



Affordable Housing Land Offering

Stage 2 – Due April 30, 2025

4 Parcels in Washington County Utah

**Ivins 40 Parcel 39.84 ± Acres
Ivins, Utah**

**La Verkin Twist Parcel 315 ± Acres
LaVerkin, Utah**

**Warner Valley Block 3000 ± Acres
Washington County, Utah**

**Tonaquint Development Block 1,227.83 ± Acres
St George, Utah - POSTPONED**

- The Tonaquint Development Block RFP has been postponed due to ongoing complications. We will re-open the RFP in the fall of this year when a resolution has presented itself.
-

Land Offering for AFFORDABLE HOUSING

Notice is given to Utah State Officials, Washington County Officials, St George City Officials, Ivins City Officials, La Verkin City Officials and all interested Development Groups, NGOs, and others interested in helping solve the housing crisis in Washington County.

The School and Institutional Trust Lands Administration is releasing the following 3, and potentially 4, parcels in Washington County for development proposals and solutions to solve the housing crisis. Proposals for these parcels must contain a plan to help provide affordable housing with an emphasis on the Governor's goal of providing single detached homes in the sub \$400,000 price range. We anticipate these homes will range from 1200 sf to 1800 sf, sitting on 3,000 – 4,000 sf lots. Upgrades that have become common (garages, entertainment rooms, stone countertops, etc.) will be completely eliminated, or massively scaled back to lower the price points as much as possible.

This Request for Proposal is to be looked at in two stages:

Stage 1 (This Stage is Complete). We asked state and local public and private entities programs, incentives, opportunities, and potential entitlement options can be used to make the project sites a viable site and viable option for affordable housing.

- What grants, loans, or other funding mechanisms can be used to bring infrastructure to these parcels to provide land for affordable housing?
- What entitlements and services will be granted by the local jurisdictions?

Stage 1 Results

State of Utah: No programs available currently.

City of St George: No formal response at this time due to postponement.

Washington City: We are open to approving increased residential development density. By allowing higher-density projects, we can maximize the use of available land and significantly reduce the cost per unit, making housing more affordable for residents. In addition, we are open to adjusting zoning regulations or approving community development plans that offer reduced setbacks and smaller lot sizes, which will further support developers in creating more affordable housing options.

La Verkin City: The City is willing to consider various strategies to facilitate development on attainable housing on the SITLA property. These strategies might include adjustment of zoning regulations, entering into public-private partnerships, reducing impact fees, and other mutually beneficial alternatives.

Ivins City: Ivins City is willing to consider the following actions that might contribute to a truly attainable housing project. 1. Consider annexing the subject property. 2. Provide utilities to the newly annexed area of the city. 3. Consider modifying our current zoning and development regulations to allow for higher density development with reduced lot sizes and building setbacks. 4. Consider reducing impact fees in areas justified by targeted studies. 5. Consider modifying our building code to allow for houses with no garages under certain conditions. 6. Consider reducing inspection fees based on simplified plans and specifications needed to create an affordable home.

Stage 2. Present a development plan that outlines the development project with costs, timelines and phasing.

What can you provide as a developer? What type of home can be constructed for the targeted price points? What are you as a developer willing to give up (from a profit perspective) to help bring a solution to fruition?

Stage 2 is scheduled to close on April 30, 2025.



Land Offering

Ivins 40 Parcel 39.67 ± Acres

Washington County, Utah



LOCATION & PROPERTY DESCRIPTION

LOCATION

The Ivins 40 parcel sits adjacent to the City of Ivins on the West side of Highway 91 between Ivins 200 S and 400 S. The parcel is unincorporated in Washington County and lies within the boundary of Ivins City's Annexation Plan. The parcel is in Township 42 South Range 17 West, within section 1, as shown in Exhibit A.

DESCRIPTION

The Ivins 40 parcel provides beautiful views of the Ivins Red Mountains to the east and West Mountains to the west. This parcel is adjacent to the path of development in Ivins City and is in a good position to start a development project. This site is currently in a natural state, with natural vegetation on site. The terrain is mostly flat with a gradual elevation drop of approximately 70' from the southwest to the north end of the property. See Exhibit B. A legal description for this block has not yet been written but will be required of the successful bidder. GIS data shows the property to be approximately 39.67 acres.

ENTITLEMENTS

Washington County's land use plan for these lands show the General Plan as Open Space Multiple Use and the current zoning as RA-5. It is anticipated that this parcel will be annexed into the city of Ivins. The developer for this parcel will be required to work with Ivins City to create a development plan that will conform to the Governor's affordable housing.

ACCESS & UTILITIES

Access: SITLA has an access and utility easement off of Highway 91 to the north of the property on the Anasazi Trail turn off. The easement provides access to BLM lands. If this access point is chosen the developer will be required to work with the BLM to secure the additional access easement to the site. A preliminary engineers estimate to bring access and utilities to the parcel through the through BLM access route is ~\$4.7 million dollars. A more favorable utility and access option would be to work with the adjacent landowner to the north of the property. The owner has indicated they would be willing to discuss; however, no agreement has been finalized. A secondary access is planned from Kwavasa Drive on the Southeast side of the parcel. A preliminary engineers estimate to bring access and utilities to the parcel through the adjacent lands is ~\$2.1 million. See Exhibit D and E.

Utilities: Water, sewer, power and gas utilities with sufficient capacity to serve this parcel are found within Highway 91. A sewer lift station will be required for development on the parcel. Ivins City has a regional lift station planned that will service this parcel. Utilities will need to be brought to the parcel from Highway 91.

IMPROVEMENTS

There are no significant improvements on the Ivins 40 parcel.

PROPERTY CONDITION

The Ivins 40 parcel is mostly ungraded in a natural, raw condition.

CULTURAL CLEARANCE

The successful bidder will be required to hire TLA approved consultants to inventory, document, and ultimately avoid and protect, or mitigate any cultural resources.

OFFER INFORMATION

In addition to completely filling out the attached Proposal Form, please include these elements in your proposal:

- Proposed site layout & project vision concept plan (if different from the concept plan included in this RFP)
- Proposed affordable housing concept plan including unit counts, sizes, and pricing.
- Proposed plan to bring utilities and access to the parcel including plans on how the improvements will be funded.
- Proposed plan detailing how the developer is helping solve the affordable housing crisis.
- Term of property inspection period
- Term of closing
- Anticipated construction begin date

Additional pages may be necessary.

Ivins 40 Block – Advertisement Proposal Details

Ivins 40

SUBMIT SEALED PROPOSALS TO: TLA
ATTN: Gregg McArthur

ADDRESS: 1593 Grapevine Crossing Road
Washington City, UT 84780

CLOSING FOR SUBMITTAL OF PROPOSALS: Phase 1: January 31, 2025,
Phase 2: April 30, 2025

ANTICIPATED BOARD APPROVAL: September 2025

FURTHER INFORMATION: Gregg McArthur
At above address
(435) 522-7411
gmcarthur@utah.gov

TLA reserves the right to reject any or all proposals.

Information for Potential Bidders

Proposals

Development Proposals: TLA requests Development proposals for the property known as the Ivins 40 block. The Trust may enter into negotiations with one or more parties submitting proposals or may reject all proposals.

Form: Each development proposal shall be submitted in a sealed envelope bearing the words “**Ivins 40**”. Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals will be designated as confidential documents.

Signatures: All proposals shall be signed and have the full address written in the appropriate spaces.

Withdrawal: Any proposal may be withdrawn at any time prior to the scheduled proposal closing time.

Opening: Proposals will not be publicly opened.

Proposed compensation structure: Proposals for transaction may include:

- 1-) Development Lease. Trust Lands Administration’s contribution to a development lease will be the subject lands. Development Partner expected to share proformas, profit sharing, anticipated construction costs, anticipated sales prices, percentage splits, anticipated absorption rates, etc. Development Partner can propose either lot creation and vertical home building packages, or bulk wholesale lot sales to select builders. Minimum returns to the Trust must be guaranteed. The Trust does not subordinate; under no circumstance will the Trust authorize loans or liens on or against its lands.
- 2-) Direct Sale. Purchaser to provide total price for the subject lands. Purchasing the land in a phased take down may be considered, but proposals should outline what triggers the next take down (percentage complete, hard dates, etc.). In addition, under that scenario, an escalator for the unpurchased property must be defined.

Proposal Form

Proposal submitted to: TLA, Attn: Gregg McArthur
1593 Grapevine Crossing Road
Washington, UT 84780

Date: _____

Business Name: _____

Respondent Name: _____

Title: _____

Business Address: _____

Telephone: _____

Email Address: _____

Signature(s) _____

Development Lease						
	Total Lots or Doors	Minimum Lot Sales Price	Partner Share (%)	SITLA share (%)	SITLA Revenue	Home share participation (if applicable)
Res Low density						
Res Medium density						
Res High density						
Commercial (price per sf)						
Industrial (price per sf)						
Development Costs						
Total:						
Total Offer Price:						
Special Terms/Conditions:						

Submitters may use the table above, or their own form if more details are needed.

