

# Primary Asset Classification



The **KEY** to Primary Asset Classification is that there is only ONE PRIMARY ASSET CLASSIFICATION on the land.

Primary Asset Classification answers the question What the land is managed for?

Reclassification would only occur when the criteria listed below are met.

When to **Reclassify** [change from one Primary Asset Class to another]?

Reclassification criteria -

- **Longevity** – a parcel is encumbered by a lease or contract for 10 years or more; AND/OR
- **Exclusive Activity** – an area of land where only one type of activity can occur, multiple uses are not compatible—examples might include a commercial building, an airport, a military installation, a warehouse facility.

*Transition lands would not be reclassified until the a new use is established that meets the lonaevity and exclusive use criteria*

## Primary Asset Classification

## Description

*These lists are not all inclusive.*

<b>Forest</b>	Lands capable of regenerating and growing successive crops of commercial forest products on a sustainable basis. Generally defined by eco-region.
	<i>Agriculture - Lands used for growing cultivated plants or agricultural produce such as grains, vegetables or fruits (vineyards/orchards).</i>
<b>Agriculture Dryland</b>	Agriculture land managed for growing various crops without additional water, other than normal precipitation.
<b>Agriculture Irrigated</b>	Agriculture land managed for growing various crops with the supplemental addition of water.
<b>Rangeland</b>	Lands supporting natural vegetation, generally grasses, forbs and small brush, suitable for grazing by domestic livestock.
	<i>Commercial - Land uses generally recognized as “commercial, office or industrial” in local zoning ordinances, including retail and light industrial uses, public facilities, energy resources, communication sites, hospitality establishments, etc.</i>
<b>Commercial Energy Resources</b>	Land managed for wind, solar and biomass operations. Excludes minerals obtained through surface and subsurface extraction.
<b>Commercial Communications</b>	Lands managed for billboards, radio, television, cable, fiber optics, cell phone and satellite towers.
<b>Commercial Office/Retail</b>	Lands managed for commercial, office [includes government offices], service and retail businesses, surface parking lots/structures, medical arts complex, hotels or theaters, educational facilities.
<b>Commercial Recreation</b>	Lands managed for: <ul style="list-style-type: none"> <li>• Resort recreation, RV parks, ski hills, water parks,</li> <li>• Outfitter/guide services,</li> <li>• Seasonal, temporary, non-consumptive use of lands that may include dispersed recreational use (hunting, fishing, trapping, camping, hiking, trails), etc.</li> <li>• Facilities operated by related public entities such as developed campgrounds, fishing access sites or other similar recreation activities.</li> </ul>
<b>Commercial Industrial</b>	Lands managed for manufacturing, warehousing, sanitary landfills, intermodal shipping, irrigation facilities, feedlots, electrical substations, wastewater treatment facilities, airports [airstrips, back country airstrips] and related structures [ hangers], shooting ranges, apiaries, access roads, roadways and similar infrastructure features, headwalls, culverts, etc.
<b>Commercial Military Facilities</b>	Lands managed for armories, military training ranges, military bases, etc.
<b>Commercial Multi-Family</b>	Lands managed for apartment buildings, duplexes, and other multiple family residential complexes where units are leased and the land/buildings remain in Trust ownership.
	<i>Residential - Land used for single or multi-family residential uses to include condominiums, multi-family developments, cottage, cabin, or home sites.</i>
<b>Residential Home Sites</b>	Land that is <u>sold or intended to be sold</u> for residential subdivisions, individual parcels or lots. This subclass also includes proceeds from lot sales that are addressed by a “Participation Agreement”. [Examples would be the Elk Valley lots, Indian Creek lot]
<b>Residential Cottage/Cabin Sites</b>	Land that is <u>leased</u> for the purpose of developing residential cottage or cabin sites. The land is retained in ownership by the Trust.
	<i>Minerals - Land used for the extraction of minerals and other natural materials found above or beneath the land.</i>
<b>Minerals</b>	Includes lands managed for: <ul style="list-style-type: none"> <li>• Liquid hydrocarbon mixtures and gases used primarily as fuels and contained in underground reserves.</li> <li>• Carbon-containing material formed from fossilized plants and used as fuel</li> <li>• Course or fine aggregate used in concrete, road base, fill, etc.</li> <li>• Potential thermal or electrical power derived from the thermal energy contained in the earth</li> <li>• Includes precious metals, decorative rock, phosphates, shale, oil sands, etc.</li> </ul>
<b>Conservation</b>	Conservation lands are generally lands for which certain real property rights have been removed or otherwise restricted temporarily or permanently to maintain temporary or permanent rights for open space, preservation of habitat, natural areas, parks, or other such purposes. Sample uses include Habitat Conservation Plans (HCPs) or Natural Area Preserves.