley County, having lived here for the past nine years. I am genuinely concerned about the future of the Idaho Endowment Lands near my home. Please accept my following comments on the Payette Endowment Land Strategy draft plan.

The proposed Payette Endowment Land Strategy arbitrarily limits its analysis of income generating methods. An asset class and program similar to what has been developed for forestry and grazing should be developed for conservation and recreation leases and easements to raise additional revenues on the McCall Endowment (and potentially other) Lands. There is a great deal of recreational use that occurs on these lands, and the demand for such use is only going to increase. These endowment lands also provide critical wildlife habitat and migration corridors, watershed protection, and a buffer zone of undeveloped land between additional natural habitat and areas of increased development and use. Easements and leases protecting these values and uses could generate considerable additional revenue for the endowment beneficiaries.

Given the importance of the McCall area endowment lands to the citizens of McCall, Valley County, and the State of Idaho, there should be a method for citizens to provide input and support for potential changes to these lands. A stakeholder advisory group should be created to provide input to the Idaho Department of Lands for the McCall area endowment lands. The stakeholder advisory group should be a sincere, long-term effort to engage the community and provide local stakeholders, who are most directly impacted by management of these lands, the opportunity to collaborate in finding appropriate solutions that will also satisfy the Land Board's duties to the endowment trust.

The Payette Endowment Land Strategy should employ a comprehensive approach whereby all relevant factors are included in the analysis of alternatives, and the cumulative effects of parcel by parcel decision making should be used. A broad set of goals should be developed for land preservation, uses, and development. Trading or selling these endowment lands and dividing them up into pieces, would sacrifice their long-term value as an intact ecosystem.

The Payette Endowment Lands Strategy is not protective of the public trust, the obligations of elected officials to protect and maintain resources and bodies of water, lakes and streams in particular, for all the citizens of Idaho. Focusing only on financial responsibilities could lead to a violation of public trust responsibilities and damage state resources. Payette Lake is the sole source of drinking water for the City of McCall. Degrading the quality of these waters represents a direct public health issue. Protecting Payette Lake and its watershed must be a foundation of the Payette Endowment Lands Strategy.

Thank you for your consideration of these comments.

Sincerely,

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:28 PM
To: Comments
Subject: Comment Submitted

From: Rick Hiatt at Rhiattjr@gmail.com
Phone: 2088915914
Address: PO BOX 54
City: Donnelly
State: Idaho
Zip Code: 83615

Comment:

Leave our public lands public! Stop selling off areas where people who live locally recreate! Leave this land for our future generations to explore family trips of hunting morell mushrooms and huckleberries. Opportunity to harvest game animals, animals that are moving close to town and overpopulated. This creates an unhealthy balance and cause diseases in our wild game. Keep our heritage alive please!! Protect our land keep it public and do not sell out to private industry.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:28 PM
To: Comments
Subject: Comment Submitted

From: Jamie Laidlaw at laidlawlandscape@gmail.com
Phone: 2086304504
Address: 291 Alta Vista Dr
City: McCall
State: Idaho
Zip Code: 83638

Comment:
To whom it may concern,

I am writing because I believe the decisions and actions you take in the coming months and years concerning the Payette Endowment Lands may be some of the most consequential regarding our public lands in our State's history.

I am a native to Idaho, and more specifically Valley County. I have been fortunate enough to live in, and experience, other states such as Nevada, Utah and Vermont. However, there was never a doubt that I would return. The community, the wild landscapes, and our unparalleled access to these places through our public lands makes Idaho unique.

I believe our public lands are our greatest treasure. Like anything of true value that has been handed down to us by our forbearers, it belongs not to us, but to those who follow us. It is our duty to protect and preserve these public places for generation to come. The State has every right, and is even mandated in our State Constitution to profit from these lands. But, like managing a family estate, long term stability and health should supersede short term gains.

I kindly urge you recognize the value of our state lands and the importance of their legacy for future generations. You are mandated to maximize your profits, but over what period of time? For, once public lands are privatized they forever halt as a revenue stream. I believe there are ways that the State can continue to preserve public access to these valuable spaces as well as make money from them.