Exhibit A
Ivins 40 Parcel Location

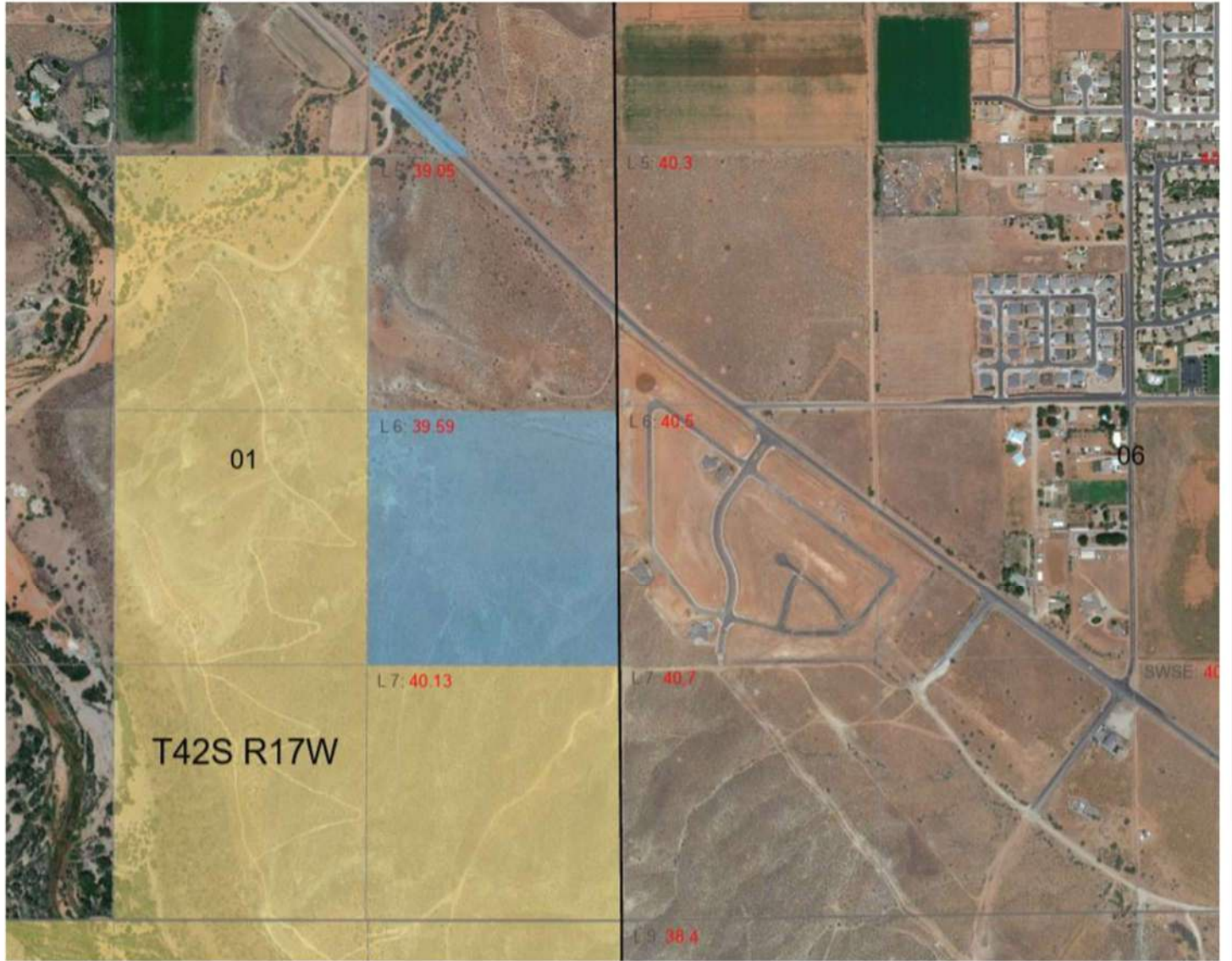


Exhibit B
Parcel Slope Analysis

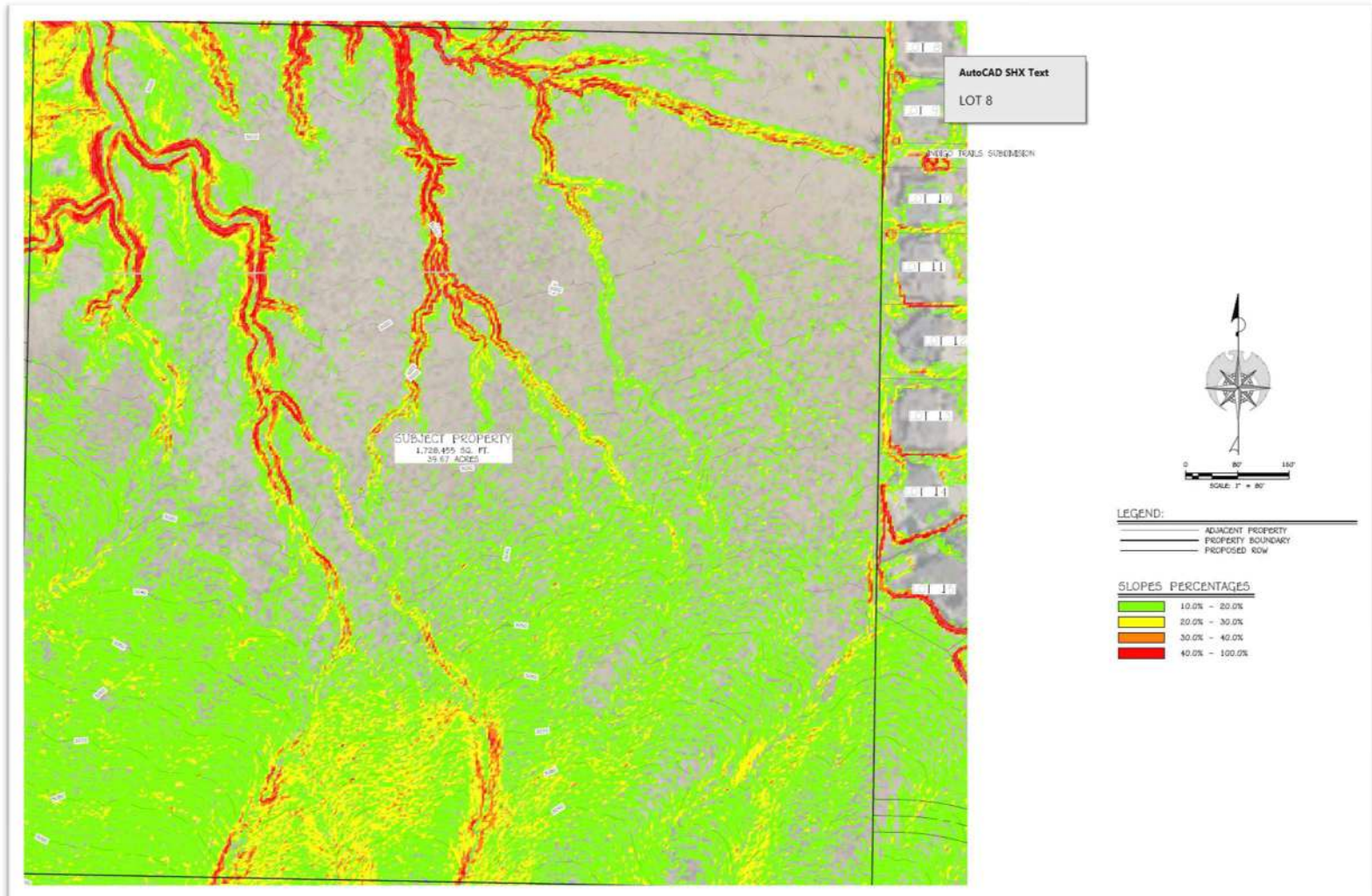


Exhibit C
Parcel Soils Analysis

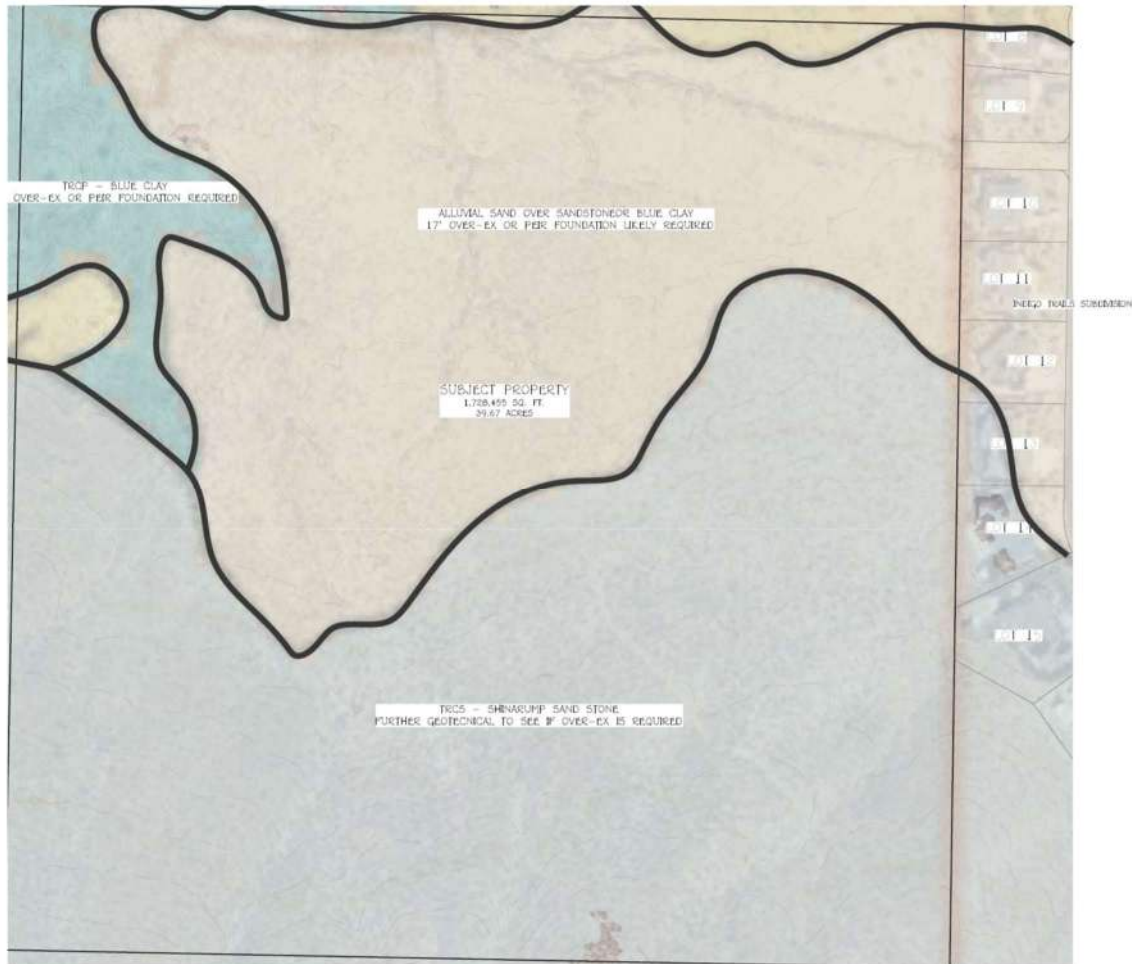


Exhibit D
Utilities and Access Planning



Exhibit E
Utilities and Access Planning



Exhibit F
Property Photos



View from the Southwest to the Northeast across the property



View from the Southeast to the Northwest across the property



Land Offering

La Verkin Twist Parcel 315 ± Acres

La Verkin, Utah



LOCATION & PROPERTY DESCRIPTION

LOCATION

The La Verkin Twist Parcel is located on the La Verkin East Bench, generally between State Route 9 which runs along the west and north boundary of the parcel and the Virgin River to the south. The property is located within the municipal boundary of La Verkin. The parcel resides within Township 41 South Range 12 West, within sections 18 and 19 and Range 13 West, section 13. See Exhibit A.

