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Salt Lake City UT 84111  
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[trustlands.utah.gov](http://trustlands.utah.gov)

# REQUEST FOR PROPOSAL

for

80 acres of land

Along Cisco Road

North of Laketown

Rich County, Utah

January 30, 2025

Updated: February 7, 2025

## REQUEST FOR PROPOSAL

The State of Utah, School and Institutional Trust Lands Administration ("Trust Lands Administration") owns approximately 80 acres along Cisco Road north of Laketown in Rich County, Utah. The Trust Lands Administration has received interest in developing the land and is requesting proposals for the 80-acre parcel ("Parcel").

## PROPERTY DESCRIPTION AND DISCLOSURES

The following information is not warranted by the Trust Lands Administration. It is provided for convenience only and may not represent the true condition of the parcel.

The proposer should conduct its own investigation regarding all aspects of the parcel including onsite and offsite infrastructure. The following information is considered reliable but not guaranteed.

Location: Within Section 33 (W2NW4), Township 14 North, Range 6 East, Salt Lake Base & Meridian. See **Exhibit 1** for the general location of the Parcel, which does not have Bear Lake frontage.

Access: County-maintained Cisco Road along the Parcel's western boundary.

Condition: Parcel is generally unimproved with native juniper-sage vegetation.

Zoning: A – agriculture zone.

Entitlements: None.

Utilities: None; power nearby.

Water: No water rights.

Minerals: The Trust Lands Administration will retain the subsurface mineral estate by statute and reserve a royalty for any sold or removed sand, gravel or aggregate material.

Easement: The Trust Lands Administration will retain an easement across the Property to access its adjacent trust lands.

Encumbrances: Parcel is subject to SULA 1917 for a private water holding and delivery system on 0.9 acres.

## INTENT OF SOLICITATION

The Trust Lands Administration is soliciting proposals for the lease and/or purchase of the Parcel. Because of the Parcel's location and its visibility from Cisco Road, the Trust Lands Administration is interested in quality development including layout, building construction and landscaping. All

submitted proposals will be evaluated for both direct revenue to the Trust Lands Administration and for the quality and viability of the development plans.

Substance in the response will carry more weight than form or manner of presentation.

The Trust Lands Administration reserves the right to reject any proposal.

### **TIMING**

Proposals are due on or before **3 pm** Mountain Time, **Thursday, February 20, 2025**. The Trust Lands Administration anticipates identifying one or more parties for further negotiations by April, 2025.

### **QUESTIONS**

Direct questions to Elise Erler: 801-538-5179 or [eliseerler@utah.gov](mailto:eliseerler@utah.gov).

### **SUBMISSION REQUIREMENTS**

Any proposer wishing to receive consideration should submit the following:

#### **A. Qualifications**

1. History: Provide background information such as a brief history of the developer, years in business and any other information communicating developer's capabilities to execute a project.
2. Relevant Developer/Builder/ Business Experience: Provide an overview of residential, hospitality and/or commercial business experience over the last 10 years.
3. References: Contact information for at least 3 current references to demonstrate general professional integrity and reputation of the developer.