Conservation and recreation easements are two possibilities. Allow communities, conservation organizations and recreational groups the opportunity to protect what is most valuable to them. The State could still sustainably harvest resources such as timber from these lands, but would be guaranteed revenue from the easements while the forest regenerates.

A well thought out and comprehensive long-term plan is imperative. There should be strong grass roots community involvement and input into this plan. Panels of stakeholders should be created and heard from.

Ecological health should also be of great concern. A state with healthy ecosystems is a prosperous state abundant in resources.

The decisions made and actions taken concerning the Payette Endowment Lands will be the blueprint for Idaho's public lands for the foreseeable future. I believe we have an opportunity to maximize our State's returns all while maintaining, and even increasing, public access and fostering healthy ecosystems. It will take a lot of planning and some outside the box thinking. But, as a community of Idahoans, I have confidence we can come up with a solution. Our public spaces

belong to all of us. Especially those yet to come. They are for all to enjoy and prosper from and are far too valuable to transfer into private hands where only a few benefit from their richness.

Thank you for your time.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:29 PM
To: Comments
Subject: Comment Submitted

From: Megan Murdock at mldavis82@hotmail.com
Phone: 2083150353
Address: 3500 Raney Rd
City: New Meadows
State: Idaho
Zip Code: 83638

Comment:

This does not maximize long term financial return and is there for in contrast to the state constitution. This is not the best option for our PUBLIC land.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:33 PM
To: Comments
Subject: Comment Submitted

From: Gwen Asmussen at Gwena79@gmail.com
Phone: 7194849299
Address: Box 4081
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Selling off these lands would not only be detrimental to the landscape of McCall, it would be devastating to the wildlife that depends on these lands and the access to the lake. The quality of the lake will also diminish with the destruction of the lands around it. It has the potential to become so polluted it can no longer be used for recreation, something McCall banks on year after year. Selling these lands to high stakes developers will kill tourism, east side drive and its recreation access to boating, swimming and paddle boarding. Neighboring neighborhoods will become overcrowded, excess trash will end up in the lake as well as more and more bears having to be put down due the lack of responsible homeowners and their guests and increased traffic and pollution into an area that is already stretched to its limits. Leave McCall lands the way they are or gift them to the land conservation and take the tax write off!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:35 PM
To: Comments
Subject: Comment Submitted

From: Jordan Gross at Idahojordan@me.com
Phone: 2083372473
Address: 2635 Eastside Drive #48
City: McCall
State: Idaho
Zip Code: 83638

Comment:

I oppose the development of any news areas on or around any of the Payette Lakes. These pristine areas should remain as they are and open to the public, not developed for a fortunate few to enjoy.

These endowment lands should be carefully thought out for the betterment of all Idahoans. More planning and foresight should be taken into consideration before deciding on any action that would change this treasured piece of Idaho. Thank you.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:38 PM
To: Comments
Subject: Comment Submitted

From: Julio Eiguren at Julioeiguren@msn.com
Phone: 2088704367
Address: 3976 n. Mint ave
City: Boise
State: Idaho
Zip Code: 83703

Comment:

I am writing to express my opinion that these lands should not be sold off. What makes idaho so great is the space for the average person to enjoy. We have seen congestion increase with population growth and the more land sold off or closed the worse it gets. This will adversely change our home.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:44 PM
To: Comments
Subject: Comment Submitted

From: Claire Gordon at claireagordon@gmail.com
City: Seattle
State: Washington

Comment:

Palette Lake is by far my favorite place. I live in Seattle, and every single day I think about jumping in the lake, going cliff diving, and spending time with my family on this lake. The islands are so special to me and my cousins. My aunt and uncle got married on one of them and every summer I canoe out to them and jump off even the smallest ones into the water. This is the most meaningful place in my life, and my return to it each year is the highlight of my life. I cannot express my gratitude and love for the area enough. Please protect this land and please keep it available for my cousins and I to play in and look forward to visiting each summer.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:45 PM
To: Comments
Subject: Comment Submitted

From: Meg Fereday at megfereday1118@gmail.com
Phone: 2088919098
Address: 1320 E Hays way
City: Boise
State: Idaho
Zip Code: 83712

Comment:

Dear Land Board,

Thank you for the opportunity to comment on the proposal to sell lands around Payette Lake.

