



CMP Gun range

Payson, Utah



Introduction

- Payson's observations working with a non-profit organization and the BLM to patent BLM land to CMP for a gun range.

RFI EDC Utah

3

600-1000 Acres

1 hour from international airport

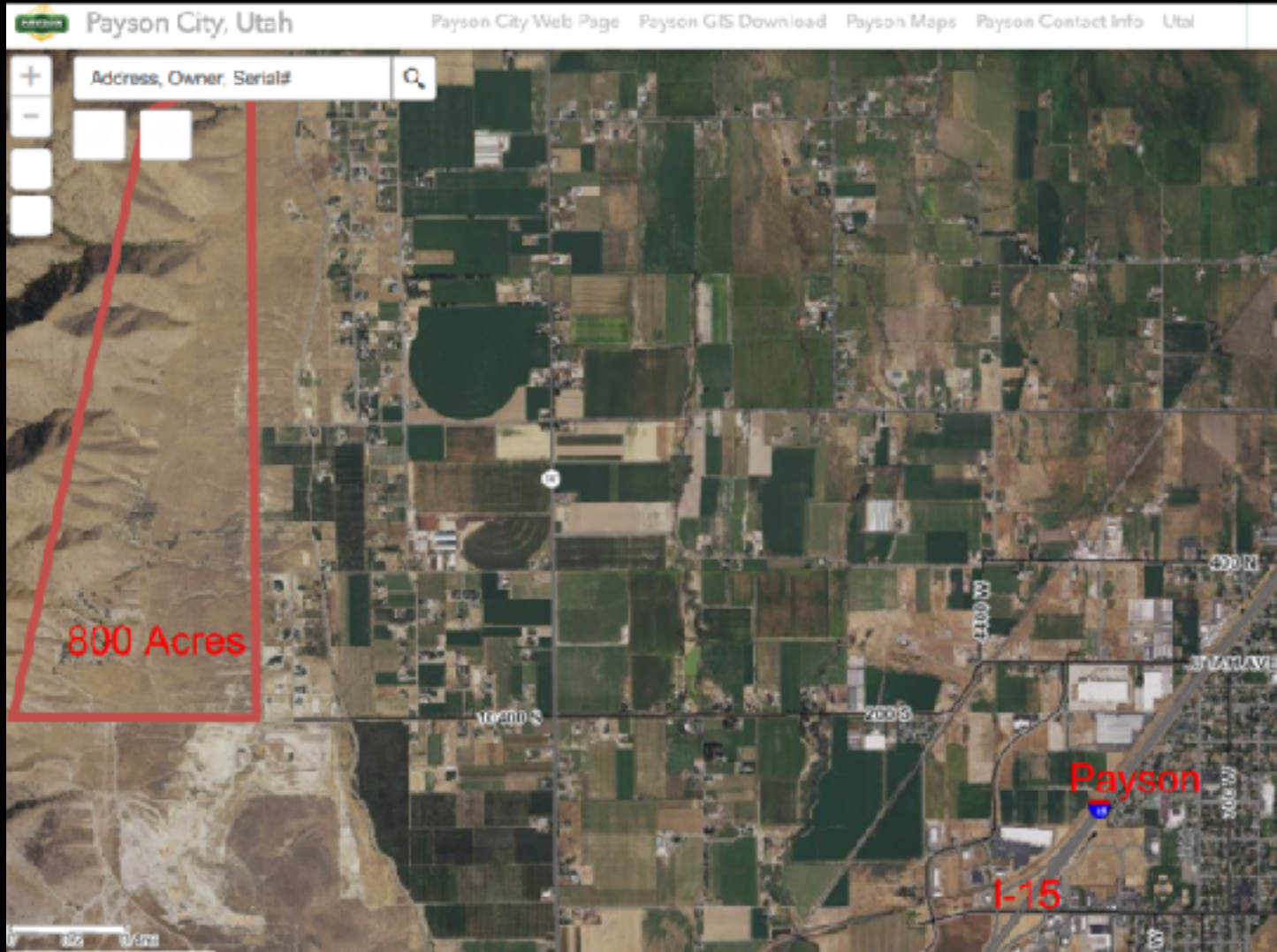
30 minutes from servicing city

Interstate access

Near landmarks and attractions

Due August 13, 2021





RFI Response August 13, 2021

800 Acres

4.7 Miles to I-15 interchange

4.5 Miles to Downtown Payson

Payson Population about 22,000

Teams

Team Payson

Brian Hulet
Economic Development Director

Mayor Bill Wright
Mayor

Dave Tuckett
City Manager

Jill Spencer
City Planner

Robert Mills
Development Services
Director

Team BLM

Emily Boivin
Lands & Realty
Specialist
Todd Marks
Assistant Field Manger

Jessica Wade
Field Manager

Team Utah

EDCUtah

Senator Mitt Romney's team

Representative Burgess Owen's team

Utah County Commissioner Brandon Gordon

State Senator Mike McKell

State Representative Doug Welton

Office of Utah Outdoor Recreation

Office of Utah Tourism

Explore Utah Valley Lee Adamson

Governor's Office of Economic Opportunity

Proposed West Mountain Recreation and Public Purposes area.