#### **B. Statement of Interest**

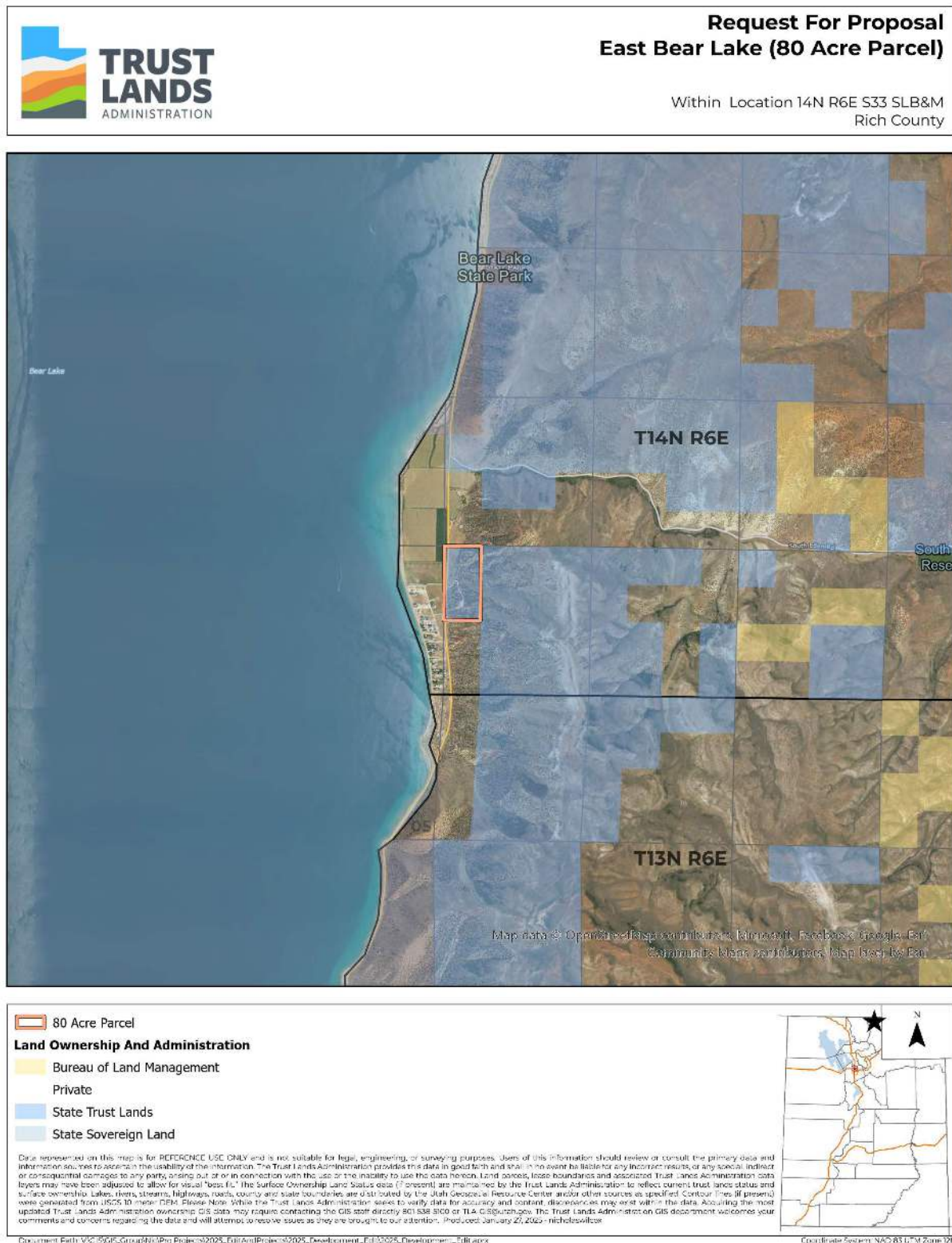
1. Vision: Summarize developer's vision for the Parcel. Drawings and/or plans may be submitted to support the respondent's vision; however, the respondent is not required to submit any plans or drawings.
2. Financing: Financing plan for Parcel lease and/or purchase, and construction.
3. Compensation: Proposed lease and/or purchase price.
4. Other Information: Identify and discuss any other information that you believe the Trust Lands Administration should be aware of or should take into consideration when reviewing your submission.

## SUBMISSION INFORMATION

- Date and Time: By **3:00 pm** Mountain Time on **Thursday, February 20, 2025**; no exceptions.
- Format: Electronic file (PDF preferred).
- Proprietary financial information: Should be labeled “Confidential” and submitted in a separate electronic file that includes a request for Business Confidentiality as described in **Exhibit 2**.
- Submission Method:
  - Electronic (preferred): [eliseerler@utah.gov](mailto:eliseerler@utah.gov).
  - Mail/courier (if necessary):  
TRUST LANDS ADMINISTRATION  
Attn. Elise Erler  
102 S. 200 East, Suite 600  
Salt Lake City, UT 84111
- Reference: “East Bear Lake.”

The Trust Lands Administration reserves the right to reject any proposal.

## General Depiction of the East Bear Lake Area and Location of the Parcel



## **Exhibit 2**

### **CLAIM FOR BUSINESS CONFIDENTIALITY**

Pursuant to and in accordance with Utah Administrative Code 30850-6-500(3), a person or entity doing business with the State of Utah, School and Institutional Trust Lands Administration (TLA) has the right to make a claim for Business Confidentiality for records, documents, data or other information provided to TLA during the course of business if the records, documents, data or other information conform to Utah Code Annotated §§63G-2-305(1) and (2).

Claims of business confidentiality must conform with U.C.A. §63G-2-309 Confidentiality claims.

A claim of business confidentiality must be submitted at the same time as, and attached to, the records, documents, data or other information for which the claim is being made. It cannot be submitted separately, in advance, or after the fact.

If the records, documents, data or other information requested to be treated as confidential do not meet the criteria found in U.C.A. §63G-2-305 and §63G-2-309, TLA may not be able to withhold such records, documents, data or other in the event of a request for records under the Government Records Access and Management Act (GRAMA).

To make a claim for business confidentiality, please direct such request to the Executive Director of TLA and include:

1. A written claim of business confidentiality; and
2. A concise statement of reasons supporting the claim of business confidentiality.