



UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

January 4, 2023

## Snow College FY 24 Land Bank Request Amendment

In the September Board meeting, the Board approved Snow College's request to seek a \$2 million appropriation for land banking in the 2023 General Session.

The original request was for a two-acre property with an existing building owned by Central Valley Medical Center. After the September approval, Central Valley Medical Center approached the college with an alternative opportunity. In place of the 2-acre parcel with the building, they are offering a 5-acre parcel with greater access and visibility from the I-15 Interstate. The alternative property would also allow Snow College to consider future building needs that will support the College's mission and focus for the service region in Juab County. Additional details, including a plat map, are attached.

### **Commissioner's Recommendation**

The Commissioner recommends the Finance and Facilities Committee review and provide a recommendation to the full Board on whether to authorize the updated land bank request for Snow College.

### **Attachments**



OFFICE OF FINANCE AND ADMINISTRATIVE SERVICES

December 16, 2022

Commissioner Dave Woolstenhulme  
Utah State Board of Higher Education  
Board of Higher Education Building The Gateway  
60 South 400 West  
Salt Lake City, Utah 84101-1284

Subject: Nephi Land Bank Request

Dear Commissioner Woolstenhulme:

Snow College presented three land bank requests at the Board meeting held on September 15, 2022. The requests included two properties in Ephraim and one property in Nephi. The Nephi property consisted of a building and approximately two acres. The request was for \$2 million. All three land bank requests were approved by the Board of Higher Education.

After Board approval, the owner of the Nephi property approached Snow College with an alternative proposal. Instead of the approved building and property, this alternative piece of property is located directly on Main Street in Nephi, which provides greater access and visibility from the I-15 interstate. Additionally, the alternative piece of property would consist of five acres instead of the original two acres. This alternative piece of property would allow Snow College to consider a future new build to address the specific needs for education and training in that part of Snow's service region, rather than remodeling an existing building.

The cost of the proposed alternative is equal to the cost of the original approved proposal, \$2 million. A review of properties has been done and the cost per acre in the proposed property is in alignment with costs of similar properties in the area. This alternative proposal would have no budgetary impact from what the Board has already approved.

Snow College agrees that this alternative proposal is a greater long-term solution for the Juab County region. Snow College requests that the Board ratify a change in the land bank proposal, while still adhering to the original intent: increasing the opportunities for technical and degree education in Juab County.

Sincerely,

Carson Howell  
Vice President for Finance and Administrative Services

Cc: Stacey McIlff, Interim President  
Malin Francis, Director of Facilities and Planning

# NORTHBRIDGE ESTATES CONCEP

NORTHBRIDGE ESTATES CONCEPT PLAN  
 1. 6 LOTS R3-Z (PLAT "C")  
 2. 5.25 ACRES PUD  
 3. 2 LOT COMMERCIAL SUB.

COMMERCIAL

N 00°20'37" E 518.74'

MAIN STREET / HIGHWAY

200 EAST STREET

1600 NORTH STREET

NORTHBRIDGE PUD  
8.00 ACRES

LOT 2 (HIGHWAY COMMERCIAL)  
5.44 ACRES

SEWER LID 5089.45'  
INVERT - 5080.70'  
SEWER TIE-IN LOC.

1500 NORTH STREET

LOT 1 (HIGHWAY COMMERCIAL)  
1.47 ACRES

NORTHBRIDGE ESTATES PLAT "C"

HUNTERS MEADOW PLAT "B"

1450 NORTH STREET

## REVISIONS

1. _____	4. _____
2. _____	5. _____
3. _____	6. _____

PROJECT NO.: LEDC3845 SURVEYOR/DIRECTOR: D. PENROD  
 DATE: April 2022 FIELD SURVEYOR: W. MONROE  
 SCALE: 1" = 80' DRAWN: B. LUDLOW  
 REVISION: \_\_\_\_\_ CHECKED: D. PENROD

## LUDLOW ENGINEER



Subdivisions • Boundary Surveys • Claim Surveys • Control Networks • Sewer & Water Design • Subdivision Design  
 1451 South Main, Nephi, Utah 84643