DESCRIPTION

The La Verkin Twist parcel provides beautiful views overlooking the La Verkin/Hurricane Valley to the west, Pine Valley Mountain to the north and Flat Top Mesa to the east. This site is currently in a natural state, with natural vegetation on site, having a variety of terrain, varying from flat, to hills, washes and cliffs. A portion of this site, approximately 70 acres, will be unusable due to steep hillsides and natural channels. A legal description for this block has not yet been written but will be required of the successful bidder. GIS data shows the property to be approximately 315 acres.

ENTITLEMENTS

The existing zoning of the property consists of Planned Community Development (PCD) and Open Space Multiple Use 20 acre (OSMU-20), as shown in Exhibit B. Per La Verkin City ordinances, the PCD zone may consist of both residential and commercial areas, which require special review from the City. The La Verkin City General Plan indicates that any development in the East Bench area should be reviewed to ensure that important and sensitive areas are protected. The developer for this parcel will be required to work with La Verkin City to put together a comprehensive development plan that will be acceptable to the municipality.

ACCESS & UTILITIES

Access: Access will be provided to the parcel via SR-9. Significant improvements will need to be made to accommodate ingress and egress from the State road (e.g. acceleration/deceleration lanes, turn lanes, ect.). Applicant will also be required to work with the BLM to provide access from SR9 to SITLA owned lands.

Water: La Verkin City primarily sources its water from the WCWCD's Cottam Wells and the Ash Creek and Toqerville Springs. The extent of the existing culinary system, in relation to the study area, is shown in Exhibit C. There are two existing culinary tanks located near the East Bench, however these tanks serve the existing system in the valley and are not at sufficient elevation to serve this parcel on the East Bench. There are no existing distribution lines in the parcel. A preliminary storage tank location has been identified to serve this parcel and the East Bench area. The approximate location of this tank is shown in Exhibit D. SITLA, the City, and the Washington County Water Conservancy District will collectively determine the size of the tank, which may range from 2 – 6 million gallons. The costs for the tank will be split proportionately between the user groups, most of which will be for the SITLA parcel and the neighboring AFCU parcel).. AFCU, SITLA, and the Washington County Water Conservancy District are at the finishing stages of designing the water tank. The construction of the tank will be essential for the development of the parcel.

Sewer: La Verkin City is served by the Ash Creek Special Service District (ACSSD) to collect and treat wastewater. No ACSSD facilities or infrastructure are currently present on the East Bench. The ACSSD has indicated that they are continuing coordination with the Zion Corridor Trail Project to plan a future sewer alignment in conjunction with the proposed trail project. The Zion Corridor Trail project plans to construct an asphalt trail connecting La Verkin's Confluence Park and the Town of Springdale. The preliminary alignment of the trail and sewer line pass through the study area and are shown for reference on Exhibit D. Due to the existing topography, it is anticipated that a sewer lift station will be required to serve the property. The regional sewer line is currently in the conceptual

phase and no detailed design has been completed. It is anticipated that that ACSSD will install the sewer line and that TLA will provide the land for the infrastructure.

Power: Rocky Mountain Power currently delivers power to the communities east of La Verkin including Virgin, Rockville and Springdale via an overhead power transmission line passing through the property. The alignment of this line is shown in Exhibit B. There is capacity to extend distribution lines throughout the parcel from this existing transmission line.

Gas: There is no existing natural gas infrastructure in the parcel. Gas service to the East Bench, will be provided in the future by extending the existing 2-inch gas main at the intersection of State Route 9/500 North and 100 East.

IMPROVEMENTS

The improvements that impact this property consist of State Route 9 that is adjacent to the property, a Rocky Mountain Power overhead transmission line that passes through the property and an existing water tank and water line that do not serve the property.

PROPERTY CONDITION

The La Verkin Twist parcel is mostly ungraded in a natural, raw condition. A few exceptions exist, including small dirt access roads that run through the property that follow existing easements for water, power and communications.

CULTURAL CLEARANCE

The successful bidder will be required to hire TLA approved consultants to inventory, document, and ultimately avoid and protect, or mitigate any cultural resources.

OFFER INFORMATION

In addition to completely filling out the attached Proposal Form, please include these elements in your proposal:

- Proposed site layout & project vision concept plan (if different from the concept plan included in this RFP)
- Proposed affordable housing concept plan including unit counts, sizes, and pricing.
- Proposed plan to bring utilities and access to the parcel including plans on how the improvements will be funded.
- Term of property inspection period
- Term of closing
- Anticipated construction begin date

Additional pages may be necessary.

La Verkin Twist Block – Advertisement Proposal Details

La Verkin Twist

SUBMIT SEALED PROPOSALS TO: TLA
ATTN: Gregg McArthur

ADDRESS: 1593 Grapevine Crossing Road
Washington City, UT 84780

CLOSING FOR SUBMITTAL OF PROPOSALS: Phase 1: January 31, 2025,
Phase 2: April 30, 2025

ANTICIPATED BOARD APPROVAL: September 2025

FURTHER INFORMATION: Gregg McArthur
At above address
(435) 522-7411
gmcArthur@utah.gov

TLA reserves the right to reject any or all proposals.

Information for Potential Bidders

Proposals

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Form: Each development proposal shall be submitted in a sealed envelope bearing the words “**La Verkin**”. Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals will be designated as confidential documents.

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Proposal Form

Proposal is submitted to: TLA, Attn: Gregg McArthur
1593 Grapevine Crossing Road
Washington, UT 84780

Date: _____

Business Name: _____

Respondent Name: _____

Title: _____

Business Address: _____

Telephone: _____

Email Address: _____

Signature(s) _____

Development Lease						
	Total Lots or Doors	Minimum Lot Sales Price	Partner Share (%)	SITLA share (%)	SITLA Revenue	Home share participation (if applicable)
Res Low density						
Res Medium density						
Res High density						
Commercial (price per sf)						
Industrial (price per sf)						
Development Costs						
Total:						
Total Offer Price:						
Special Terms/Conditions:						

Submitters may use the table above, or their own form if more details are needed.

