

R&PP Lease to Patent/Purchase of Reversionary Clause	Sec. 203 Direct Land Sale and Land Use Plan Amendment
<p>Background</p> <ul style="list-style-type: none"> Ferron City has held R&PP Golf Course lease since 1985. When the golf course was expanded from 9 to 18 holes in 2009, a NORA was completed to reclassify the lands as available for lease only due to incomplete surveys Ferron City requested the patent for the leased land in 2020. Land cannot be patented without a complete cadastral survey. A cadastral survey was completed and approved in March 2023 <p>Patent Process</p> <ul style="list-style-type: none"> Cadastral Survey Draft NORA/NOI to re-classify the lands as available for patent <ul style="list-style-type: none"> Must be published in Federal register and in local newspaper for 3 weeks Approximately 7-month process <ul style="list-style-type: none"> 30-day UTSO review (has been closer to 60 days on recent projects) 120-day HQ review 45-day NORA comment period concurrent with 30-day Public Comment period Mineral Potential Report Environmental Site Assessment (180-day review; 1-year expiration date) Other surveys and consultation that might be needed (cultural, paleo, biological; SHPO USFWS) NEPA document (EA). Can draft while waiting for routing of NORA. Prepare and finalize Patent <ul style="list-style-type: none"> 60-day UTSO review Patent would be free to Ferron City <p>Reversionary Interest</p> <ul style="list-style-type: none"> All patents through the R&PP process include a reversionary interest clause that states the patentee or its successor in interest may not transfer title or control over the land to another, or the land may not be devoted to a use other than that for which it was conveyed without the consent of the BLM. The patent will stipulate that the lands will be used in perpetuity for the purposes for which they were acquired. If Ferron City were to transfer control of the golf course to a third-party, they would need to purchase the reversionary interest clause in the patent. This would be considered a FLPMA Sec. 	<p>Background</p> <ul style="list-style-type: none"> A portion of lands within the R&PP golf course lease boundary are listed in the PFO RMP for disposal. To purchase the golf course lands via a direct sale, BLM would also need to complete a Plan amendment to list the remaining lands for disposal (see map on pg. 2) <p>Sale and LUP Amendment Process</p> <ul style="list-style-type: none"> Cadastral Survey Complete any surveys and consultation that might be needed (cultural, paleo, biological; SHPO USFWS) Mineral Potential Report Environmental Site Assessment (180-day review; 1 year expiration date) Appraisal for Fair Market Value. Price must be disclosed in NORA. Draft NOI/NORA and start routing (approx. 7-month process) Draft preliminary RMP amendment/EA and unsigned FONSI (can draft while waiting for routing of NOI/NORA) Publication of NOI/NORA will start scoping/public comment period <ul style="list-style-type: none"> Must be published in Federal register and in local newspaper for 3 weeks 30 days after publication revise the RMP amendment/EA and respond to public comments Publish proposed RMP amendment/EA and signed FONSI <ul style="list-style-type: none"> Provide 30-day protest period and resolve protests Provide 60-day Governor's review period. States can negotiate shorter review period. Can run consecutively with protest period If changes are significant, issue a notice of significant change and provide a 30-day public comment period. If not, prepare RMP Amendment and Decision Record. The Decision should precede or coincide with the RMP Amendment (can be one Decision Record) <p>Other Notes</p> <ul style="list-style-type: none"> FOR an EA level Plan Amendment many steps are not required but may be appropriate depending on the action. <ul style="list-style-type: none"> Preparation Plan (not necessary) Analysis of the Management Situation Can combine traditional scoping period

<p>203 direct sale:</p> <ul style="list-style-type: none"> ○ Appraisal of reversionary interest at Fair Market Value. Price must be disclosed in NORA. ○ NORA to make reversionary interest available for sale and LUP amendment (7+ month timeline) ○ NEPA document ○ Complete sale 	<p>and public comment period if draft EA and FONSI are published at the same time as Federal Register Notice</p> <ul style="list-style-type: none"> ○ No need for traditional Scoping Report
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EA: Environmental Assessment