I strongly urge you to listen to we who oppose the sale of these lands. These are not just pieces of real estate but critical environmental habitat, allowing a buffer between existing development and our Payette Lake. It also allows for open space and recreation. To sell off these areas to developers is short sighted and benefits out of state interests.

Please consider working with the local community of McCall before selling any of these areas.

Very sincerely yours,

Meg Fereday

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:47 PM
To: Comments
Subject: Comment Submitted

From: Porter Richards at quinrichards@gmail.com
Phone: 2083898078
Address: 1640 E Meadow Wood St
City: Meridian
State: Idaho
Zip Code: 83646

Comment:

My family and I use this land all the time and it would be a shame for it to become private and for mccall to be ruined because government officials want to get rich.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:52 PM
To: Comments
Subject: Comment Submitted

From: Carl Ruhkala at ruhkmass@gmail.com
Phone: 208-630-3776
Address: P.O. Box 1196
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Dear Commissioners,

Regarding the Payette Endowment Land Strategy

I am opposed to the plan to transfer the lands to private hands. You can get appraisers and accounts to come up with any evaluation you want. If the land up north they want to trade for is so valuable why the heck would they want to trade for this land? This does not sound right. Development of this property will put a greater strain of water quality on Payette Lake [already beginning to have problems] and a tremendous burden on Lake Cascade, which already suffers from algae blooms and terrible water quality. Further degradation of water quality will cost the state unknowable millions of dollars. I'm talking seriously BIG money. Financially it is a big money loser.

Also I feel we need to explore more ways to generate income in addition to logging, mineral leases [of which I have two], other concessions, etc.. This land has much more value being undeveloped than it has for a supposed short term gain that in the long run will cost the state millions and millions of dollars.

Thank You,

Carl D. Ruhkala

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 9:56 PM
To: Comments
Subject: Comment Submitted

From: Meg FitzMaurice at megkayak@gmail.com
Phone: 208-830-5435
Address: 291 Alta Vista Dr.
City: McCall
State: Idaho
Zip Code: 83638

Comment:

To Whom It May Concern,

My name is Meg FitzMaurice. I live in Valley County outside McCall in Lake Fork. I was born and raised in Idaho. I am writing in regards to the Payette Endowment Lands Strategy (PELS).

First, I want to take this time to thank Trident Holding LLC for bringing a long standing issue to the forefront. Our public lands are under threat not only at a state but national level. The rapid decline of our natural areas and wildlife over the last few decades has tilted the scales requiring us to change the way we look at the natural world. We are in a time that demands us to safeguard and protect our natural world in order to restore and preserve what remains. We must help nature thrive so we can too.

PELS has the opportunity to rise to this challenge allowing for a new vision of the endowment lands. It is my hope that this vision:

Stop the wholesale disposition of the endowment lands to Trident Holding LLC or any investor for that matter. In Trident Holdings mission statement it points out it goal of providing "strong risk-adjustment returns." While there may be short-term revenues from this sale the long term returns will not benefit Idahoans or the natural world. The returns will be greatest for the investors leaving the state and our community to grapple with the fall-out from allowing management of these treasured places to be in the hands of an investment company.

Create a comprehensive plan that takes into account the demands of the current 21st century not only on a local level but nationally. A comprehensive plan does not just account for revenue but our commitment to this land and place not just in the next 20 years but our goals for these lands for future generations and those to follow. In order to create this plan it will require a diverse group of individuals to find solutions that will generate income while preserving the public access to lands and protecting the water, wildlife habitat and the ecosystem. An advisory committee of stakeholder will allow varied interest and impacts to be taken into account and not overlooked.

