



*Private Lands and Public Wildlife*

*Honoring the Public Trust  
Doctrine & Private Property  
Rights while Conserving  
Wildlife and Working Ranches*

# *Some basic principles...*

- **Wildlife is a resource held in the public trust for all the people of the State**
- **Proper stewardship is the responsibility of all citizens**
- **Private property owners are fiscally responsible for ownership costs**
- **Landowners have the right to allow or disallow access to their land and are guaranteed fair compensation for property rights 'taken' by the State**

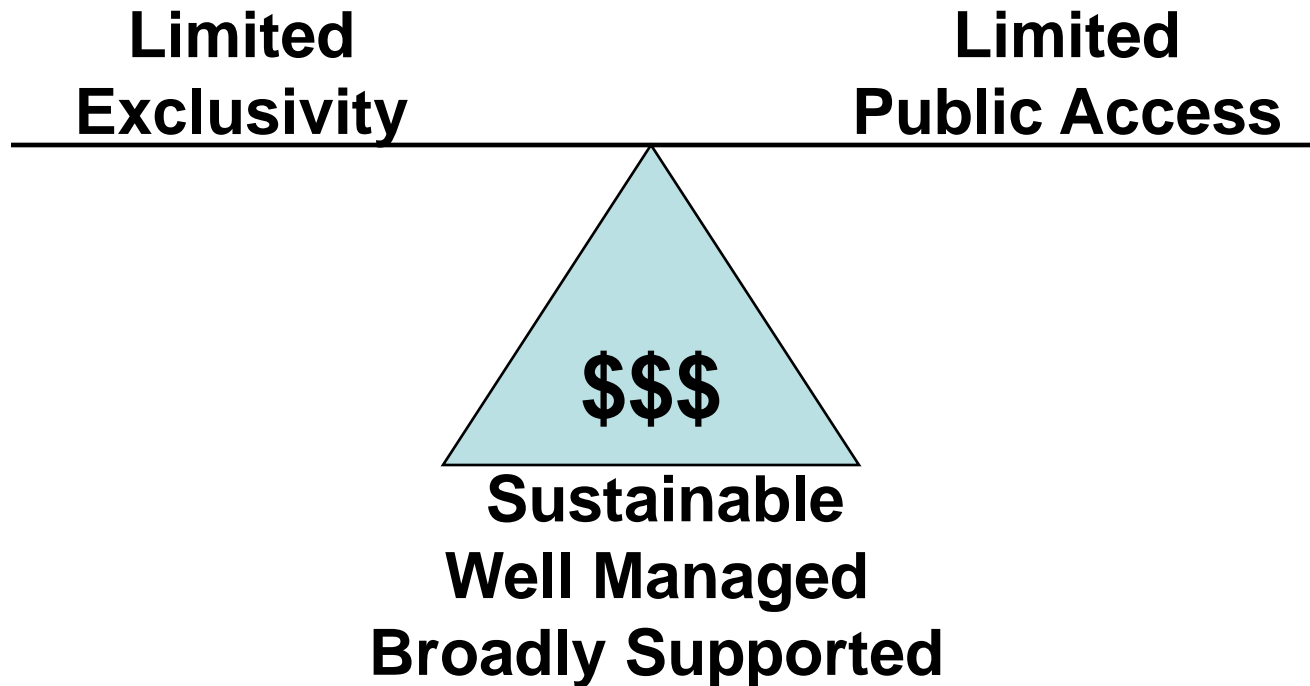
# *Four Truths*

- ***Profit*** is not a four letter word. Profit is not always the opposite of ethics.
- ***Money*** enables good people to do good things (*whether a government agency, non-profit group or private landowner*)
- If wildlife are viewed as a ***liability***, ranchers will tend to want fewer of them
- If wildlife are viewed as an ***asset***, ranchers will want more, and will actively manage for them

## *Our mission as wildlife stewards...*

- Is to balance the public's right to have and use their resource with the landowner's right to manage their property.
- If done well, we will better steward the public's resource for future generations by better conserving ranches, wildlife habitat, hunting opportunity and property rights.

***Incentive programs must balance exclusive use and free access (landowners market 'Exclusivity' and public gets access)***



***Managed correctly, both landowners and the public benefit***

# *Why Do Landowners Manage Wildlife?*

Healthy, well managed ranches and farms will produce/attract wildlife-whether you want them or not. *(Take it as a compliment!)*

## *Reasons to manage:*

- **Reduce Crop Depredation**
- **Generate Revenue** - let marketable wildlife generate revenue and share in management costs.
- **Reduce Risk** of land use restrictions by conserving species of concern.
- **Be Good Stewards** – Who will take care of wildlife if not the primary stewards of the land - farmers and ranchers?

