



Keli Beard <kelibear@utah.gov>

# Re: Bluff

1 message

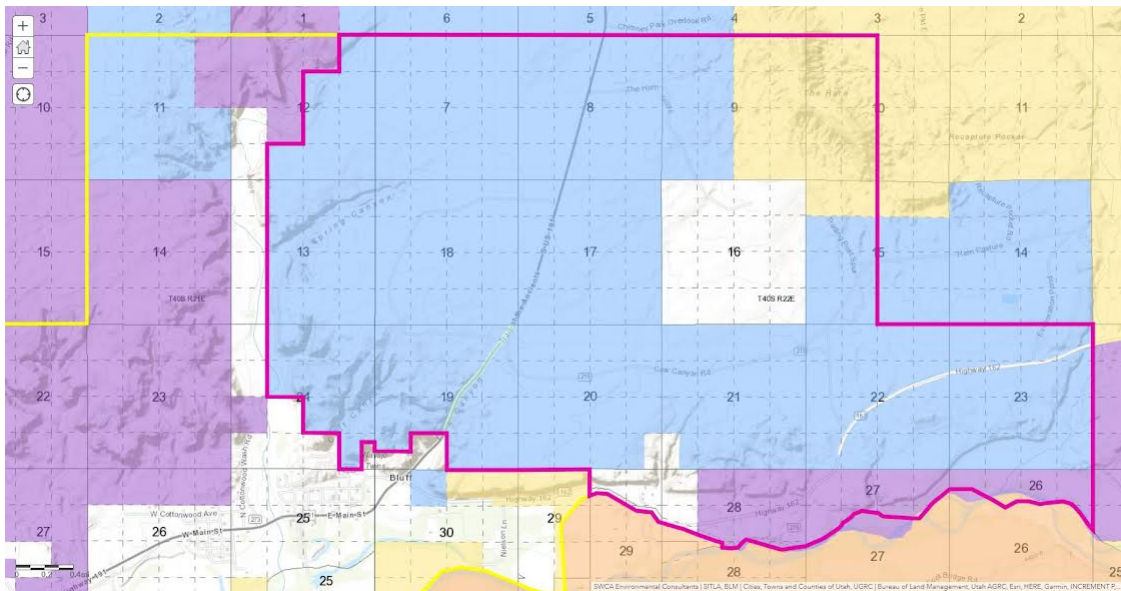
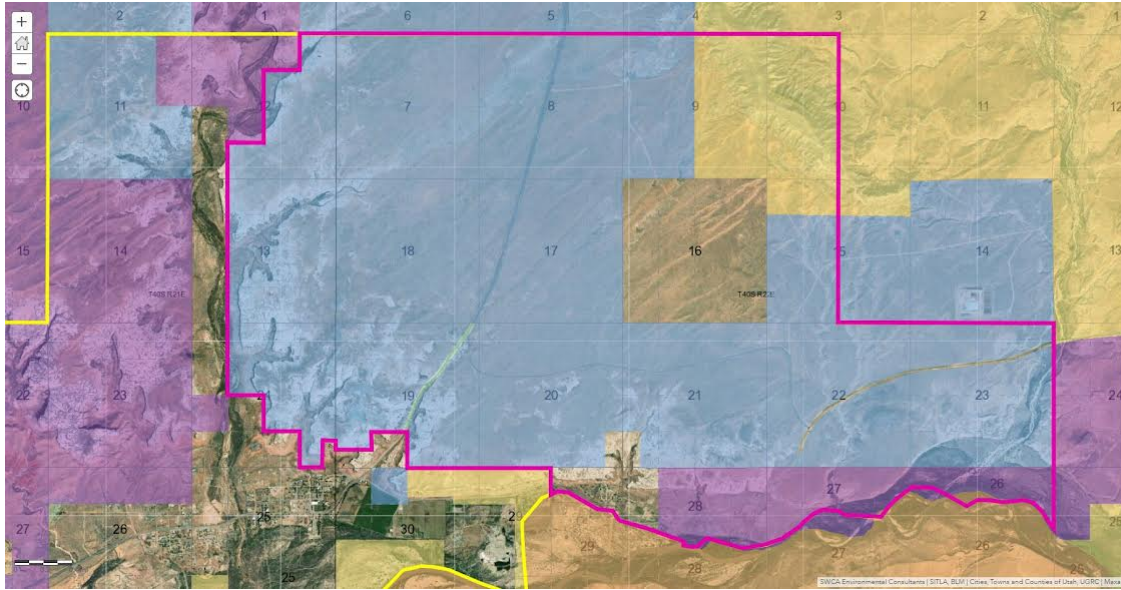
**Scott Bartlett** <scottbartlett@utah.gov>

