



Town of Bluff

190 N 3rd East – Unit #1
PO Box 324, Bluff, UT 84512
435-672-9990
office@townofbluff.org

May 2, 2023

Bryan W. Torgerson
Utah School and Institutional Trust Lands Administration
P.O. Box 215
Monticello, UT 84535

Re: Resource Development Coordination Committee, Project No. 85360

Dear Mr. Torgerson:

We are in receipt of your letter of April 20, 2023, regarding the proposed lease of 28 acres in T40S R22E, Section 30, SLBM, which is within the municipal limits of the Town of Bluff. I write to submit our preliminary comments on behalf of the Town of Bluff.

The information publicly available is quite limited. However, based on our local inquiries, it appears that a neighboring property owner is seeking to lease SITLA lands for purposes of expansion of an existing lodging/resort use. We also understand that a portion of the adjacent lands to the south of Mission Road which are currently being farmed would be affected. Our concerns are as follows:

1. The proposed lease would surround and potentially affect the existing lease, SULA No. 1318, between SITLA and the Bluff Water Works. The Town of Bluff owns several water rights at that location which include culinary water wells, pumping stations, and associated equipment used for culinary water supply to the residents of the Town. Additionally, there is an arsenic treatment facility at that same location. It is critical that adjacent development activity, if any, not damage or impair the existing culinary water facilities in this area.
2. If the applicant proposes commercial development as part of Project 85360, it is important that the development be reviewed and approved pursuant to the land use ordinances of the Town of Bluff. We are prepared to engage with SITLA regarding an intergovernmental agreement to address necessary land use reviews that would be required, depending on the scope of the project.



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3. As part of any future development, the Town would like to see that the developer provide some employee housing for persons who would be employed at the proposed development. Workforce housing is currently in short supply in Bluff, and the Town would like to encourage developers to provide workforce housing in conjunction with new tourism related development.

4. We are aware of the existing agriculture lease held by Bill Davis and Debbie Westfall. The Town would like to encourage SITLA to enter into any reasonable arrangement that would allow the continuation of farming on that portion of the property in question. The Town would like to encourage the preservation of irrigated agriculture where it exists, even if it may not be as commercially attractive in terms of economic return.

We are willing to engage in cooperative discussions with SITLA and the potential lease applicant to discuss what is planned and how it would fit within the Town. Please provide us with additional information as soon as it becomes available and let us know when we may be able to meet on this subject.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ann", with a long, sweeping horizontal line extending to the right.

Ann K. Leppanen
Mayor of Bluff