# *Operating Profit vs. Land Appreciation*

- Average annual **Return On Investment** (*investment = property purchase price + operating costs*) for agricultural land in US is less than 2%.

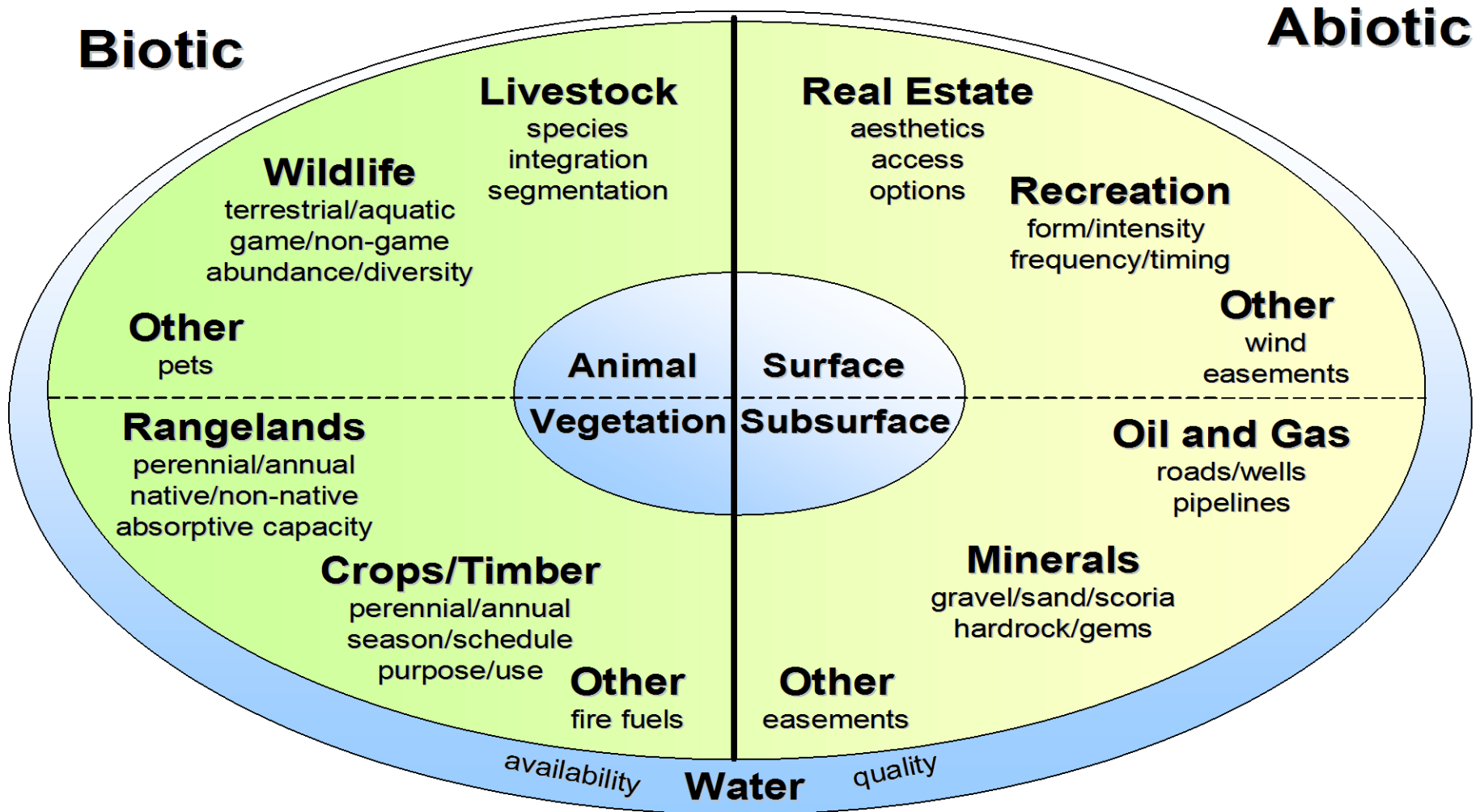
*(less than Savings Investments, Consumer Price Index, Inflation Rate – less than average annual increases in cost of living)*

- **Land value**, however, generally appreciates at a significantly higher rate – (*especially land with mountains, rivers and streams*)

# *Result...*

- Ranches and farms are investments appreciating at relatively high rates, while production agriculture on these investments generates relatively low returns.
- Highest returns are generally realized by selling in the recreational or residential market.
- Wildlife recreation programs increase ranch value and attract hunting interests, improving the odds for wildlife and reducing the risk of residential development.