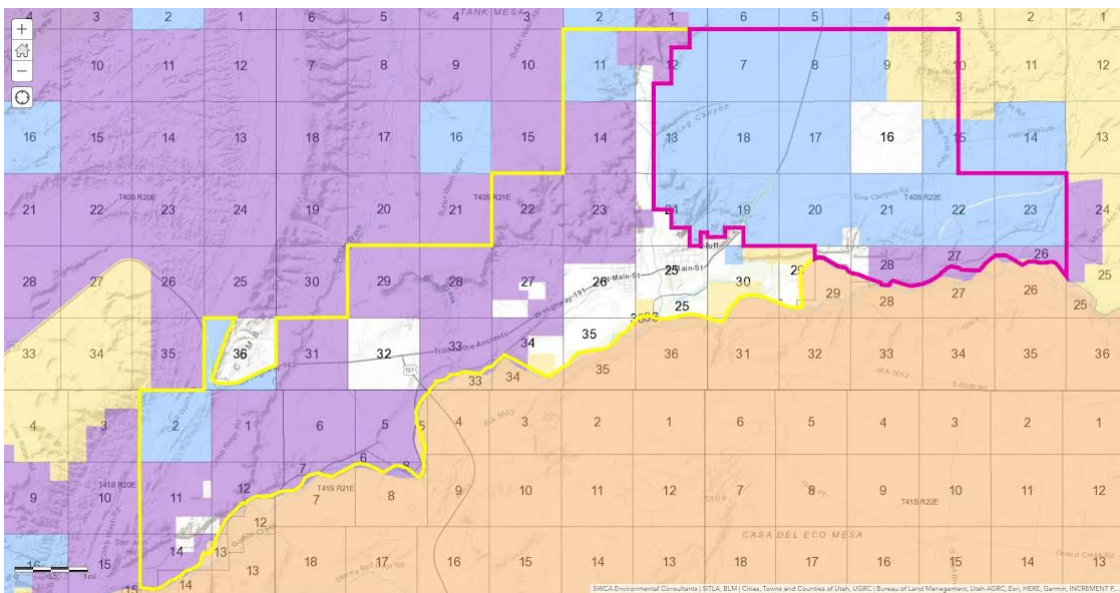
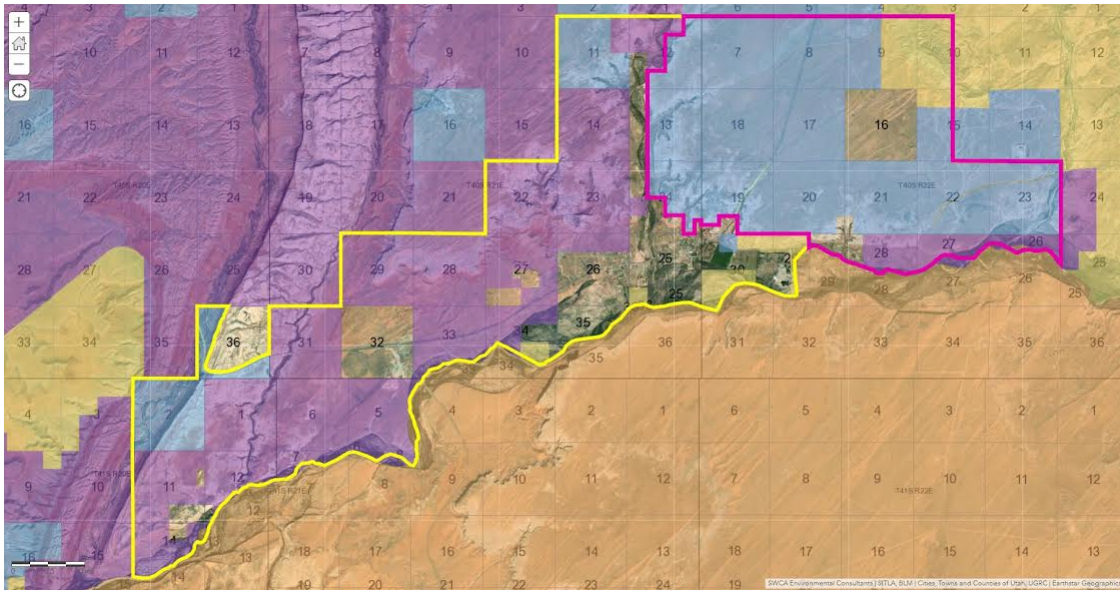
Thu, May 4, 2023 at 11:10 AM

To: Bruce Baird <bbaird@difficultdirt.com>

Cc: Keli Beard <kelibear@utah.gov>, Bryan Torgerson <bryantorgerson@utah.gov>, Chris Shiraldi <cshiraldi@utah.gov>, Mike Johnson <mjohnson@utah.gov>

Here is the modified disconnection boundary in purple below. The area is approximately 9,514 acres.