Exhibit A
La Verkin Twist Parcel Location

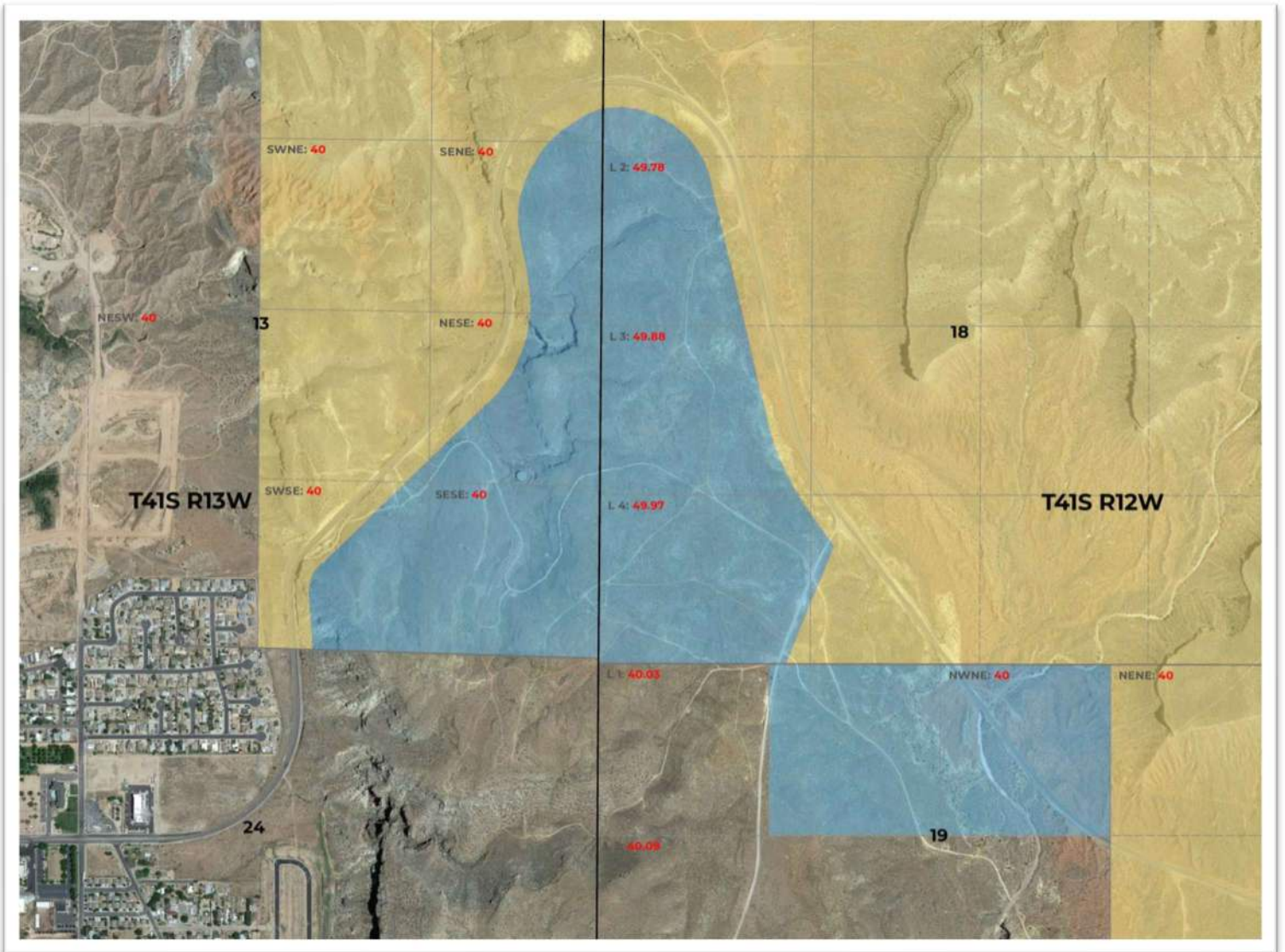


Exhibit B **La Verkin Current Zoning**

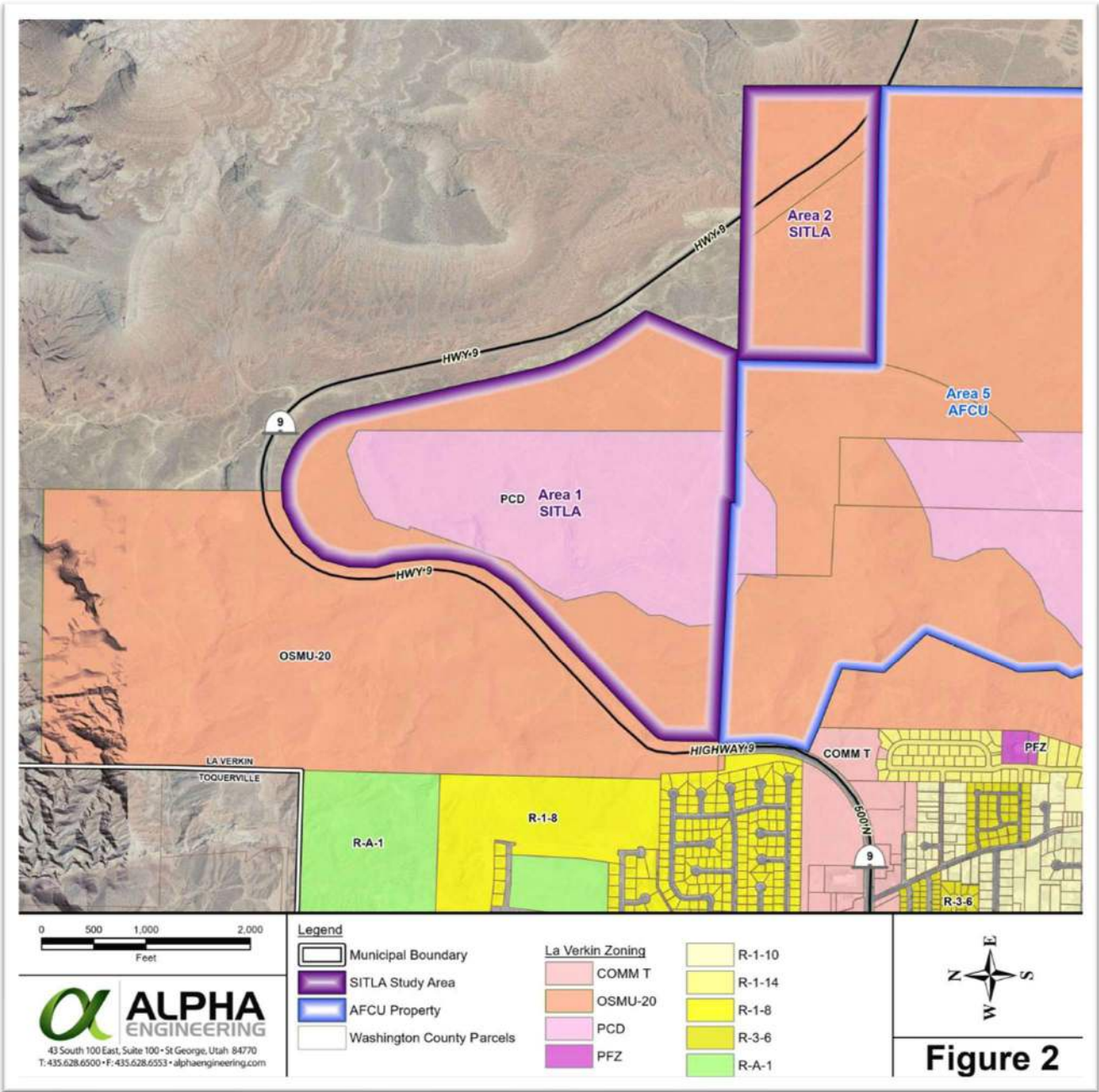
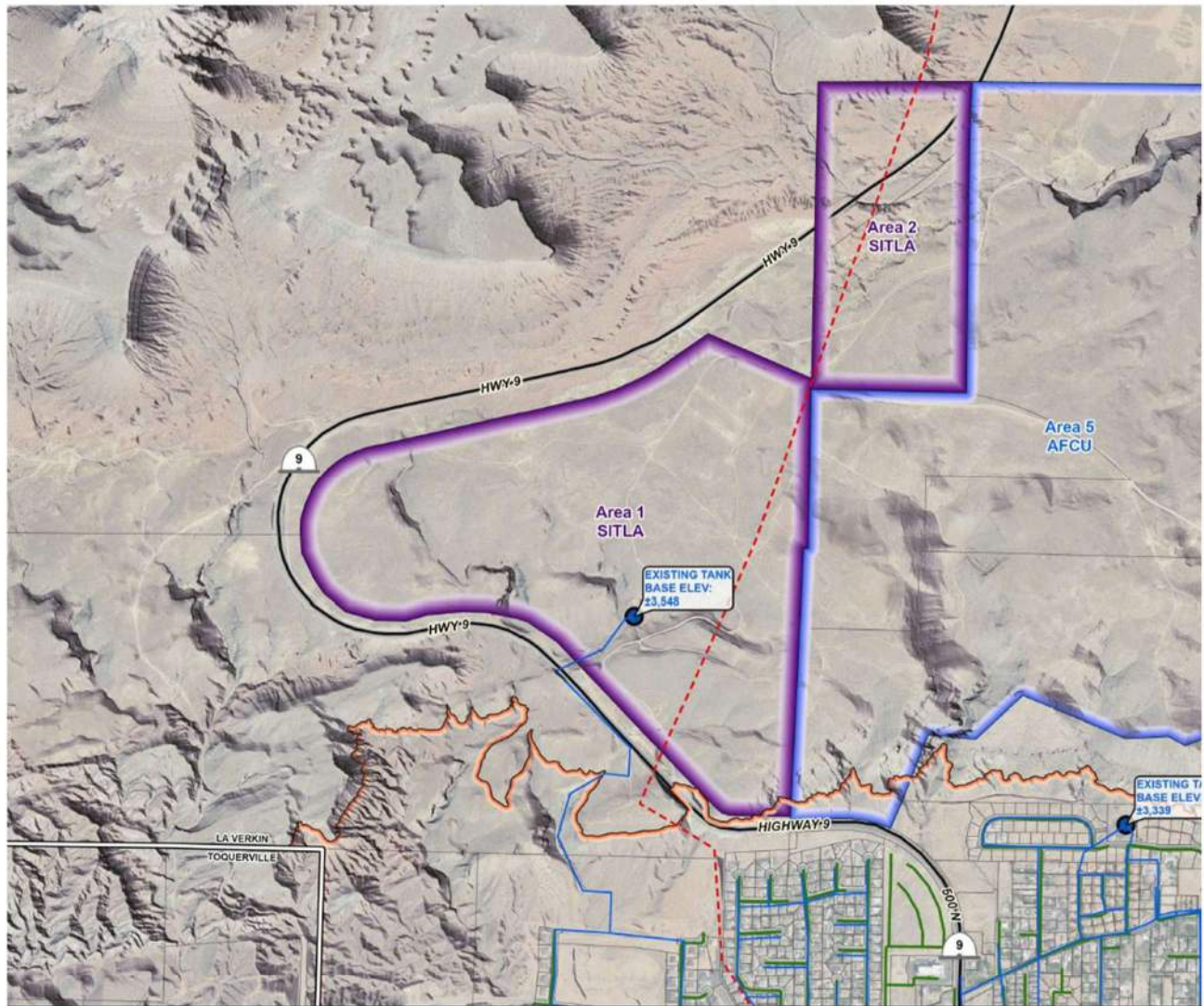


Figure 2

Exhibit C
La Verkin Twist Existing Utilities



0 500 1,000 2,000
Feet

ALPHA
ENGINEERING

43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

Legend

- Municipal Boundary
- SITLA Study Area
- AFCU Property
- Washington County Parcels
- Existing Culinary Tank

- Approximate Extent of Area Served by Existing 3,548 Tank (3,438 Contour)
- Existing City Culinary Main
- Existing ACSSD Sewer Line
- Existing Overhead Power Transmission Line



