

July 6, 2016

MEMORANDUM

TO: State Board of Regents
FROM: David L. Buhler
SUBJECT: Utah Valley University – West Campus Boundary Adjustment

Issue

Utah Valley University (UVU) requests Board approval to sell approximately 1,100 square feet along the northern border of the West Campus property in Orem in order to resolve a boundary gap between a private property owner and the University. The property will be sold at appraised value.

Background

Regent Policy R710, *Capital Facilities* requires the Board of Regents to approve all disposal of property contiguous to an institutional campus. UVU seeks Board approval to complete this property transaction and sell 1,100 square feet along the northern border of the West Campus to the developer property owner. This request was approved by the Board of Trustees in the June 16, 2016 meeting.

Private property along Geneva road just north of Utah Valley University's West Campus (across the freeway from the main campus) was recently sold to a developer who discovered that a small section of the property actually belongs to UVU. In order to rectify the mistake and accomplish their development project, the developer has agreed to purchase the sliver of land at appraised value.

Additional information about this request may be found in the attached letter from the University and the accompanying maps and exhibits. Representatives from Utah Valley University will be available to address questions from the Board.

Commissioner's Recommendation

The Commissioner recommends that the Board authorize the University to proceed with the sale of property to resolve the boundary adjustment.

David L. Buhler
Commissioner of Higher Education

DLB/KLH/RPA
Attachment



UTAH VALLEY UNIVERSITY

VICE PRESIDENT *for* FINANCE & ADMINISTRATION

June 22, 2016

Dave Buhler
Commissioner
Utah System of Higher Education
Board of Regents Building, Two Gateway
60 South 400 West
Salt Lake City, UT 84101-1284

Dear Commissioner Buhler:

Utah Valley University is requesting approval to resolve a boundary gap by selling a strip of University land to an adjacent land owner.

Several properties to the north of the University's West Campus/ Health Professions building, along Geneva Road, were recently sold to a developer. During survey and parcel research for the development project it was discovered that a gap existed between the properties. At some time in the past a fence had been placed, encroaching onto University property. The developer requires this gap of land to complete their project (Exhibits A, B, and C).

Policy requires that any land sale be approved by both the Board of Trustees and the Board of Regents. The land is in the process of being appraised to determine the sale price. The developer has agreed to purchase the land for the appraised value. The UVU Board of Trustees has approved the sale.

If you have any questions please feel free to contact me at 801-863-8424 or petersva@uvu.edu.

Sincerely,

A handwritten signature in black ink, appearing to read 'Val Peterson', written over a circular stamp or mark.

Val L. Peterson
Vice President
Administration and Finance

Exhibit A: Aerial view of the gap land area



Exhibit B: Copy of the Utah County Parcel Map showing the gap land

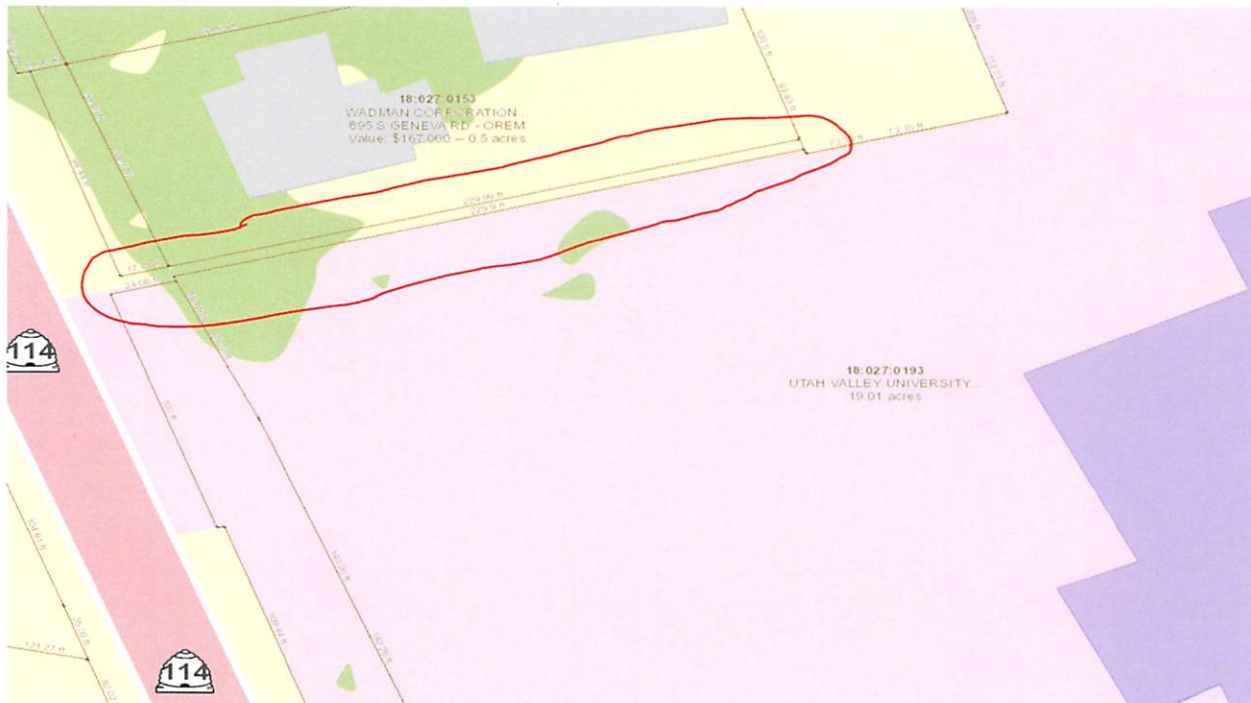


Exhibit C: ALTA Survey detail of gap

