

**AGENDA ITEM #XIV.**

**STEERING COMMITTEE**

**REVIEWS**

**AREAWIDE CLEARINGHOUSE REVIEWS  
FOR PLANNING DISTRICT V**

**NOTIFICATIONS - Supportive**

**January 9, 2013**

**1. Title: AMANGIRI SALES PARCELS**

**Applicant: Trust Lands Administration**

**Description: The sale includes two parcels in Kane County to be sold to an adjacent land owner. The owner of adjacent private land has developed high end lodging and private lots (Amangiri Resort). These parcels are acquired mainly to protect investment by protecting the view shed of the private development.**

<b>Funding:</b>	<b><u>Amount</u></b>	<b><u>Agency</u></b>	<b><u>SAI #</u></b>
	<b>N/A</b>	<b>N/A</b>	<b>36420</b>
			<b>Received 11/23/2012</b>

**Comments: The Utah School and Institutional Trust Lands Administration proposes to sell more than 1600 acres of land adjacent to the Amangiri Resort in Kane County. The sale is intended to protect the view shed of the resort development. Any future land use proposals must be approved by Kane County land use authorities. (Ken Sizemore)**

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2. Title: BIG WATER TOWN

Applicant: Trust Lands Administration

Description: SITLA owns many acres of land within the incorporated area of Big Water. Almost all undeveloped land belongs to SITLA. SITLA intends to develop the developable acres around the town in the medium and long term in response to market demand.

Funding:	<u>Amount</u>	<u>Agency</u>	<u>SAI #</u>
	N/A	N/A	36480
			Received 11/23/2012

Comments: The Utah State School and Institutional Trust Lands Administration proposes to offer more than 3,100 acres of land surrounding Bib Water town for future residential and commercial development. Town and county officials are aware of prospective development proposals. Required municipal and county land use authorizations must be obtained prior to any development. (Ken Sizemore)

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3. Title: PORT 15 - CEDAR CITY INDUSTRIAL PARK

Applicant: Trust Lands Administration

Description: Port 15 is a rail-served industrial park, located on the west side of Cedar City. SITLA has partnered with a private developer to install improvements and sell the parcels.

Funding:	<u>Amount</u>	<u>Agency</u>	<u>SAI #</u>
	N/A	N/A	36580
			Received 11/23/2012

Comments: The Utah State School and Institutional Trust Lands Administration proposes to offer 583 acres of land for future industrial development at the Port 15 industrial park in Cedar City. Local officials are very supportive of this industrial park and have authorized a development concept plan. Newly-created parcels must obtain appropriate land use authorizations. (Ken Sizemore)

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4. Title: CROSS HOLLOW MASTER PLANNED COMMUNITY

Applicant: Trust Lands Administration

Description: SITLA owns 1442 acres of land on the south side of Cedar City. The City has approved a master plan for this parcel. Development is expected in the medium to long term, depending on market conditions.

Funding:	<u>Amount</u>	<u>Agency</u>	<u>SAI #</u>
	N/A	N/A	36600
			Received 11/23/2012

Comments: The Utah State School and Institutional Trust Lands Administration proposes to offer 1,442 acres of land for future residential and commercial development on lands south of Cedar City. Cedar City has approved the Cross Hollow Master Plan. All required city land use and subdivisions approvals must be in place prior to commencement of development. (Ken Sizemore)

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5. Title: CANYON RANCH/CEDAR CITY NORTH INTERCHANGE

Applicant: Trust Lands Administration

Description: SITLA owns a 148 acre parcel on the north aide of Cedar City, just east of I-15. SITLA has worked on master planning the parcel with adjoining landowners. Development of the parcel is expected in the medium to long term depending on market conditions.

Funding:	<u>Amount</u>	<u>Agency</u>	<u>SAI #</u>
	N/A	N/A	36601
			Received 11/23/2012

Comments: The Utah State School and Institutional Trust Lands Administration proposes to offer 148 acres of land for future residential and commercial development on lands located north of Cedar City just east of I-15. Cedar City has been involved in preliminary master planning efforts. Future development proposals must obtain required land use and subdivision approvals. Cedar City has been supportive of the preliminary development schemes. (Ken Sizemore)

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6. Title: TICABOO DEVELOPMENT

Applicant: Trust Lands Administration

Description: SITLA currently owns 538 acre of land along Highway 276, 13 miles north of the Bullfrog marina at Lake Powell. This includes approximately 58 lots in existing subdivisions. Development in the past has been driven by uranium mining in the vicinity and tourism connected to Lake Powell. After the existing lots sell out, further residential development including resort related projects are also possible depending on market demand.

Funding:	<u>Amount</u>	<u>Agency</u>	<u>SAI #</u>
	N/A	N/A	36620 Received 11/26/2012

Comments: The Utah State School and Institutional Trust Lands Administration proposes to offer additional acreage for potential residential and commercial development on 640 acres of land at Ticaboo in Garfield County. This section includes 58 lots in existing subdivisions. Future development proposals must obtain required county land use and subdivision approvals. Garfield County has been supportive of residential and commercial development at this site. (Ken Sizemore)