Figure 8

Exhibit D La Verkin Twist Proposed Water / Sewer

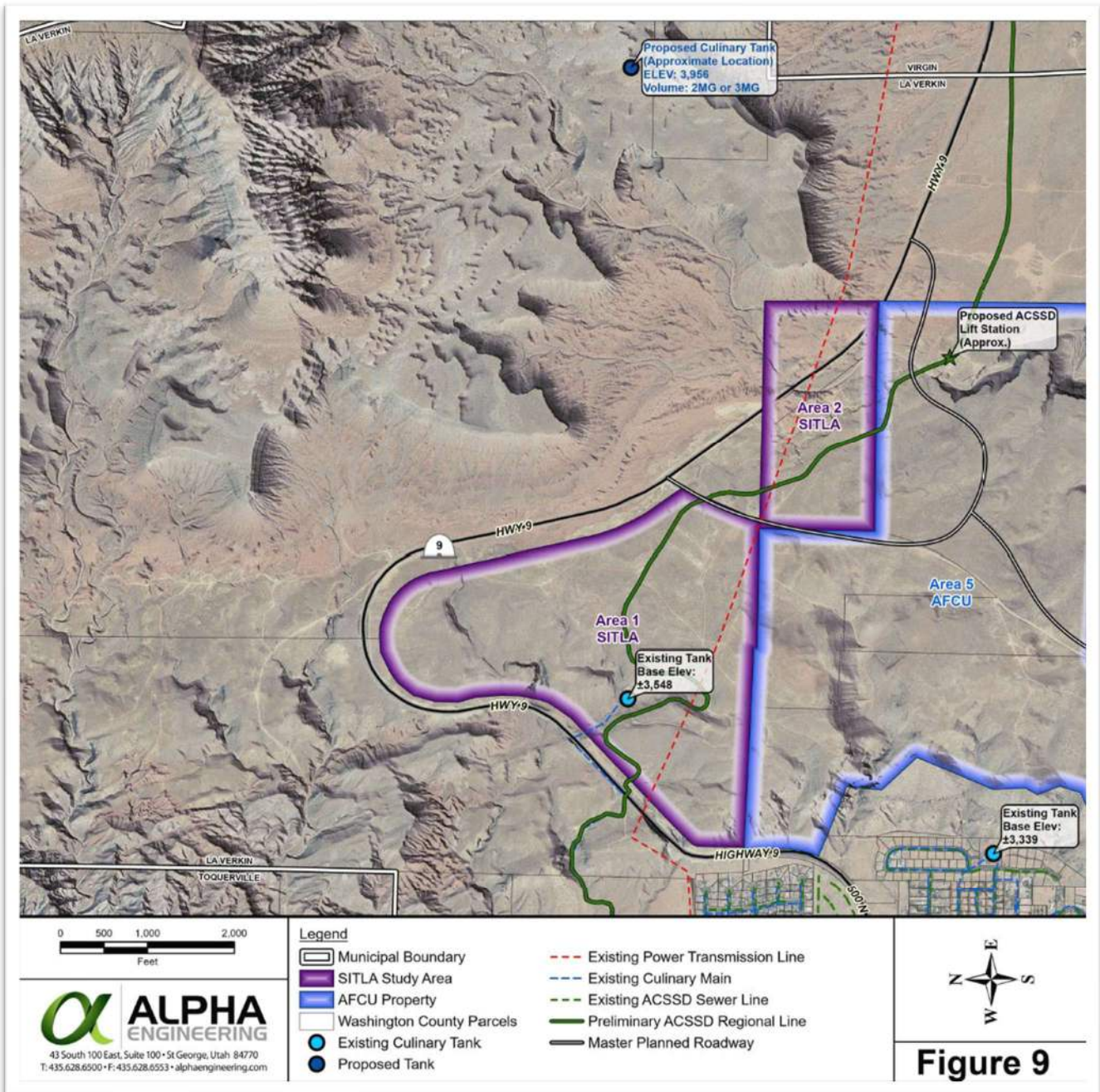


Exhibit C
La Verkin Twist Aerial Photos



Looking from the Northeast to the Southwest of the Parcel



Looking from the Northwest to the Southeast of the Parcel



Land Offering

Warner Valley Block 3,000 ± Acres

Washington County, Utah



LOCATION & PROPERTY DESCRIPTION

LOCATION

The Warner Valley block sits approximately 2 miles east of the Southern Parkway (SR-7), 4 miles north of the Utah/Arizona boarder and 4 miles southwest of Sand Hollow Reservoir. The parcel is unincorporated in Washington County and lies within the boundary of Washington City's Annexation Plan. The block is in Township 43 South Range 14 West, within sections 5, 8, 15, 16, 17, 21 & 22, as shown in Exhibit A.

DESCRIPTION

The Warner Valley block provides stunning views of the Warner Valley Cliffs to the east and Pine Valley Mountain to the north. This site is currently in a natural state, with natural vegetation on site, having a variety of terrain, varying from flat, to hills, washes and cliffs. A portion of this site, approximately 600 acres, will be unusable due to access issues, steep slopes and rockfall hazards. A legal description for this block has not yet been written but will be required of the successful bidder. GIS data shows the property to be approximately 3,000 acres.

ENTITLEMENTS

Washington County's land use plan for these lands show the General Plan as Open Space Multiple Use and the current zoning as RA-5. The developer for this parcel will be required to work with Washington County and Washington City to put together a comprehensive development plan that will be acceptable to the county and municipality. Initial land planning shows that the topography, soils and slopes of the parcel will support development if access and utilities can be adequately supplied to the parcel. The Warner Vally block is anticipated to be a full master planned community that will be open to commercial, mixed use and residential uses. As part of the plan, a significant portion of the development will need to be dedicated to affordable housing. The applicant will be required to provide a comprehensive plan showing the size and location of affordable housing within the larger 3,000 acre planned development.

ACCESS & UTILITIES

Access: Access to this site is currently a dirt road, and comes in from 3 different directions:

- I. From the West: The shortest, most direct route comes from the west, at exit 10 of the Southern parkway (SR-7) tying into Washington city.
- II. From the East: wrapping around the Sand Mountain Recreation area from Hurricane, UT, the longest route
- III. From the north: along the Washington County Water Conservancy District 36" pipeline through the Sand Mountain Recreation area and tying into the Southern Parkway at Exit 18, Sand Hollow Road.

The access that is the most cost effective, direct and feasible would be the access from the west. This access goes through BLM property with critical habitat. The current disturbed right of way is approximately 40' wide. The Master Plan for Washington city calls for a 106' wide Right of way for a road that would service this development. The additional 66' of right of way will present a challenge in the BLM critical habitat area. Any disturbance in this area will require involvement of the US Fish and Wildlife Service and will require a trade of like habitat. Since this habitat is currently populated with live specimens of Bear Claw Poppy, the trade will likely require that the habitat given in kind, be populated with live specimens as well.

Water: Washington City and the Washington County Water Conservancy District (WCWCD) do not have any current facilities to serve the property. There is an existing 36" water line and two water tanks in Warner Valley, one at the north end of the valley and one at the west end of the valley that belong to the WCWCD. These tanks provide water from Sand Hollow Reservoir to the City of Washington and the City of St George and do not have capacity to service the parcel. WCWCD has

informed us that they can facilitate water for the parcel if infrastructure is installed to service the parcel. To facilitate the development of this property facilities will need to be expanded as follows:

- I. Build an additional 1-million-gallon water tank next to the existing system & tank that resides at the south end of Sand Hollow Reservoir.
- II. Add a second parallel 36" water line from the new tank to the existing tank at the west end of Warner Valley. Approximately 36,500 LF.

A preliminary engineer's cost estimate to provide water services to the project is ~\$28 million.

Sewer: The current Washington City Sewer System does not run into Warner Valley. A Type 1 Mechanical Wastewater Treatment Facility would need to be constructed in Warner Valley. Its design would need to be expandable, so it could facilitate growth in the valley.

- I. Approximately 5 Acres would need to be acquired in the low point at the west end of Warner Valley to facilitate the initial treatment facility.
- II. The initial build would accommodate between 600-1000 homes, depending on usage data.
- III. Each expansion would accommodate between 600-1000 homes, depending on usage data and would require approximately an additional half acre of land (part of the initial 5-acre acquisition)
- IV. Effluent from the Wastewater Treatment facility would need to be pumped to the high point in the north of the valley and released into the Warner Valley Wash and then flow into the Warner Valley Reservoir once completed.

A preliminary engineer's cost estimate to provide sewer services to the project ~\$11 million.

Power: Dixie REA does not currently have any Power Facilities running into Warner Valley. Below is what would need to be installed to service the parcel:

- I. Transmission Lines: Dixie REA would need to install Overhead Transmission lines from their lines that run next to the southern parkway, along the entrance road into Warner Valley to the Parcel
- II. A new Substation would need to be installed on the Parcel in Warner Valley to begin providing services to the area.
- III. A second substation would need to be completed at some point in the future to provide the proper amount of power. To be determined at a later date by Dixie REA.

A preliminary engineer's cost estimate to provide power to the block ~\$10 to ~\$13 million.

Gas: Dominion Energy does not currently have any Gas Facilities to service Warner Valley. There is a 6" high pressure line just west of Exit 10 of Highway 7. Dominion Energy has an 8 inch casing to extend the high pressure line into Warner Valley.

IMPROVEMENTS

There are no significant improvements in Warner Valley.

PROPERTY CONDITION

The Warner Valley block is mostly ungraded in a natural, raw condition. A few exceptions exist, including a county dirt access road known as Warner Valley Road that runs through the southwest portion of the property.

CULTURAL CLEARANCE

The successful bidder will be required to hire TLA approved consultants to inventory, document, and ultimately avoid and protect, or mitigate any cultural resources.

OFFER INFORMATION

In addition to completely filling out the attached Proposal Form, please include these elements in your proposal:

- Proposed site layout & project vision concept plan (if different from the concept plan included in this RFP)
- Proposed affordable housing concept plan including unit counts, sizes, and pricing.
- Proposed plan to bring utilities and access to the parcel including plans on how the improvements will be funded.
- Term of property inspection period
- Term of closing
- Anticipated construction begin date

Additional pages may be necessary.

