

REQUEST FOR PROPOSALS
Lease of City-owned parcel

Responsible bidders are invited to provide proposals for “Lease of City-owned parcel.” The City owns approximately 24 acres of land on the North side of West Gentile Road at about 2700 West. The City seeks tenants who will make use of the land without impacting the City’s ability to use the land in the future.

The parcel subject to the potential lease:

Davis County Parcel 15-019-0134, consisting of approximately 24 acres, located to the North of West Gentile Road at approximately 2700 West. (See attached map).

The leased property is subject to the following restrictions, in addition to applicable laws and regulations:

1. No permanent structures may be erected on the property
 - a. Fencing or portable sheds may be utilized, but not portable storage containers or pods
2. There are water rights and water conveyance associated with the property, with potential delivery of up to 3-acre feet of water per acre of land. The infrastructure is capable of delivering the irrigation water to the entire site through flood irrigation from the north side of the property. If a proposal requires less water than 3-acre feet per acre, please so indicate in your proposal so that the City can utilize that water for residential uses.
3. Long-term parking of vehicles or trailers is prohibited.
4. Use must be consistent with current zoning on the site (A-1):
 - a. Any uses associated with animals must be enclosed with adequate fencing, at the proposer’s cost, along all borders of the parcels being used, unless the proposer is the owner or lessor of the bordering parcel, which border would not need to be fenced so long as the lessor remains in control of both parcels.
 - b. As residential development occurs to the North of the property, the lessee must ensure that the uses on the leasehold do not cause a nuisance to those neighbors, such as animals escaping into their properties, pest infestation, excessive odor or untimely noise.
5. Uses may not carry a significant risk of environmental contamination or any condition that will require significant remediation by the City after termination of the lease.
6. Vegetation on the property must be kept within limits established by City code, including along rights-of-way.

Term:

The lease shall be for five (5) years, with potential renewals thereafter.

The criteria to be considered by the City in assessing the strength of proposals include the following:

1. Proposed lease rate
2. Negative effects on neighboring properties
3. Experience, stability, and credit history of applicant

4. Long-term impact to City-owned parcels
5. References

Proposals will be received by the City Recorder until 2:00 p.m. on January 30, 2020, at 1979 West 1900 South, Syracuse, Utah, or via email at cassieb@syracuseut.com. Proposals received after 2:00 p.m. on that date will not be accepted. There will not be a public opening of proposals.

On the outside of the envelope or in the e-mail subject line, the applicant shall write: "Lease of City-owned parcel", the name and address of the applicant, the date and time of proposal opening and the applicant's return mailing address.

The City reserves the right to reject any or all proposals or to waive any informality or technicality in any proposal if deemed to be in the best interest of the City. Applicants on this project will be subject to the applicable provisions of all federal, state and local laws, rules and regulations.

Map of Proposed Leased Property

(blue-shaded property)

