

MOUNTAIN VIEW CORRIDOR COMPLETION ACT

SEPTEMBER 12, 2024.—Committed to the Committee of the Whole House on the State of the Union and ordered to be printed

Mr. WESTERMAN, from the Committee on Natural Resources,
submitted the following

R E P O R T

[To accompany H.R. 2468]

[Including cost estimate of the Congressional Budget Office]

The Committee on Natural Resources, to whom was referred the bill (H.R. 2468) to require the Secretary of the Interior to convey to the State of Utah certain Federal land under the administrative jurisdiction of the Bureau of Land Management within the boundaries of Camp Williams, Utah, and for other purposes, having considered the same, reports favorably thereon with an amendment and recommends that the bill as amended do pass.

The amendment is as follows:

Strike all after the enacting clause and insert the following:

SECTION 1. SHORT TITLE.

This Act may be cited as the “Mountain View Corridor Completion Act”.

SEC. 2. DEFINITIONS.

In this Act:

(1) COVERED LAND.—The term “covered land” means the approximately 200.18 acres of land depicted as “Land Proposed for Conveyance” on the map entitled “Mountain View Corridor Completion Act” and dated October 6, 2023.

(2) SECRETARY.—The term “Secretary” means the Secretary of the Interior, acting through the Director of the Bureau of Land Management.

(3) STATE.—The term “State” means the State of Utah.

SEC. 3. CONVEYANCE OF BUREAU OF LAND MANAGEMENT LAND TO STATE OF UTAH.

(a) CONVEYANCE REQUIRED.—Not later than 90 days after the date of enactment of this Act, the Secretary shall convey to the State all rights, title, and interest of the United States in and to the covered land.

(b) REQUIREMENTS.—

(1) IN GENERAL.—The conveyance of the covered land under this section shall be subject to valid existing rights.

(2) PAYMENT OF FAIR MARKET VALUE.—As consideration for the conveyance of the covered land under this section, the State shall pay to the Secretary an amount equal to the fair market value of the covered land, as determined—

- (A) in accordance with the Federal Land Policy and Management Act of 1976 (43 U.S.C. 1701 et seq.); and
- (B) based on an appraisal that is conducted in accordance with—
 - (i) the Uniform Appraisal Standards for Federal Land Acquisitions; and
 - (ii) the Uniform Standards of Professional Appraisal Practice.
- (c) APPLICATION OF EXECUTIVE ORDER.—Executive Order 1922 of April 24, 1914, as modified by section 907 of the Camp W.G. Williams Land Exchange Act of 1989 (Public Law 101–628; 104 Stat. 4500), shall not apply to the covered land.
- (d) MAP AND LEGAL DESCRIPTION.—
 - (1) IN GENERAL.—As soon as practicable after the date of enactment of this Act, the Secretary shall finalize a map and a legal description of the covered land to be conveyed under this section.
 - (2) CONTROLLING DOCUMENT.—In the case of a discrepancy between the map and legal description finalized under paragraph (1), the map shall control.
 - (3) CORRECTIONS.—The Secretary and the State, by mutual agreement, may correct minor errors in the map or the legal description finalized under paragraph (1).
 - (4) MAP ON FILE.—The map and legal description finalized under paragraph (1) shall be kept on file and available for public inspection in each appropriate office of the Bureau of Land Management.
- (e) REVERSIONARY INTEREST.—If the Secretary, after consultation with the State, determines that the covered land conveyed under this section was sold, attempted to be sold, or used for non-transportation or non-defenses purposes by the State, all right, title, and interest in and to the covered land shall revert to the Secretary, at the discretion of the Secretary, after providing—
 - (1) to the State notice and a hearing or an opportunity to correct any identified deficiencies; and
 - (2) to the public notice and an opportunity to comment.

PURPOSE OF THE LEGISLATION

The purpose of H.R. 2468 is to require the Secretary of the Interior to convey to the State of Utah certain Federal land under the administrative jurisdiction of the Bureau of Land Management within the boundaries of Camp Williams, Utah, and for other purposes.