Warner Valley Block – Advertisement Proposal Details

Warner Valley

SUBMIT SEALED PROPOSALS TO: TLA
ATTN: Gregg McArthur

ADDRESS: 1593 Grapevine Crossing Road
Washington City, UT 84780

CLOSING FOR SUBMITTAL OF PROPOSALS: Phase 1: January 31, 2025,
Phase 2: April 30, 2025

ANTICIPATED BOARD APPROVAL: September 2025

FURTHER INFORMATION: Gregg McArthur
At above address
(435) 522-7411
gmcArthur@utah.gov

TLA reserves the right to reject any or all proposals.

Information for Potential Bidders

Proposals

Development Proposals: TLA requests Development proposals for the property known as the Warner Valley block. The Trust may enter into negotiations with one or more parties submitting proposals, or may reject all proposals.

Form: Each development proposal shall be submitted in a sealed envelope bearing the words “**Warner Valleys**”. Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals will be designated as confidential documents.

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Opening: Proposals will not be publicly opened.

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- 2-) Direct Sale. Purchaser to provide total price for the subject lands. Purchasing the land in a phased take down may be considered, but proposals should outline what triggers the next take down (percentage complete, hard dates, etc.). In addition, under that scenario, an escalator for the unpurchased property must be defined.

Proposal Form

Proposal submitted to: TLA, Attn: Gregg McArthur
1593 Grapevine Crossing Road
Washington, UT 84780

Date: _____

Business Name: _____

Respondent Name: _____

Title: _____

Business Address: _____

Telephone: _____

Email Address: _____

Signature(s) _____

Development Lease						
	Total Lots or Doors	Minimum Lot Sales Price	Partner Share (%)	SITLA share (%)	SITLA Revenue	Home share participation (if applicable)
Res Low density						
Res Medium density						
Res High density						
Commercial (price per sf)						
Industrial (price per sf)						
Development Costs						
Total:						
Total Offer Price:						
Special Terms/Conditions:						

Submitters may use the table above, or their own form if more details are needed.

Exhibit A
Warner Valley Block Location

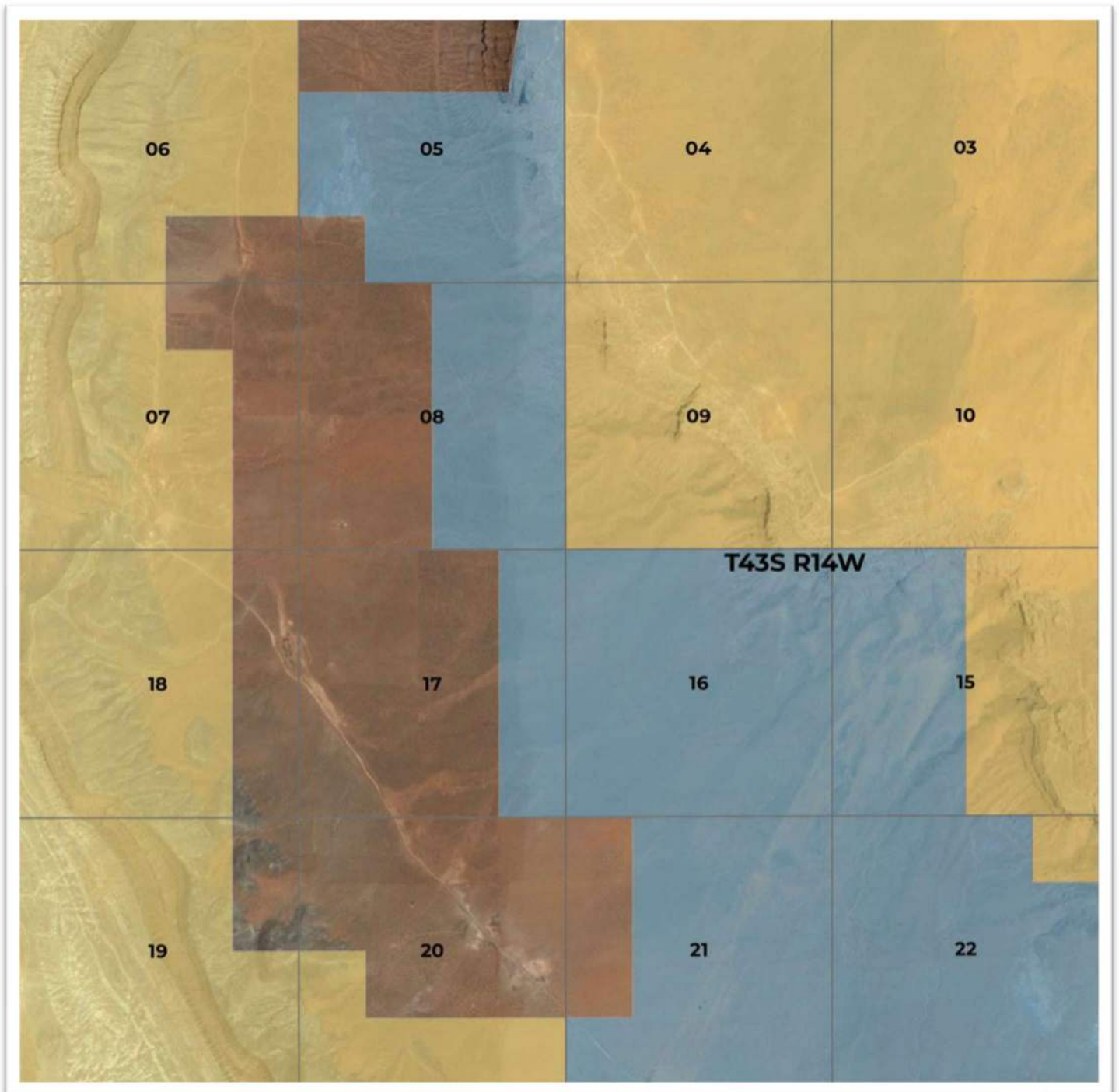


Exhibit B
Warner Valley Block Slope Analysis

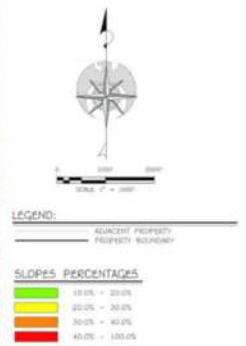
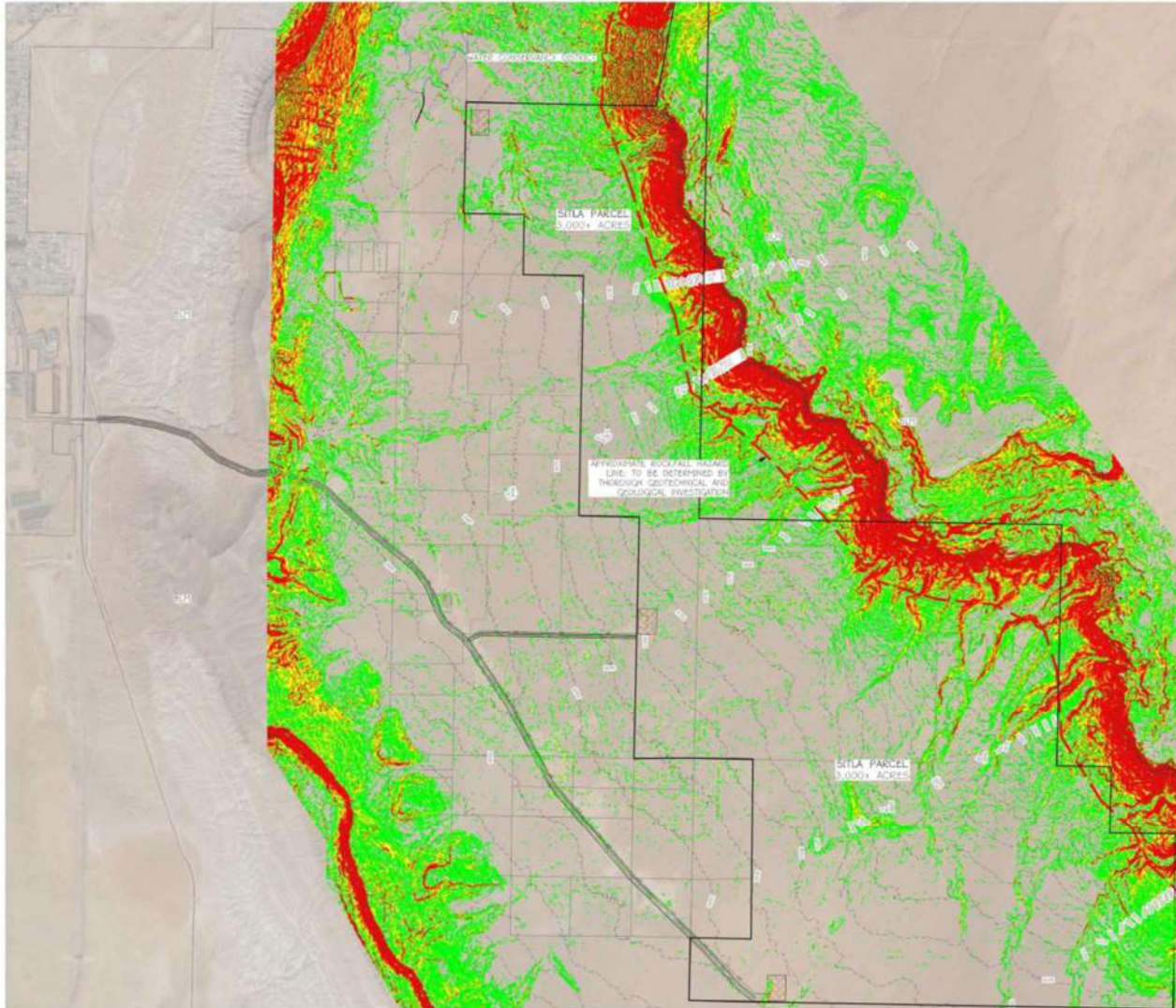