Scott Bartlett | Assistant Managing Director | RWA  
**State of Utah School and Institutional Trust Lands Administration**  
 102 South 200 East, #600, Salt Lake City, Utah 84111  
 O: (801) 538-5166 | M: (801) 830-7188

On Tue, May 2, 2023 at 2:34 PM Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)> wrote:

Perfect.

Can you please set up the Zoom or other video link? I am having trouble with setting up Zooms on my system now.

**Bruce R. Baird**

**Bruce R. Baird, PLLC**

**2150 S. 1300 E., Suite 500**

**Salt Lake City, UT 84106**

**801.647.1400**

**[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)**

---

**From:** Keli Beard <[kelibeard@utah.gov](mailto:kelibear@utah.gov)>  
**Sent:** Tuesday, May 2, 2023 2:33 PM  
**To:** Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)>  
**Cc:** Bryan Torgerson <[bryantorgerson@utah.gov](mailto:bryantorgerson@utah.gov)>; Chris Shiraldi <[cshiraldi@utah.gov](mailto:cshiraldi@utah.gov)>; Mike Johnson <[mjohnson@utah.gov](mailto:mjohnson@utah.gov)>; Scott Bartlett <[scottbartlett@utah.gov](mailto:scottbartlett@utah.gov)>  
**Subject:** Re: Bluff

8:00 works for me

On Tue, May 2, 2023 at 2:11 PM Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)> wrote:

I have a 4 p call. Do you have any time really early tomorrow? Like 8?

**Bruce R. Baird**

**Bruce R. Baird, PLLC**

**2150 S. 1300 E., Suite 500**

**Salt Lake City, UT 84106**

**801.647.1400**

**[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)**

---

**From:** Keli Beard <[kelibeard@utah.gov](mailto:kelibear@utah.gov)>  
**Sent:** Tuesday, May 2, 2023 2:05 PM  
**To:** Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)>  
**Cc:** Scott Bartlett <[scottbartlett@utah.gov](mailto:scottbartlett@utah.gov)>; Bryan Torgerson <[bryantorgerson@utah.gov](mailto:bryantorgerson@utah.gov)>; Mike Johnson <[mjohnson@utah.gov](mailto:mjohnson@utah.gov)>; Chris Shiraldi <[cshiraldi@utah.gov](mailto:cshiraldi@utah.gov)>  
**Subject:** Re: Bluff

I can after 4.

On Tue, May 2, 2023 at 1:26 PM Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)> wrote:

Any chance for a Zoom today @ 315?

**Bruce R. Baird**

**Bruce R. Baird, PLLC**

**2150 S. 1300 E., Suite 500**

**Salt Lake City, UT 84106**

**801.647.1400**

**[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)**

---

**From:** Keli Beard <[kelibeard@utah.gov](mailto:kelibeard@utah.gov)>  
**Sent:** Tuesday, May 2, 2023 10:15 AM  
**To:** Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)>  
**Cc:** Scott Bartlett <[scottbartlett@utah.gov](mailto:scottbartlett@utah.gov)>; Bryan Torgerson <[bryantorgerson@utah.gov](mailto:bryantorgerson@utah.gov)>; Mike Johnson <[mjohnson@utah.gov](mailto:mjohnson@utah.gov)>; Chris Shiraldi <[cshiraldi@utah.gov](mailto:cshiraldi@utah.gov)>  
**Subject:** Re: Bluff

Bruce - the letter looks good. Regarding 19 and 20, I'd prefer to keep those within the disconnection petition, but Sections 24, 13, and 12 could come out. It still leaves a bit of a peninsula - do you think that would be ok?

On Tue, May 2, 2023 at 9:07 AM Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)> wrote:

Here is a new draft of the letter. I will get it out as soon as we talk about the issue below.

Please do look at the map in the area of 19 and 20 on the southeast and let's think about the peninsula issue there as noted below.