# Land-Based Industries



Courtesy CARRUS Land Systems

*Incentive programs help landowners realize land potential...*

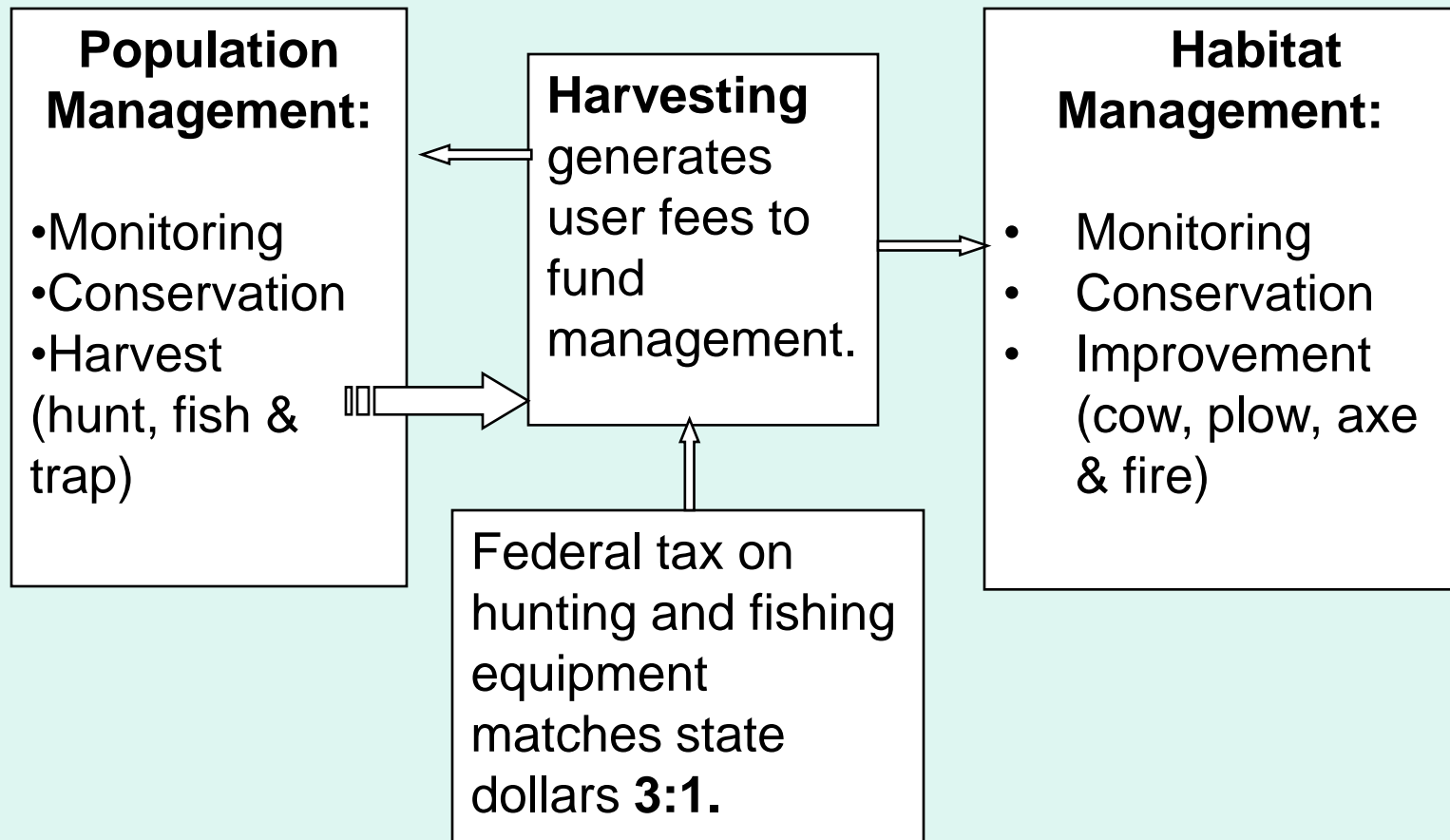
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**...and diversify enterprises.**