"If conservation of natural resources goes wrong, nothing else will go right." — M. S. Swaminathan. These lands surrounding McCall are a critical habitat to wildlife, the watershed and drinking water for our community. They are precious and undeveloped lands which allow for the natural checks and balances of nature. They are refuge and the gem of this area and our state.

Wilderness and undeveloped lands can not be quantified solely by monetary revenue, only when they are lost can this be done. We can learn from The Frank Church- River of No Return Wilderness Area created in the 1980s covering over 2.3 million acres of Idaho. These majestic lands are one of the largest wilderness areas in the lower 48. This protected area has defined Idaho. It provides revenue that extends far beyond monetary.

In closing, it is my hope that the Idaho Department of Lands will take this opportunity to create a comprehensive, collaborative and visionary plan for the 28,000 acres of majestic endowment lands surrounding McCall. A plan that looks beyond short term financial gains but is founded in preservation of our ecosystem and public lands while balancing revenue sources that foster a common goal. As a little girl I had a poster of a mountain scene with a stream flowing through a valley that said "Idaho is What America Was." While the message may vary for some, for me it was a reminder

of the importance of natural places. These places that felt abundant and in my youth growing up in Idaho. The places I have watched vanish, become commercialized, privatized, fenced in and developed. It serves as the same reminder to me today as I write this letter not only thinking of the impacts the changes will have in my lifetime but most importantly my daughter's and those to come. It is my hope that Idaho can rise to this challenge and preserve these wild places that made America what is was and will define our state and our community for years to come.

Thank you for your time and consideration of this important issue.

Cheers, Meg FitzMaurice.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 10:06 PM
To: Comments
Subject: Comment Submitted

From: Treone Cooley at treonelaure@gmail.com
Phone: (208) 401-8443
Address: 985 Valley Rim Road
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Please keep this precious land public and undeveloped. We have a special thing in Idaho where public land access is unlike most places. This allows for the multitude of outdoor uses to stay in the hands of everyone. Please keep it the way!

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 10:06 PM
To: Comments
Subject: Comment Submitted

From: Samantha Gray at Sam@sproutdesignwedding.com
Phone: 2083151309
Address: 2415 west Idaho street
City: Boise
State: Idaho
Zip Code: 83702

Comment:

Growing up in McCall, I have the most wonderful memories of our little town. I now live in Boise and visit as often as possible.

I had the pleasure of attending elementary, middle, and high school in McCall. I can say I had some of the coolest, most unique experience as a student. Our teachers encouraged us to explore the outdoors and take advantage of the opportunities we had at our back door.

I hate to see all the changes that have come to town but understand a lot of them were much needed and they have made our community an even better place to live. What I love the most about the community of McCall is most locals know what a special place we have and they love the nostalgia of our little town. With that being said, we understand that there is still going to be growth, but such growth needs to be well thought and strategic. Precious and sacred land should be preserved, such as land adjacent to the meanders and the land along east side drive north of Tamrack bay condos. This land has endured as cherished public lands, and should remain as such. There is such little available public lake access, and the state should not sale it to investors.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 10:08 PM
To: Comments
Subject: Comment Submitted

From: Margaret Lojek at meglojek@yahoo.com
Phone: 2083157855
Address: 1045 Valley Rim Rd
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Re: Payette Endowment Lands Strategy

I am concerned that the 20 year plan to trade, lease or sell lands in the Payette Lake area do not take into account the fact that you have some discretion to uphold the public trust of the public lands. I ask you take the necessary time to develop a clearly established set of goals, with input from stakeholders, that will align Idaho's endowment lands with the 21st century. It is time we wake up to the reality of land use today, especially in the rural mountain west, and recognize the economic health of our state is inextricably linked to the natural health of our lands and waters. Selling, leasing or trading these lands is short-sighted and finite. Our public lands are not infinite.