Exhibit C
Preliminary Water Sewer Planning

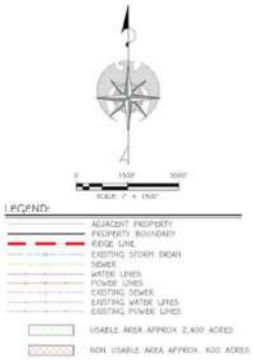
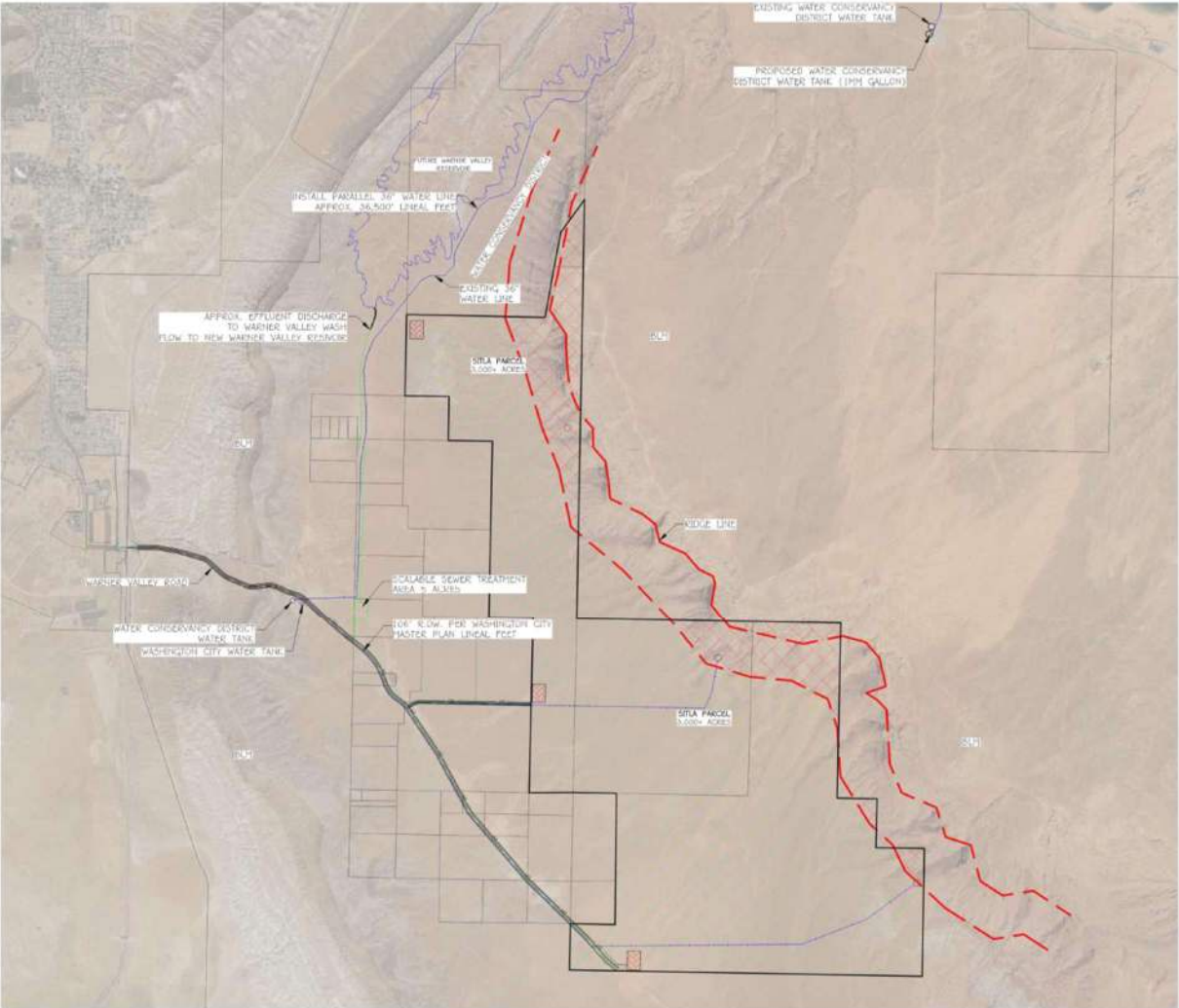


Exhibit D Preliminary Utilities Planning

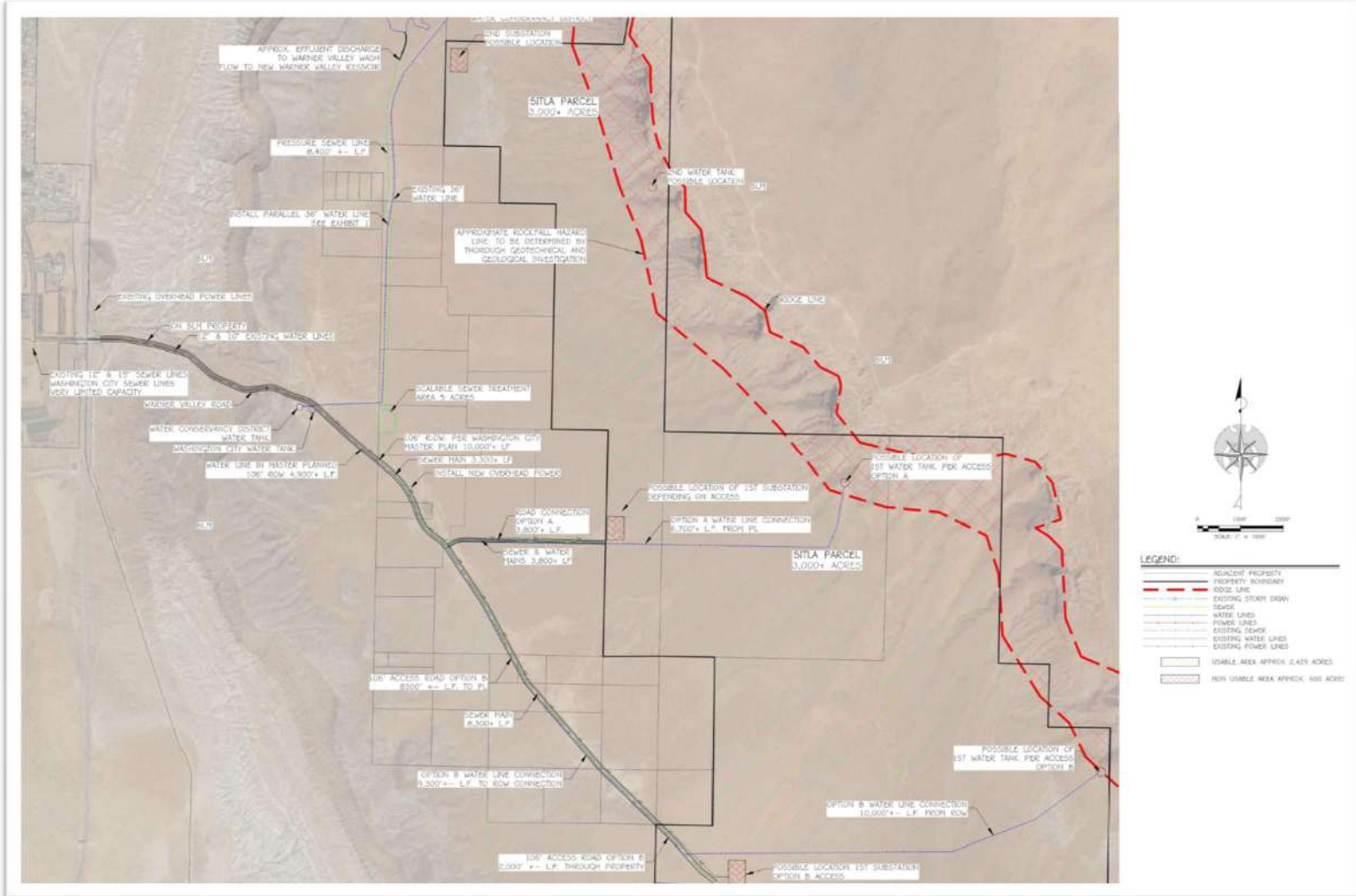


Exhibit E
Property Photos



View from the Northwest to the Southeast across the property



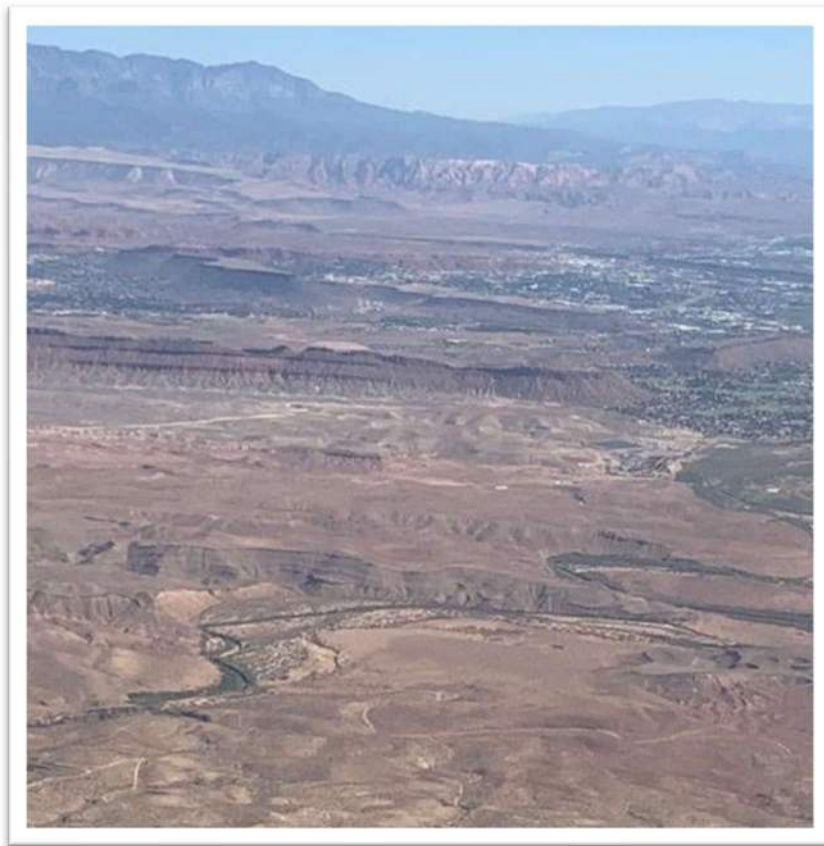
View from the Southeast to the Northwest across the property



Potential Future Land Offering

**Tonaquint Attainable Housing
Development Block 1,227 ± Acres**

St George City & Washington County, Utah



LOCATION & PROPERTY DESCRIPTION

LOCATION

The Tonaquint Development Block sits on the west side St George City. The block borders the Devario development to the north, Blooming development to the east and the Virgin River to the south. The majority of the block is located within the municipal boundaries of St George City with approximately 140 acres residing unincorporated in Washington County. The block is in Township 43 South Range 16 West, within sections 10, 11, 15, 16. as shown in Exhibit A.