# *How is Wildlife Management in North America funded?*

## *“User Pays”*



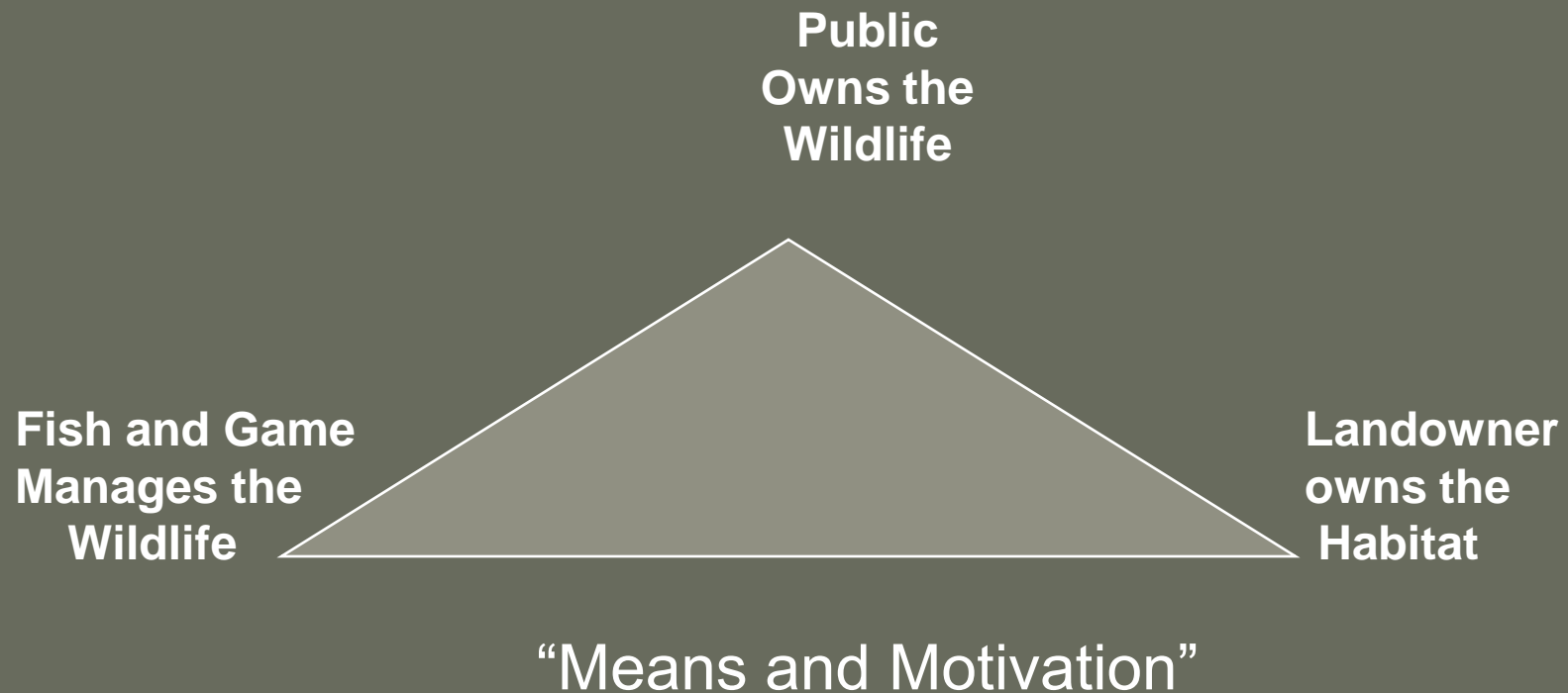
# *Types of Incentive Programs*

- ***User pays*** - Individual user pays landowner for access (*CWMU, landowner association, mitigation permits*) Government provides permits
- ***Walk-in access*** - Government pays landowner for access
- ***Habitat Funding*** - Government or Non-Profit funded habitat enhancement projects or conservation easements

*How has the CWMU program influenced northern Utah big game management?*



# Perverse Triangle of Incentives



*Before landowner incentive programs many landowners had the means (habitat) to produce more wildlife, but lacked motivation*