CMP gun range

Payson Motocross

ATV trails

CMP site plan

Recreation & Public Purposes Act

The Act authorizes the sale or lease of public lands for recreational or public purposes to State and local governments and to qualified nonprofit organizations

Land

- Patent or lease
- Only the amount of land required for efficient operation of the projects described development plan
- Non-profit 640 acres per year
- Cost ½ fair market value if unrestricted use
- \$10 per acre with a min. of \$50 for government-controlled land for public purpose

Patent

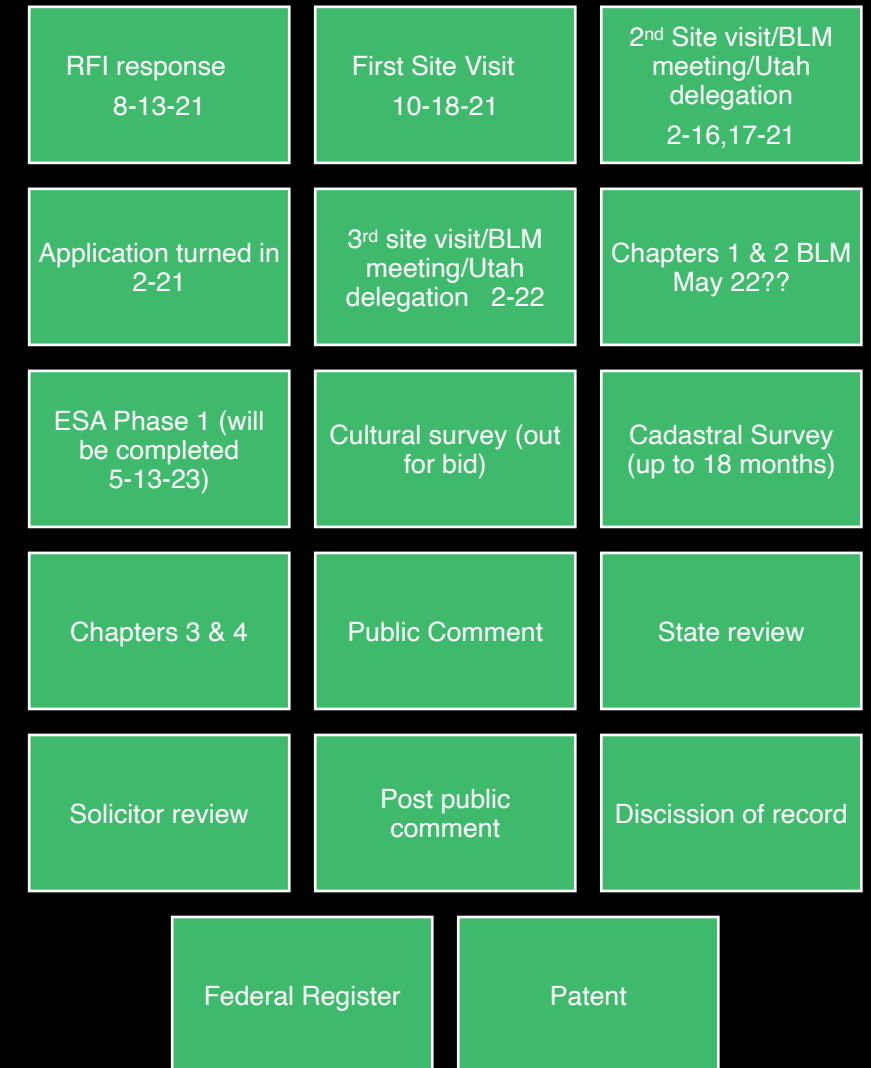
- If the land is transfer or land is devoted to another use without consent of the BLM, title will revert to United States
- Land will be used in perpetuity for the purpose it was acquired. (plan and purpose may be modified upon approval by the BLM)
- Each corner point of the lands will be monumented and described in an official survey
- All minerals will be reserved to the United States

Lease

- Not to exceed 20 years for non-profits entities
- No to exceed 25 years for government entities
- If the land has mineral lease the land can't be patented
- Subleasing to another entity is not allowed
- Lease is \$2 per acres with min. of \$25 for government-controlled land for public purpose

CMP BLM Project

Timeline





Pre-application

- Consultation with the BLM
 - Is the land available for disposal
 - Environmental classification
 - Application filing requirements
 - Application processing steps
 - Lease or patent
 - Land use planning
 - Time frame



Application

- \$100 fee
- Certified copy of authority and authorization
- Draft development plan, site plan and management plan
 - Proposed use of lands detailed description of project, and administration statement
 - Anticipated expenditures for the development
 - Site plan
 - Timetable
 - Provide maintenance responsibilities and procedures
 - (number, type and hours of use for equipment used to develop the property)

Chapters 1 & 2

Chapter 1

- Introduction
- Purpose, need
- Decisions to be made
- Consistent with land use plans
- Wildlife, mineral review
- Regulation review
- Fit with state and county plans
- Issues to be analyzed
 - Impacts
 - Cultural

Chapter 2

- Description of alternatives
 - No action
 - Purposed action
 - Other
- Design features
- Public comment

Chapters 3 & 4

Chapter 3

- Bulk of the analysis
- Look at past, present and future
- Environmental concerns
 - Protective measures
 - monitoring
- Analyze each alternative

Chapter 4

- Consultation and coordination
 - Fish& Wildlife
 - Native Americans
 - SHPO
 - State
- Scoping period
- Public comment

Summary

- Patience, Patience, Patience
- Have regular meetings with the BLM
- Map out the steps required and a timeline with BLM. Write it down.
- Keep engaged with local, county, state and federal entities
- Work closely with the private entity that that wants to do the project so that they do not become discouraged and abandon the project

<https://www.blm.gov/recreation-public-purposes-act>

https://www.blm.gov/sites/default/files/LandTenure_RecandPublicPurposesAct_InfoSheet.pdf





Thank you

Brian Hulet
bhulet@payson.org