Thank you.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 10:15 PM
To: Comments
Subject: Comment Submitted

From: Mykaela Gardner at mykaelamgardner@gmail.com
Phone: 2082845136
Address: 435 W Main St, Apt 2C
City: Rexburg
State: Idaho
Zip Code: 83440

Comment:

Hello, my name is Mykaela Gardner and I currently live in Rexburg, Idaho. The state endowment lands around McCall mean a great deal to me and my family as they are a place that we recreate and love exploring together as much as we can each year. We use this land and the access it provides to fish, kayak, hike and ride ATVs and we would be devastated to lose these lands as they are a great asset to McCall and to us as outdoor enthusiasts. I want these lands to remain public so that my family, my kids and my grandkids will be able to use them. These lands are also important to the wildlife habitat and I hope that they will remain protected. I urge the Idaho Department of Lands to take a conservation-minded approach when assessing larger, ecologically and economically vital endowment land parcels. In the long-term, these lands can generate additional sources of revenue for the state while still allowing active management. I urge you to please develop new sources of revenue and keep the state endowment lands around McCall public.

Thank you for the opportunity to comment,
Mykaela Gardner

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 10:19 PM
To: Comments
Subject: Comment Submitted

From: Phil Stiffler at pstiffler@hbspecialtyfoods.com
Phone: 986-888-7033
Address: 203 E. Rio Grande Court
City: Meridian
State: Idaho
Zip Code: 83646

Comment:

I also am a owner of property in the McCall are and my GM family and future generations want to preserve and enjoy the use of Payette Endowment Lands. I believe these lands should not be sold ! For private development!! Such proposals like that from Trident Holdings should not be considered. Nor should any such proposals for smaller amounts of acreage. IDL SHOULD DEFINE A PLAN FOR ONGOING PRESERVATION . No transition or sale of such properties without stringent public input and planning to insure ongoing value of such properties for the public use and ongoing preservation. All planning for the long term overall impacts to maintaining such properties for the enjoyment and ecological preservation and welfare of such public properties.

Absolutely, any such proposals such as the Trident Holdings proposed plan—SHOULD BE NOT BE CONSIDERED OR ALLOWED TO GO FORWARD IN ANY SHAPE OR FORM.

The endowment lands around McCall are important to my family and future generations of families.

I appreciate what IDL DOES— and will support their efforts for responsible conservation through responsible ongoing management.

I would welcome the opportunity to provide further input, insights, and strategic planning support in support for ongoing preservation Endowment lands in the McCall area—to insure such lands are not sold (expansion of the overall impact areas).

Phil Stiffler

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 10:22 PM
To: Comments
Subject: Comment Submitted

From: Christina Richards at tinarichards26@gmail.com
Phone: 2082835026
Address: 1640 E Meadow Wood St
City: Meridian
State: Idaho
Zip Code: 83646

Comment:

Please please please do not allow this land in McCall to be privatized. What makes Idaho the wonderful place to live that it is, is the fact that we have places like Payette lake where the view is breathtaking and not full of condos and cabins and resorts. This will make McCall so commercialized that it won't even be the same place. For the past 20 years McCall and the surrounding area has been my family's happy place. Our place to get away from the chaos and population of the valley. And we don't have enough places like that left. Please keep the areas around the lake in touched. Thank you

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 10:27 PM
To: Comments
Subject: Comment Submitted

From: Michelle Blank at
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Please protect Payette Lake! The land that abuts Payette Lake should be protected from development as a buffer for the health and safety of the Payette Lake Watershed. The lake not only serves as drinking water for the city of McCall, any impacts to the lake have downstream implications, and significant impact on economic activity in the area. The IDL lands near the lake provide an important ecological buffer. Conserving those lands prevents run-off pollution and sedimentation. Also, given the unknown future impacts of climate change, it would be remiss to develop these lands for a quick cash payoff now. The state has a public trust obligation to preserve and protect waterways. Please do not develop the lands next to the lake!

Furthermore, given value of the other (non-lake) lands as a public recreation destination and ecological corridor, I hope you will develop a conservation easement options, which would not only generate initial revenue, but continue to generate revenue through traditional land management uses. Finally, please continue to consider McCall Area Comprehensive Plan and the impact to McCall in any decisions about the land.