***The CWMU program was designed to provide the “Means and Motivation”***

- Encourage cooperative management between groups
- Provide economic incentive to manage for wildlife values
- For big game to have a sustainable future they must ‘pay their own way’

***For the CWMU program to meet it's goals, it must ...***

- 1. Improve landowner acceptance of big game (ideally, increase wildlife populations)**
- 2. Maintain or Increase the Quantity/Quality of wildlife habitat in Utah**
- 3. Maintain or Increase public access to private land wildlife resources**

***Has the program succeeded?***

## *1) Improve landowner acceptance of big game...*

Since implementation of the CWMU program in 1990, big game depredation complaints and expenses in northern Utah have declined significantly. Big game are now viewed positively rather than negatively by landowners, and DWR -landowner relations have greatly improved.

We've seen a role reversal -  
often the biologists want smaller  
big game populations - while  
landowners want more.

## *2) Maintain or Increase habitat Quantity/Quality...*

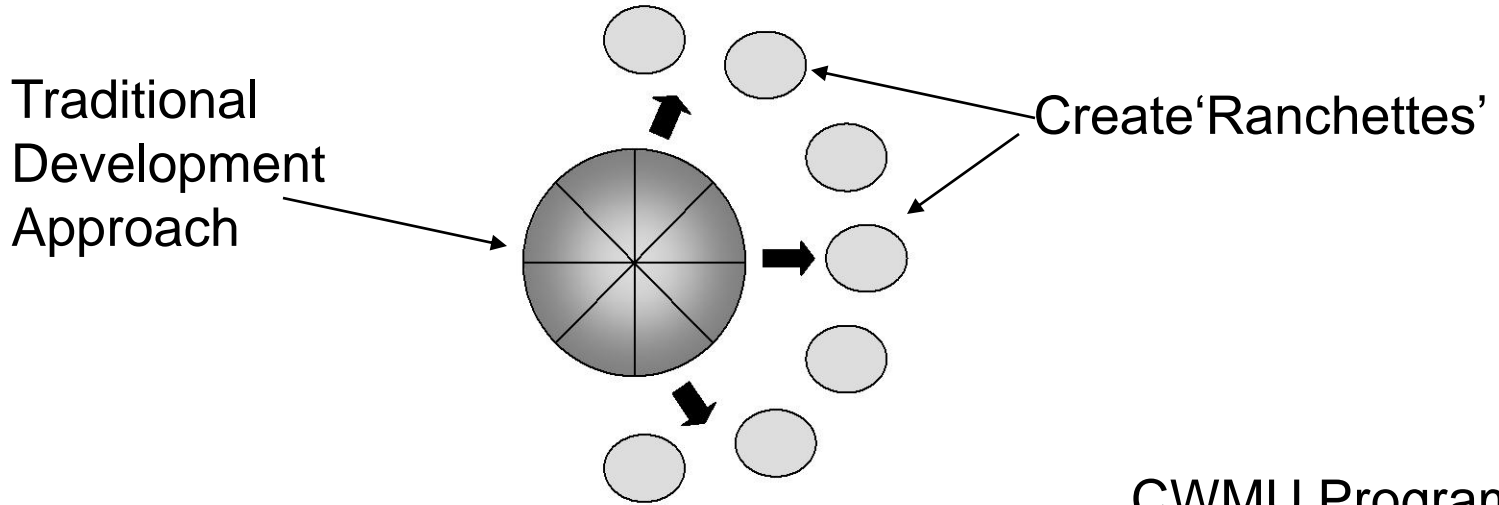
*Many landowners now manage land for wildlife needs...*



*...as well as livestock needs, by adjusting stocking rates, grazing practices and implementing wildlife habitat projects.*