BACKGROUND AND NEED FOR LEGISLATION

The Mountain View Corridor (MVC) is a major road improvement project in the State of Utah designed to help meet the transportation challenges facing growing communities in Salt Lake County and Utah County. Since 2003, both the Utah Department of Transportation (UDOT) and Utah Transit Authority (UTA) have been involved in designing and constructing this project, which includes a freeway, transit-way, trails, and will feature a new 35-mile four-lane highway. The MVC is expected to alleviate growing traffic congestion driven by significant residential growth in the area and help improve road safety.

A portion of the MVC is slated to go through Camp Williams, a National Guard training site located 26 miles south of Salt Lake City operated by the Utah National Guard. Significant portions of the MVC have already been completed; however, the preferred alignment of the last portion of the MVC is being held up due to challenges associated with 36 acres within the Camp Williams boundary owned by the Bureau of Land Management (BLM). Without a clear title or a right-of-way agreement, UDOT is not authorized to build the last portion of the MVC over 3 separate parcels within Camp Williams. The land in question is not being actively managed by the BLM and is undeveloped with sagebrush and other high-desert vegetation. During the technical assistance process,

BLM recommended conveying 200 acres to the State, instead of the original 36 acres, to reduce checkerboard patterns and improve overall management. H.R. 2468, as amended, would require the BLM to convey 200 acres of land within Camp Williams necessary to complete the MVC to the State of Utah. This bill will allow the final portion of the MVC project to be completed.

COMMITTEE ACTION

H.R. 2468 was introduced on April 3, 2023, by Rep. Burgess Owens (R-UT). The bill was referred to the Committee on Natural Resources, and within the Committee to the Subcommittee on Federal Lands. On July 20, 2023, the Subcommittee on Federal Lands held a hearing on the bill. On March 12, 2024, the Committee on Natural Resources met to consider the bill. The Subcommittee on Federal Lands was discharged from further consideration of H.R. 2468 by unanimous consent. Chairman Bruce Westerman (R-AR) offered an Amendment in the Nature of a Substitute designated Westerman_077 ANS. The Amendment in the Nature of a Substitute was agreed to by unanimous consent. The bill, as amended, was ordered favorably reported to the House of Representatives by unanimous consent.

HEARINGS

For the purposes of clause 3(c)(6) of House rule XIII, the following hearing was used to develop or consider this measure: hearing by the Subcommittee on Federal Lands held on July 20, 2023.

SECTION-BY-SECTION ANALYSIS

Section 1. Short title

Section 1 names the bill the “Mountain View Corridor Completion Act”.

Section 2. Definitions

Section 2 provides definitions for important terms in the legislation and defines the map referenced in the bill.

Section 3. Conveyance of Bureau of Land Management land to State of Utah

Section 3 directs the BLM to convey, subject to valid and existing rights, approximately 200 acres of BLM land located within the boundary of Camp Williams to the State of Utah. Section 3 requires the State to pay fair market value for the land as determined by the Federal Land Policy and Management Act of 1976. Section 3 stipulates that if any land conveyed under H.R. 2468 ceases to be used for transportation or public purposes, is sold, or attempted to be sold, all right, title, and interest in and to the land shall revert to the United States. Section 3 exempts the conveyance from an executive order issued in 1914, which withdrew the lands for military use. Finally, Section 3 also includes stipulations for making minor updates to the map of the conveyance.

COMMITTEE OVERSIGHT FINDINGS AND RECOMMENDATIONS

Regarding clause 2(b)(1) of rule X and clause 3(c)(1) of rule XIII of the Rules of the House of Representatives, the Committee on

Natural Resources' oversight findings and recommendations are reflected in the body of this report.