Thank you,

Michelle Blank

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 10:27 PM
To: Comments
Subject: Comment Submitted

From: Michael Wissenbach at
City: McCall
State: Idaho

Comment:
State Board of Land Commissioners:

I have recently reviewed the Payette Endowment Land Strategy draft plan. I was extremely surprised to find that this plan does not address or even list the potential impacts of the proposed actions contemplated in this plan. This is analogous to only looking at the potential beneficial (monetary) effects of an action, without looking at the adverse effects (costs). Any of the plan's proposed actions could likely affect wildlife, water quantity and quality, fisheries, recreational opportunities, visual resources, access and transportation, economics of local businesses, air quality, noise, and many other resources. When multiple actions are contemplated, as they are in draft plan, there are also likely to be cumulative effects, which are not addressed in the draft plan. Thus, the Payette Endowment Land Strategy draft plan is incomplete and unable to properly guide decisions regarding the management of the McCall area endowment lands. Please ensure that these resources and attributes of the McCall area and endowment lands are addressed prior to making any land management decisions.

Sincerely,

Michael Wissenbach
McCall, Idaho

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 10:36 PM
To: Comments
Subject: Comment Submitted

From: Quinn Gardner at quinngardner96@gmail.com
Phone: 4802782567
Address: 435 W Main St, Apt 2C
City: Rexburg
State: Idaho
Zip Code: 83440

Comment:

Hello, my name is Quinn Gardner and I currently live in Rexburg, Idaho. The state endowment lands around McCall mean a great deal to me and my family because of the recreational opportunities that they provide for us. I hope that these lands remain public so that my family and posterity can continue to use them for hiking, biking and other activities that we enjoy. Not only will I and my family be devastated if we no longer have access to these lands, the wildlife habitat will also be negatively affected if these lands are subject to sale and privatization. I urge the Idaho Department of Lands to take a conservation-minded approach when assessing larger, ecologically and economically vital endowment land parcels. In the long-term, these lands can generate additional sources of revenue for the state while still allowing active management. Please consider other sources of revenue and keep these lands public.

Thank you for the opportunity to comment,
Quinn Gardner

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 10:46 PM
To: Comments
Subject: Comment Submitted

From: Mike Medberry at
Phone: 2086296858
Address: 5002 Alworth St.
City: Garden City
State: Idaho
Zip Code: 83714

Comment:

While I understand that the IDL must raise the maximum amount of money for the endowment trust fund for many uses, I believe that IDL has to take into account the opinions of the majority of Idahoans and McCallites or risk a significant backlash. That may come to a crisis where endowment land is both used by the public and coveted by development interests. Money, unfortunately, is a big determinant of the use of IDL's land and will be a test of your determination and integrity in bringing fairness to the forefront. When the moment of decision is ripe, I hope that the IDL will give all of the relevant information to the public so that our opinions will count substantially and that the Trident organization will recognize what damage to their eventual interests making a seemingly logical, but misplaced, request will likely mean. I am suggesting that the pain will be felt not only by IDL but also on the perpetrator of the plan, because public opinions are so much against altering the status quo. In this case a negotiated, collaborative, and public settlement is appropriate for the public to feel justified by what the IDL does. You do not have all of the Aces that you may have thought you saw in your hand.

Thank you.

Mike Medberry

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 11:17 PM
To: Comments
Subject: Comment Submitted

From: Elizabeth Ruhkala at ruhkm2@gmail.com
Phone: 208-630-3777
Address: P.O. Box 1196
City: McCall
State: Idaho
Zip Code: 83638

Comment:

Dear Commissioners,

Selling or trading McCall Area State Endowment Lands to private interests such as Trident would be a huge mistake, one that could not be undone. Privatizing these lands is not the best way to go if we want to maintain our recreational opportunities AND continue to protect our forests, lake and watershed. We do need to develop new revenue sources for the long, not short, haul, but should not allow ourselves to be rushed into rash decisions by out of state investors seeking only to profit off our beautiful lands. There is time to do this the right way, one that will benefit all Idahoans.