DESCRIPTION

The Tonaquint Development block provides spectacular views the St George Valley and Pine Valley Mountain to the east, Snow Canyon and the Ivins Red Mountain to the north, and the West Mountains to the west. This site is currently in a natural state, with natural vegetation on site, having a variety of terrain, varying from flat, to hills, washes and cliffs. A portion of this site, approximately 150 acres, will be unusable due to access issues, steep slopes and rockfall hazards. A legal description for this block has not yet been written but will be required of the successful bidder. GIS data shows the property to be approximately 1,227 acres.

ENTITLEMENTS

St George City's land use plan for the block shows the General Plan as Open Space and the zoning as Open Space. Washington County's land use plan shows the General Plan as Open Space Multiple Use and the current zoning as RA-5. It is anticipated that the block would be annexed into the City of St George. The developer(s) for this parcel will be required to work with the City of St George to put together a development plan that will be acceptable to the county and municipality.

ACCESS & UTILITIES

Water, sewer, power and gas utilities are found under Navajo Drive. Navajo Drive will serve as the primary access to the block. Developer will consult with the city St George to develop a secondary access off of Treatment Plan Rd or Model Airport Rd on the south side of the property.

IMPROVEMENTS

There are various non-motorized trails that run throughout the property supporting hiking, biking, climbing among other recreational activities. A non-paved county road, Apex Mine Road, runs from Navajo Road on the east side of the property to the southwest corner of the block.

PROPERTY CONDITION

The Tonaquint Attainable Housing Development Block is mostly ungraded in a natural, raw condition.

CULTURAL CLEARANCE

The successful bidder will be required to hire TLA approved consultants to inventory, document, and ultimately avoid and protect, or mitigate any cultural resources. The successful bidder will be required to work with Washington County or the Utah Division of Wildlife Resources for the clearance of hundreds of Mohave desert tortoises. (There is not a direct cost to the bidder, but the timing of the clearances are up to the county/state.)

OFFER INFORMATION

In addition to completely filling out the attached Proposal Form, please include these elements in your proposal:

- Proposed site layout & project vision concept plan (if different from the concept plan included in this RFP)
- Proposed affordable housing concept plan including unit counts, sizes, and pricing.
- Proposed plan to bring utilities and access to the parcel including plans on how the improvements will be funded.
- Term of property inspection period
- Term of closing
- Anticipated construction begin date

Additional pages may be necessary.

Tonaquint Block – Advertisement Proposal Details

Tonaquint Attainable Development Block

SUBMIT SEALED PROPOSALS TO: TLA
ATTN: Gregg McArthur

ADDRESS: 1593 Grapevine Crossing Road
Washington City, UT 84780

CLOSING FOR SUBMITTAL OF PROPOSALS: Phase 1: January 31, 2025,
Phase 2: April 30, 2025

ANTICIPATED BOARD APPROVAL: September 2025

FURTHER INFORMATION: Gregg McArthur
At above address
(435) 522-7411
gmcArthur@utah.gov

TLA reserves the right to reject any or all proposals.

Information for Potential Bidders

Proposals

Development Proposals: TLA requests Development proposals for the property known as the Tonaquint Attainable block. The Trust may enter into negotiations with one or more parties submitting proposals, or may reject all proposals.

Form: Each development proposal shall be submitted in a sealed envelope bearing the words “***Tonaquint Attainable***”. Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals will be designated as confidential documents.

Signatures: All proposals shall be signed and have the full address written in the appropriate spaces.

Withdrawal: Any proposal may be withdrawn any time prior to the scheduled proposal closing time.

Opening: Proposals will not be publicly opened.

Proposed compensation structure: Proposals for transaction may include:

- 1-) Development Lease. Trust Lands Administration’s contribution to a development lease will be the subject lands. Development Partner expected to share proformas, profit sharing, anticipated construction costs, anticipated sales prices, percentage splits, anticipated absorption rates, etc. Development Partner can propose either lot creation and vertical home building packages, or bulk wholesale lot sales to select builders. Minimum returns to the Trust must be guaranteed. The Trust does not subordinate; under no circumstance will the Trust authorize loans or liens on or against its lands.
- 2-) Direct Sale. Purchaser to provide total price for the subject lands. Purchasing the land in a phased take down may be considered, but proposals should outline what triggers the next take down (percentage complete, hard dates, etc.). In addition, under that scenario, an escalator for the unpurchased property must be defined.

Proposal Form

Proposal submitted to: TLA, Attn: Gregg McArthur
1593 Grapevine Crossing Road
Washington, UT 84780

Date: _____

Business Name: _____

Respondent Name: _____

Title: _____

Business Address:

Telephone: _____

Email Address:

Signature(s) _____

[illegible]

Submitters may use the table above, or their own form if more details are needed.

Exhibit A
Tonaquint Attainable Housing Development Block Location

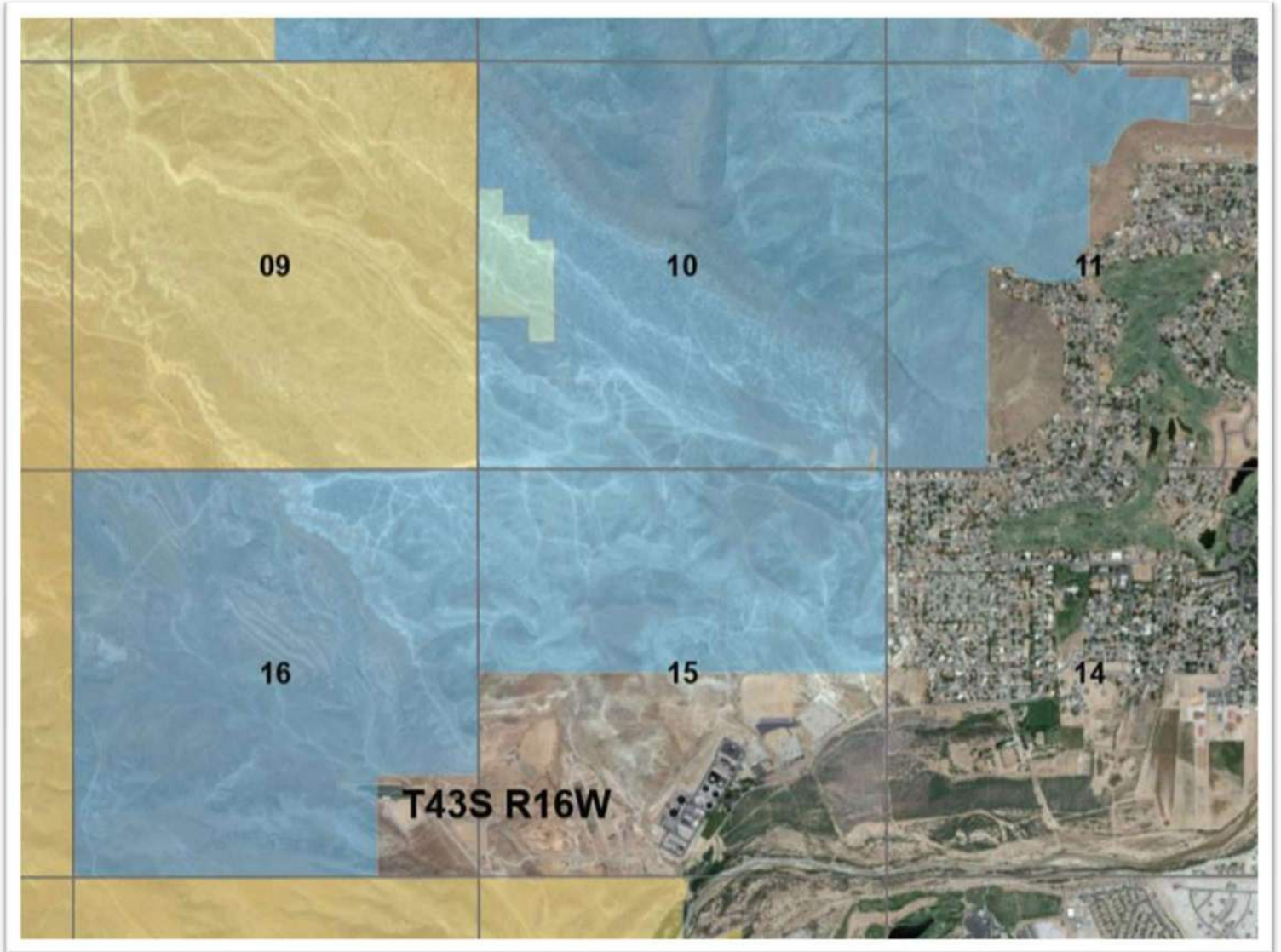


Exhibit B
Development Plan – Attainable Housing Concept



Tonaquint Development Lands
High Density Attainable Housing Concept
(If the Northern Corridor is rescinded)

