

LERAY MCALLISTER GLOSSARY

Affordable Housing	<p>According to the US Department of Housing and Urban Development, affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. For the purposes of the McAllister Fund, affordable housing primarily refers to multifamily dwellings that include units with regulated rent limits that may be below market rates and are reserved for low and very low-income persons as defined by the Department of Housing and Urban Development.</p>
Century Farm	<p>A Century Farm is a farm or ranch officially recognized by a regional program documenting the farm has been continuously owned by a single family for 100 years or more.</p>
Fee Title Interest in Acquired Real Estate	<p>A fee interest in real property may be purchased with money from the Fund ONLY IF the parcel is NO MORE THAN 20 acres in size. In counties where 50% or more of the total land mass is publicly owned, a parcel of similar size must be contemporaneously transferred to private ownership from the governmental entity that acquires the fee interest. The following counties are less than 50% publicly owned: Box Elder, Cache, Davis, Morgan, Rich, Salt Lake, Summit, Weber.</p>
Multifamily Housing	<p>Multifamily housing zoning refers only to residential zones meant for multiple separate housing units contained within one or several buildings within a single building or complex. Examples include apartments and townhomes. Typically, these areas are zoned in areas identified by the community for more intense residential and commercial development that may not be conducive to the critical open lands targeted by the McAllister Fund for preservation. Multifamily housing, for the purposes of this application, does not include workforce housing meant for agricultural workers if those dwellings are considered part of the working agricultural operation. The Quality Growth Commission is required to consider the impacts of land conservation on housing affordability as part of the grant approval process.</p>
Open Lands	<p>"Open land" means land that is preserved in or restored to a predominantly natural, open, and undeveloped condition; and used for:</p> <ul style="list-style-type: none"> • Wildlife habitat • Cultural or recreational use • Watershed protection • Another use consistent with the preservation of the land in or restoration of the land to a predominantly natural, open, and undeveloped condition <p>"Open land" does not include land whose predominant use is as a developed facility for active recreational activities, including baseball, tennis, soccer, golf, or other sporting or similar activity.</p> <p>The condition of land does not change from a natural, open, and undeveloped condition because of the development or presence on the land of facilities, including trails, waterways, and grassy areas, that:</p> <ul style="list-style-type: none"> • Enhance the natural, scenic, or aesthetic qualities of the land; or • Facilitate the public's access to or use of the land for the enjoyment of its natural, scenic, or aesthetic qualities and for compatible recreational activities

Public Access	A "public access" benefit means that the public will be granted physical access to the property free of charge. Public access does NOT require unlimited access and may be restricted to a portion of the property (such as a trail easement) or to a specific activity or activities (such as angler or hunting access, hiking, wildlife viewing, etc). Public access must be reasonably posted at the site so that members of the public are reasonably aware of the access and any limitations or prohibitions. Seasonal closures are allowed for specific purposes (such as specific agricultural seasons such as planting, calving, etc or to protect sensitive wildlife - such as sage grouse strutting or wintering wildlife), but should be open for as much of the season as possible to provide regular enjoyment of the permitted uses (e.g. hunting and fishing seasons, etc). Using the property for fee-for-service activities (such as corn mazes or tours) is not considered a public access benefit.
Recreation or Public Access	Projects with a primary objective of preserving or enhancing public recreational access to a private parcel.
Threatened and Endangered Species	Projects with a primary objective of protecting critical habitat for sensitive species that are considered threatened or endangered in Utah. Must be validated by the Utah Division of Wildlife Resources.
Watershed Protection	Projects with a primary objective of protecting critical watershed with the goal of maintaining pristine drinking water supplies. Must be validated by the Utah Division of Water Rights.
Wetlands Protection	Projects with a primary objective of protecting critical wetlands with a goal of enhancing water quality. Must be validated by the Utah Division of Water Quality.
Wildlife Habitat	Projects with a primary objective of protecting or enhancing critical wildlife habitat for protected wildlife. Must be validated by the Utah Division of Wildlife Resources.
Working Agricultural Lands	"Working agricultural land" means agricultural land for which an owner or producer engages in the activity of producing for commercial purposes crops, orchards, livestock, poultry, aquaculture, livestock products, or poultry products and the facilities, equipment, and property used to facilitate the activity. (Note: most easements may provide for "building envelopes," however, McAllister Funds may only be used to preserve open or agricultural lands and may NOT be used to preserve buildings or other infrastructure.)