Thank you for your consideration.

From: Jenny Peterson <jennypeterson22@gmail.com>
Sent: Sunday, February 28, 2021 11:32 PM
To: Dustin Miller; bwoolf@sco.idaho.gov; Comments; govenor@gov.idaho.gov;
lawrence.wasden@ag.idaho.gov; ldenney@sos.idaho.gov; Scott Corkill;
sybarra@sde.idaho.gov
Subject: Public Endowment Lands

Hi there,

I oppose the sale or transfer of our Public Endowment Lands and oppose Trident Holdings. This land is special because it is accessible to ALL. We need to keep the public lands in public hands for the better of Idaho and its future. Your constitutional mandate must be framed by the moral obligation to act as stewards of our land and our watersheds.

Thank you for your time.
Jenny

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 11:35 PM
To: Comments
Subject: Comment Submitted

From: Rebecca Warden at r_j_warden@yahoo.com
Phone: 2084510978
Address: 624 S D ST
City: GRANGEVILLE
State: Idaho
Zip Code: 83530

Comment:

I am absolutely opposed to this exchange as it will only increase the out of state (and super wealthy) ownership of public lands around Payette Lake. Yes, timber value is important, but at when is it no longer a benefit to the public? – this is a prime example of that; short term revenue at the cost of public access. While it may seem insignificant, the same place we go to pick huckleberries and find a secluded piece of shoreline for a nice afternoon will no longer be public land, no matter how this group tries to spin it.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 11:44 PM
To: Comments
Subject: Comment Submitted

From: GAYLE DIXON at avensruth@gmail.com
Phone: 2082536972
Address: 3132 FRUITVALE GLENDALE RD
City: FRUITVALE
State: Idaho
Zip Code: 83612

Comment:

My name is Gayle Dixon and my family and I have lived in Adams County for 46 years. We highly value the Endowment lands around Payette Lake. I understand that you are mandated to obtain the maximum long-term financial return from these lands, but this cannot be at the expense of the health of the lake. According to your financial records, the Endowment lands within the McCall Impact Zone return higher than average revenues. There is no need to sell them when the financial return from them is adequate. With a warming climate and so much development around the lake, the health of the lake, which supplies drinking water to many people should be your highest priority. We have reached a time when maintaining healthy ecosystems in Idaho is more important than wringing every last cent out of Endowment lands. In the long term we will all lose if this is your only consideration. I do not support the sale or trade of any Endowment lands around Payette Lake. Thank you for the opportunity to comment.

From: Department of Lands <no-reply@idl.idaho.gov>
Sent: Sunday, February 28, 2021 11:45 PM
To: Comments
Subject: Comment Submitted

From: Robert & Maggie Gamble at gambler43@gmail.com
Phone: 702 525 0353
Address: 13958 Easy Street
City: McCall
State: Idaho
Zip Code: 83638

Comment:

We strongly support the PLT approach, "Conservation Alternative" over PELS approach over the very complex sensitive issue of state endowment land in the City of McCall and the land surrounds Lake Payette.

February 28, 2021

Idaho State Board of Land Commissioners
300 N. 6th Street, Suite 103
Boise, ID 83702

Honorable Commissioners:

We represent a coalition of homeowner's associations and Brundage Mountain Ski Resort in McCall, Idaho, and are writing today to express our opposition and concerns with the application submitted by Trident Holdings, LLC for a land exchange of the Payette Endowment Lands.

We met with most of you or your staff last Fall to share our concerns but wanted to again reach out during this critical time frame. Bob and Kristin also both served on the recently concluded Focus Group panel for reviewing the IDL PELS and have been actively coordinating with other local groups on these issues.