FONSI: Finding of No Significant Impact

HQ: BLM Headquarters

R&PP: Recreation and Public Purposes

RMP: Resource Management Plan

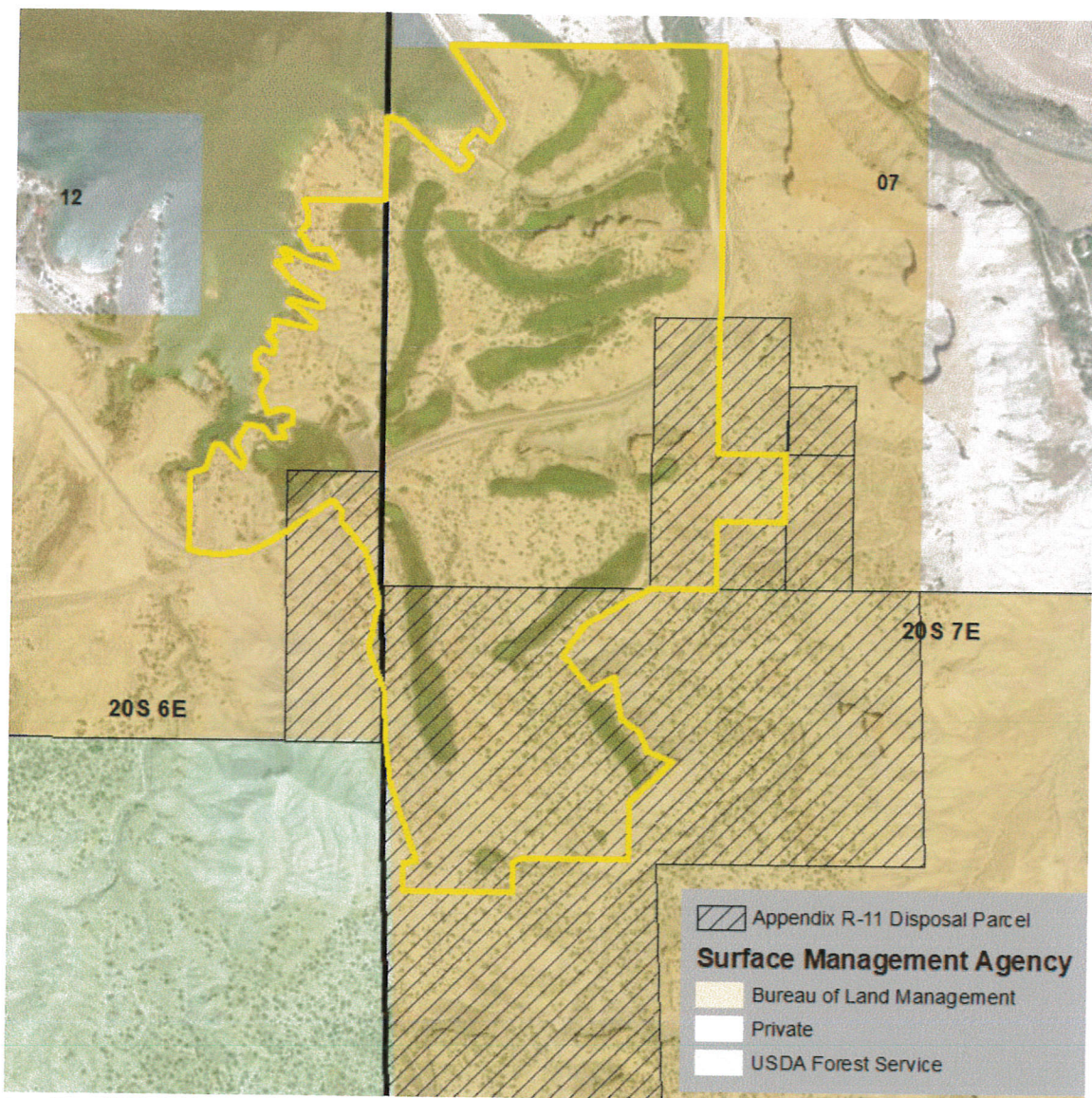
SHPO: State Historic Preservation Office

NORA: Notice of Realty Action

NOI: Notice of Intent

USFWS: US Fish and Wildlife Service

UTSO: Utah BLM State Office



Location of PFO RMP Appendix R-11 Disposal Parcels near existing R&PP lease boundary (Lease boundary = yellow polygon; disposal parcels = black cross shading)