COMPLIANCE WITH HOUSE RULE XIII AND CONGRESSIONAL BUDGET ACT

1. *Cost of Legislation and the Congressional Budget Act.* With respect to the requirements of clause 3(c)(2) and (3) of rule XIII of the Rules of the House of Representatives and sections 308(a) and 402 of the Congressional Budget Act of 1974, the Committee has received the following estimate for the bill from the Director of the Congressional Budget Office:

H.R. 2468, Mountain View Corridor Completion Act			
As ordered reported by the House Committee on Natural Resources on March 12, 2024			
By Fiscal Year, Millions of Dollars	2024	2024-2029	2024-2034
Direct Spending (Outlays)	-3	-3	-3
Revenues	0	0	0
Increase or Decrease (-) in the Deficit	-3	-3	-3
Spending Subject to Appropriation (Outlays)	*	*	not estimated
Increases <i>net direct spending</i> in any of the four consecutive 10-year periods beginning in 2035?	No	Statutory pay-as-you-go procedures apply? Yes	
Increases <i>on-budget deficits</i> in any of the four consecutive 10-year periods beginning in 2035?	No	Mandate Effects	
		Contains intergovernmental mandate?	No
		Contains private-sector mandate?	No
* = between zero and \$500,000.			

H.R. 2468 would require the Bureau of Land Management (BLM) to convey, at fair market value, approximately 200 acres of land in Camp Williams, Utah, to the state of Utah to facilitate the construction of the Mountain View Corridor freeway.

Proceeds from the conveyance would be classified as offsetting receipts, which are recorded in the budget as reductions in direct spending. Using information on land values for similar tracts near Camp Williams, and assuming that the transfer happens in 2024, CBO estimates that enacting the bill would decrease direct spending by \$3 million in 2024.

Under H.R. 2468, BLM would be required to cover some costs associated with the appraisal and to revise maps and boundaries to reflect changes in ownership. CBO estimates that implementing those requirements would cost less than \$500,000 over the 2024–2029 period. Any related spending would be subject to the availability of appropriated funds.

On February 26, 2024, CBO transmitted a cost estimate for S. 3036, the Mountain View Corridor Completion Act, as ordered reported by the Senate Committee on Energy and Natural Resources on December 14, 2023. The two bills are similar, and CBO's estimates of their budgetary effects are the same.

The CBO staff contact for this estimate is Emma Uebelhor. The estimate was reviewed by H. Samuel Papenfuss, Deputy Director of Budget Analysis.

PHILLIP L. SWAGEL,
Director, Congressional Budget Office.

2. *General Performance Goals and Objectives.* As required by clause 3(c)(4) of rule XIII, the general performance goal or objective of this bill is to require the Secretary of the Interior to convey to the State of Utah certain Federal land under the administrative jurisdiction of the Bureau of Land Management within the boundaries of Camp Williams, Utah, and for other purposes.

EARMARK STATEMENT

This bill does not contain any Congressional earmarks, limited tax benefits, or limited tariff benefits as defined under clause 9(e), 9(f), and 9(g) of rule XXI of the Rules of the House of Representatives.

UNFUNDED MANDATES REFORM ACT STATEMENT

According to the Congressional Budget Office, H.R. 2468 contains no unfunded mandates as defined in the Unfunded Mandates Reform Act.

EXISTING PROGRAMS

Directed Rule Making. This bill does not contain any directed rule makings.

Duplication of Existing Programs. This bill does not establish or reauthorize a program of the federal government known to be duplicative of another program. Such program was not included in any report from the Government Accountability Office to Congress pursuant to section 21 of Public Law 111–139 or identified in the most recent Catalog of Federal Domestic Assistance published pursuant to the Federal Program Information Act (Public Law 95–220, as amended by Public Law 98–169) as relating to other programs.

APPLICABILITY TO LEGISLATIVE BRANCH

The Committee finds that the legislation does not relate to the terms and conditions of employment or access to public services or accommodations within the meaning of section 102(b)(3) of the Congressional Accountability Act.

PREEMPTION OF STATE, LOCAL OR TRIBAL LAW

Any preemptive effect of this bill over state, local, or tribal law is intended to be consistent with the bill's purposes and text and the Supremacy Clause of Article VI of the U.S. Constitution.

CHANGES IN EXISTING LAW

As ordered reported by the Committee on Natural Resources, H.R. 2468 would make no changes in existing law.