

get at is to have all of these problems with the 2,500 lots and the miscellaneous uses, the 40 miscellaneous uses which you described in this white area—why don't you tighten up your boundary lines and exclude that completely from the Sawtooth Recreation Area?

Secretary FREEMAN. I am sorry, I missed your question before.

Senator BIBLE. I probably didn't state it well.

Secretary FREEMAN. Simply because the valley lands are an important part of the total approach to the area, they are an area through which people do travel, it is an important area of scenic enjoyment, recreation participation by merely being there and enjoying it, the vista, the views.

Senator BIBLE. But nobody can bar them from driving through the State highways to get there?

Senator CHURCH. Mr. Chairman, may I interject. It is the valley that we are most concerned about, because the valley is one of the most beautiful in the West. And the valley is the foreground of the great Sawtooth escarpment that rises above it to the west. If the valley is destroyed by unsightly commercial development, then the important recreational values are destroyed for the entire area for most of the people who will go there. Some people will climb into the high mountains, of course, and enjoy the wilderness in the summits of the Sawtooths. But the great majority of the people who come into the valley to sightsee, camp, or fish in the rivers and in the lakes in the valleys and foothills of the Sawtooths, these are the people who would be principally benefited by the recreation area.

And without protecting the valley, we would lose the very thing we are trying to preserve and protect through this legislation.

Senator BIBLE. The Senator from Idaho, Senator Jordan?

Senator JORDAN. Mr. Chairman, that raises a very interesting question. I agree with Senator Church, the valley lands are highly important in the overall concept of this entire project. But the problem that comes to my mind is this. Say a man that might have a half section of pasture lands on which he is grazing in the summertime, is he forever frozen in his present use of that land, or can he under this bill subdivide it, if and when the time comes, with proper safeguards to himself and his investment?

Senator BIBLE. I would ask either the Secretary or Mr. Cliff to respond.

Do you understand the question?

Secretary FREEMAN. Yes. Let me respond, and the Chief may wish to add to it.

The answer would be, Senator Jordan, that he could, if it conformed with a standard of development that did not detract irreparably from what was described very effectively a moment ago by Senator Church. We would propose to set down administrative regulations here that were sensible. We have set down some general standards in that regard already that would specify the kind of development for habitation which would conform with the joint objective.

To the extent, then, that development would fit in, fine. To the extent that it would not fit in, it couldn't be done. And then you would get the question really of the scenic easement, and the value of that land under this bill. And if he was unable to do certain things, why his ownership would have been impaired, and the value of that would have to be determined, and he would be compensated accordingly.