



UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

TAB H

October 30, 2020

## Southern Utah University—Long-term Land Lease

[Board Policy R705, \*Leased Space\*](#) requires the Utah Board of Higher Education to approve institutional leases with state-appropriated funds that commit the institution for ten or more years. Southern Utah University requests Board approval to lease 233 acres of land west of Cedar City from the Utah School and Institutional Trust Lands Administration for \$2,000 a year. The proposed fifteen-year lease will provide fly-over space for the aviation program away from population centers. The institution does not intend to develop the land beyond constructing a small landing pad to accommodate helicopter training maneuvers.

Additional information about this request may be found in the attached letter from the institution and accompanying map.

### **Commissioner's Recommendation**

The Commissioner recommends the Board authorize Southern Utah University to lease 233 acres west of Cedar City.

### **Attachments:**

October 2, 2020

David R. Woolstenhulme, Commissioner  
Utah System of Higher Education  
Board of Regents Building  
The Gateway 60 South 400 West  
Salt Lake City, UT 84101-1284

RE: Board of Higher Education approval for Long-term Land Lease

Dear Commissioner Woolstenhulme,

In an effort to address safety and noise concerns from airports SUU Aviation uses for helicopter training, we are requesting approval under Regent Policy R705, *Leased Space*, to enter into one or more Long-term Lease agreements for land outside populated areas to conduct training. This request was presented to and approved by the SUU Board of Trustees at their September 25, 2020 meeting.

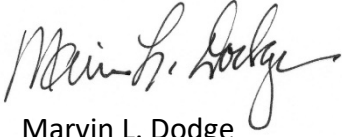
SUU Aviation provides flight instruction in both fixed and rotor wing aircraft. While we operate primarily out of the Cedar City Regional Airport, flight instructors utilize most airports south of Nephi, Utah on a regular basis. Coordinating flight times and patterns has become more complex with growth of the program, and we remain attentive to congestion at the airports we use. Aircraft practicing various maneuvers in and around airports inevitably add to the noise at these locations, as well as noise complaints. This initiative is an effort to enhance safety and mitigate noise.

We have negotiated an initial lease with the Utah School and Institutional Trust Lands Administration (SITLA) for 233 acres of land west of Cedar City near an abandoned iron ore mine, significantly removed from any homes or structures. Outlined on the attached map are three separate plots including 6.99, 64.53, and 161.44 acres which will be leased for fifteen (15) years, with optional extensions. Lease payments for the 233 acres is set at \$2,000 annually. We continue to engage with SITLA and the Bureau of Land Management (BLM) for additional landing sites, particularly at lower elevations which are more critical during the summer months.

Once leases are executed, we plan to build several 40' x 200' landing pads on these properties to accommodate helicopter training maneuvers. We are working with engineers for an appropriate design that may be as extensive as a concrete pad, at approximately \$35,000 to \$40,000 each, to something less expensive using compacted aggregate material.

We appreciate your continued support of SUU Aviation and look forward to responding to any questions you may have at the Board meeting scheduled for October 30, 2020.

Best regards,

A handwritten signature in black ink, appearing to read "Marvin L. Dodge". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Marvin L. Dodge  
Vice President

cc: President Scott L Wyatt

Attachment