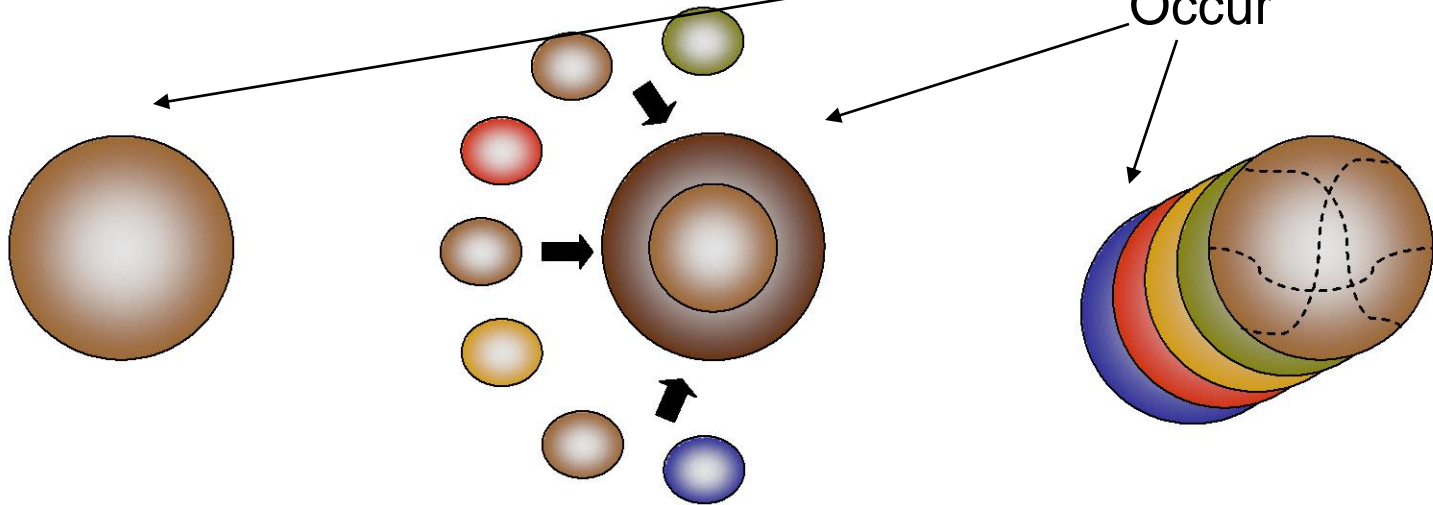
# Four Forms of Development



Courtesy CARRUS Land Systems

## Fragmentation

CWMU Program Enables these to Occur



**Enhancement**

**Aggregation**

**Segregation**

CWMU's grow wildlife, *not condo's*. The CWMU program has kept thousands of acres from subdivision.



*Marketable hunting often makes the financial difference between breaking up ranches to sell, and keeping working ranches in one piece. Avid hunters partner with producers to compete with developers.*

### ***3) Maintain/Increase public access to private lands...***

***Myth:*** The CWMU program has closed thousands of acres of private land to sportsmen's access.

- ***Truth:*** For 30 years prior to the CWMU program, most private ranches in Northern Utah limited hunting access to family, friends and invited guests. The CWMU program opened over ***2 million acres*** of private lands to public access. Hunting has often improved on adjacent public lands.

## *Additional private sector response to WL Incentive programs...*

- CWMU Association and Foundation for Quality Resource Management (QRM) were created to promote effective & ethical wildlife mgt on CWMU's and other private lands compatible with DWR Unit management goals
- These organizations promote communication and cooperation between DWR, Cooperative Extension, landowners and operators

## ***Is there room for improvement? Yes.***

- Improve CWMU management plans.
- Improve communication and cooperation between WL professionals, landowners and hunting public.
- The economic, ecological and social sustainability of program depends on maintaining migrations, 'wildness' and diversity of species and enterprises.

# *Why should wildlife managers care whether landowners make money?*

- *Agricultural lands can be managed to provide habitat for species that are incompatible with residential lands (unlike the homes you and I live in)*
- *elk, prairie dog, pygmy rabbit, shrike, pronghorn, bear, lion, prairie falcon, golden eagle*
- *If Agricultural lands don't generate competitive revenue the risk of land-use conversion increases*

*By helping ranchers profitably  
manage for these three animals...*



*We can create a diverse landscape  
that provides for many other  
species of concern.*



## ***OK, But...Can financial incentives change landowner appreciation of wildlife?***

- ***Most ranchers don't hate most wildlife species. Their wildlife appreciation increases as wildlife add value to their operations.***
- ***However, financial incentives will not cause ranchers to wear sandals, hug trees or sing 'Cumbayah'.***
- ***(...while many WL managers value cattle as a management tool, we generally appreciate cattle best when cooked medium rare and served with a dinner salad).***

A large flock of geese is swimming in a blue lake. The geese are scattered across the water, with some in the foreground and others in the distance. The background shows a green, hilly landscape under a clear blue sky. The word "Questions?" is written in bold black text in the upper center of the image.

**Questions?**

*“The mark of a moderate man is freedom from his own ideas” – Lao Tzu*