

July 6, 2016

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: Utah Valley University – Wasatch Campus Right-of-way Transfer

Issue

Utah Valley University (UVU) requests Board approval to transfer an undeveloped access road on the northern border of the Wasatch Campus to Wasatch County for future development as a public roadway. A developer will purchase half of the access road from UVU for appraised value before it is transferred to the County. Additionally, the University also requests approval to sell up to 20 feet on either side of the access road at full appraised value to the developer should it be needed for development of the roadway.

Background

Regent Policy R710, *Capital Facilities* requires the Board of Regents to approve all disposal of property contiguous to an institutional campus. Currently there is an undeveloped dirt road that runs along the northern edge of the UVU Wasatch Campus which provides emergency access to the property. Wasatch County and a developer, who owns property to the north of the access road, have approached the University requesting transfer of the access road to the County so that the developer can improve and develop his property. The UVU Board of Trustees reviewed and approved this proposal at its June 16, 2016 meeting.

An appraisal of the northern access road is being conducted to assess the value of the road. The developer has agreed to reimburse the University half of the appraised value of the road before the University transfers the property to the County. The developer will bear the costs associated with paving the road, installing sidewalks, and other necessary improvements and has also agreed to pay full appraised value for any additional property (up to 20 feet on either side of the access road) necessary to improve the roadway. The County will maintain the road once completed.

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 Utah Valley University to proceed with the transfer of the Wasatch Campus northern access road to Wasatch County and to receive reimbursement from the developer for half of the access road property and up to 20 feet on either side of the road as necessary.

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David L. Buhler  
Commissioner of Higher Education

DLB/KLH/RPA  
Attachments



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 designate the Wasatch Campus' North road a public road. The Wasatch Campus was required to develop a secondary access road when it was developed. Wasatch County is requesting that this dirt road be developed to provide access for other land parcels developments.

The developer and UVU would share the cost of the property, each providing half of the expense for the property. A property appraisal will be used to determine the amount to be reimbursed to UVU. The developer will also pay all the expenses to develop the road, install sidewalks, any setbacks, or trails. The property for this road was donated by the Halls/Clarks to create this access point. Wasatch County will maintain and plow the road after dedication.

If you have any questions please feel free to contact me at 801-863-8424 or [petersva@uvu.edu](mailto:petersva@uvu.edu).

Sincerely,

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

Val L. Peterson  
Vice President  
Administration and Finance

Exhibit A:

Aerial Photo of Wasatch Campus. North road highlighted.



Exhibit B:

Development plan for the Hall property to the north of UVU Wasatch. North road highlighted in red.