**Bruce R. Baird**

**Bruce R. Baird, PLLC**

**2150 S. 1300 E., Suite 500**

**Salt Lake City, UT 84106**

**801.647.1400**

**[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)**

---

**From:** Keli Beard <[kelibeard@utah.gov](mailto:kelibeard@utah.gov)>  
**Sent:** Tuesday, May 2, 2023 8:33 AM  
**To:** Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)>  
**Cc:** Scott Bartlett <[scottbartlett@utah.gov](mailto:scottbartlett@utah.gov)>; Bryan Torgerson <[bryantorgerson@utah.gov](mailto:bryantorgerson@utah.gov)>; Mike Johnson <[mjohnson@utah.gov](mailto:mjohnson@utah.gov)>; Chris Shiraldi <[cshiraldi@utah.gov](mailto:cshiraldi@utah.gov)>  
**Subject:** Re: Bluff

We'd like to avoid including anyone other than SITLA and your client and we aren't concerned about Section 11. I think the disconnection request, as we've drawn it, is going to be hard for the town council to deny and we'd like this to go as quickly and smoothly as possible.

On Tue, May 2, 2023 at 8:12 AM Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)> wrote:

That should work.

Query about the map: Why don't we take out 11 and 12 too? And maybe all of 13 and 14 as well. And maybe the north half off all of 23 and 24? Or maybe all of 23 and 24? Or maybe parts of 22, 26 and 27 too.

We may have to leave off some of the lower portions of 19 and 20 to avoid creating a peninsula in 29 and 28.

Call me today if you can please.

**Bruce R. Baird**

**Bruce R. Baird, PLLC**

**2150 S. 1300 E., Suite 500**

**Salt Lake City, UT 84106**

**801.647.1400**

**[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)**

---

**From:** Keli Beard <[kelibear@utah.gov](mailto:kelibear@utah.gov)>

**Sent:** Friday, April 28, 2023 8:43 AM

**To:** Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)>

**Cc:** Scott Bartlett <[scottbartlett@utah.gov](mailto:scottbartlett@utah.gov)>; Bryan Torgerson <[bryantorgerson@utah.gov](mailto:bryantorgerson@utah.gov)>; Mike Johnson <[mjohnson@utah.gov](mailto:mjohnson@utah.gov)>; Chris Shiraldi <[cshiraldi@utah.gov](mailto:cshiraldi@utah.gov)>

**Subject:** Re: Bluff

Bruce,

Scott and I were looking over the disconnection statute this morning and it looks like we don't need a legal description to file the disconnection request. We will need a formal plat before it becomes final, but for us to put together a legal description will take some time and consultation with outside parties. To push this along, can we file with the attached maps?

Let me know if you'd like to discuss.

Thanks,  
Keli

On Fri, Apr 28, 2023 at 7:04 AM Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)> wrote:

Any word?

**Bruce R. Baird**

**Bruce R. Baird, PLLC**

**2150 S. 1300 E., Suite 500**

**Salt Lake City, UT 84106**

**801.647.1400**

**[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)**

---

**From:** Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)>  
**Sent:** Friday, April 21, 2023 10:14 AM  
**To:** Keli Beard <[kelibeard@utah.gov](mailto:kelibear@utah.gov)>  
**Cc:** Scott Bartlett <[scottbartlett@utah.gov](mailto:scottbartlett@utah.gov)>  
**Subject:** Re: Bluff

1030? Can you please call me?

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Keli Beard <[kelibeard@utah.gov](mailto:kelibear@utah.gov)>  
**Sent:** Friday, April 21, 2023 8:43:18 AM  
**To:** Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)>  
**Cc:** Scott Bartlett <[scottbartlett@utah.gov](mailto:scottbartlett@utah.gov)>  
**Subject:** Re: Bluff

This is very timely. Our solar lessee is very interested in pushing the disconnection through as quickly as possible. I'm around today to discuss.

On Fri, Apr 21, 2023 at 9:01 AM Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)> wrote:

Scott and Keli:

Can we please talk about this?

Thx. brb

**Bruce R. Baird**

**Bruce R. Baird, PLLC**  
**2150 S. 1300 E., Suite 500**  
**Salt Lake City, UT 84106**  
**801.647.1400**  
**bbaird@difficultdirt.com**

---

**From:** Bruce Baird  
**Sent:** Tuesday, April 11, 2023 9:57 AM  
**To:** Scott Bartlett <[scottbartlett@utah.gov](mailto:scottbartlett@utah.gov)>  
**Cc:** Keli Beard <[kelibeard@utah.gov](mailto:kelibear@utah.gov)>  
**Subject:** RE: Bluff

Scott:

I hope you had a great vacation. Just checking in on an ETA to get a draft of the legal description for this that we talked about.