We are deeply concerned about the land exchange concept proposed by Trident Holdings, LLC for the following reasons:

- It puts too much land under one private entity ownership.
- We believe the proposal severely undervalues the land involved in the proposed exchange.
- There has been a lack of true stakeholder input. When Trident touts "meeting with local stakeholders," rest assured it has been a one-way conversation.
- McCall cannot handle the infrastructure/absorption needed for the proposal.
- Payette Lake water quality will suffer.
- This decision impacts all endowment lands in the State.

Too much land under one private entity ownership:

The prospect of one private developer group gaining control over the McCall area Endowment Lands is of upmost concern to our group. It will change the very essence of what McCall is and why it is known as "a Crown Jewel" of Idaho. There are many western states that have fallen into this trap and regretted it later, e.g. Tahoe, Yellowstone Club.

The proposal undervalues the land involved in the proposed exchange:

The concept of exchanging all of this land at one time assumes that the land is stagnant and not increasing in value. It is no secret that the land values in the area are going up significantly. This is not factored into the proposed valuations.

One approach mentioned in our conversations is that of Whitefish, Montana. The Whitefish plan reflects the community's concerns by allocating only a small amount of land for development in the near term. This also allows the Trust to capture the increasing valuations over time and allows the town's infrastructure improvements to keep pace.

Lack of true stakeholder input:

There are many stakeholders that have not been included in this discussion that would be dramatically affected by what is being proposed, including the City of McCall, Valley County, Brundage Mountain, the beneficiaries of the endowments and all of the people of Idaho. There may have been meetings organized by the proponents, but none have truly been for the giving or receiving of public input. To date, it has been a one-way conversation that has not allowed for alternative concepts to be considered for the lands involved. And there would be no opportunity or incentive for such input or meaningful discussion once the lands are placed in private hands. Community "polling" questions were very leading and not a representative survey.

Infrastructure/Absorption which McCall cannot handle:

There are many local issues and concerns that need to be considered or discussed in this area before moving forward with a land exchange of this magnitude:

- Currently the City of McCall is capping sewer hookups because no capacity exists.
- Highway 55 construction will last 2 more years and on any given weekend, traffic is over the limit for the State highway.

Payette Lake water quality will suffer:

The Trident proposal develops key remaining waterfront properties (Parcel G, H) that we believe will put the lake over the tipping point.

Lake water, which is the primary drinking source of the area, is already suffering with the increased usage fueled by Idaho's growth. Studies are currently underway to understand what/how much. Those should be reviewed as part of this decision process.

Precedent setting for the remainder of the State:

Other areas around the State of Idaho with similar circumstances are watching and wondering how this proposed exchange will impact the endowment lands in their area. The Pandemic has increased the value of the great outdoors and the lure of living in a rural environment. As a result, Idaho is a destination now on everyone's radar. More proposals will surely follow this one, which makes it even more important to proceed with caution and work to ensure Idaho citizens and the endowment beneficiaries feel engaged in the process.

We understand and appreciate the important responsibility that all of you have as managers of Idaho's Endowment Lands and the seriousness with which you are all considering these issues. And we know that you must seriously consider all proposals that would help generate additional funds for the endowments. And we know that a long-term plan for the lands in this area must be developed to take care of all parties involved. But **we do not feel that the Trident Holdings, LLC concept is the right way to move forward. As an alternative path forward, we would suggest:**

- Build upon the initial work done in the IDL PELS plan by establishing a long-term local stakeholder group to work with the IDL staff to develop alternative win-win solutions.
- Explore what has worked in our neighboring states as they worked to modernize the management of their endowment lands, especially Whitefish, Montana that had many similar issues.
- Take your time and do this the right way, as elected leaders, because the impacts of your decisions today will stretch far into the future and impact many generations of Idahoans who hold this special place in such high regard.

We respect and realize that you all have a fiduciary duty and constitutional restrictions in your role as Commissioners. We also know that all of you want to do the right thing by Idaho. We would like to be a part of supporting the effort to ensure it is the right path forward for all. Thank you for your time and consideration of this important issue.

Sincerely,

Robert Looper
Kristin Hoff Sinclair
Walt Sinclair