Thx. brb

**Bruce R. Baird**  
**Bruce R. Baird, PLLC**  
**2150 S. 1300 E., Suite 500**  
**Salt Lake City, UT 84106**  
**801.647.1400**  
**bbaird@difficultdirt.com**

---

**From:** Bruce Baird  
**Sent:** Friday, March 31, 2023 10:10 AM  
**To:** Scott Bartlett <[scottbartlett@utah.gov](mailto:scottbartlett@utah.gov)>  
**Cc:** Keli Beard <[kelibeard@utah.gov](mailto:kelibear@utah.gov)>  
**Subject:** Bluff

Scott:

Here are the 2 maps that we used on the video conference today.

Thanks for your help. Have fun.

brb

**Bruce R. Baird**

**Bruce R. Baird, PLLC**

**2150 S. 1300 E., Suite 500**

**Salt Lake City, UT 84106**

**801.647.1400**

**[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)**

---

**From:** Bruce Baird

**Sent:** Thursday, March 30, 2023 1:19 PM

**To:** 'Scott Bartlett' <[scottbartlett@utah.gov](mailto:scottbartlett@utah.gov)>

**Cc:** Bryan Torgerson <[bryantorgerson@utah.gov](mailto:bryantorgerson@utah.gov)>; Keli Beard <[kelibeard@utah.gov](mailto:kelibear@utah.gov)>

**Subject:** RE: MUNICIPAL DISCONNECTION AMENDMENTS

Can you set up a Zoom or other video? My computer is having problems.

Thx. brb

**Bruce R. Baird**

**Bruce R. Baird, PLLC**

**2150 S. 1300 E., Suite 500**

**Salt Lake City, UT 84106**

**801.647.1400**

**[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)**

---

**From:** Scott Bartlett <[scottbartlett@utah.gov](mailto:scottbartlett@utah.gov)>

**Sent:** Thursday, March 30, 2023 1:18 PM

**To:** Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)>

**Cc:** Bryan Torgerson <[bryantorgerson@utah.gov](mailto:bryantorgerson@utah.gov)>; Keli Beard <[kelibeard@utah.gov](mailto:kelibear@utah.gov)>

**Subject:** Re: MUNICIPAL DISCONNECTION AMENDMENTS

Yes, 10 works great.



On Thu, Mar 30, 2023 at 12:16 PM Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)> wrote:

10?

**Bruce R. Baird**

**Bruce R. Baird, PLLC**

**2150 S. 1300 E., Suite 500**

**Salt Lake City, UT 84106**

**801.647.1400**

**[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)**

---

**From:** Scott Bartlett <[scottbartlett@utah.gov](mailto:scottbartlett@utah.gov)>

**Sent:** Thursday, March 30, 2023 11:48 AM

**To:** Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)>

**Cc:** Bryan Torgerson <[bryantorgerson@utah.gov](mailto:bryantorgerson@utah.gov)>; Keli Beard <[kelibeard@utah.gov](mailto:kelibear@utah.gov)>

**Subject:** Re: MUNICIPAL DISCONNECTION AMENDMENTS

I'm out today. Would you have time tomorrow morning?

On Thu, Mar 30, 2023 at 9:17 AM Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)> wrote:

Any time this afternoon to talk about the legal description needed?

Thx. brb

**Bruce R. Baird**

**Bruce R. Baird, PLLC**

**2150 S. 1300 E., Suite 500**

**Salt Lake City, UT 84106**

**801.647.1400**

**[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)**

---

**From:** Keli Beard <[kelibeard@utah.gov](mailto:kelibear@utah.gov)>

**Sent:** Tuesday, March 21, 2023 10:04 AM

**To:** Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)>

**Cc:** Bryan Torgerson <[bryantorgerson@utah.gov](mailto:bryantorgerson@utah.gov)>; Scott Bartlett <[scottbartlett@utah.gov](mailto:scottbartlett@utah.gov)>

**Subject:** Re: MUNICIPAL DISCONNECTION AMENDMENTS

Scott is at the Water Users Conference today, but I'll let you two coordinate.

On Tue, Mar 21, 2023 at 10:01 AM Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)> wrote:

Don't need it surveyed. I can tell Scott exactly what I need on a quick call.

Thx. brb

---

**From:** Keli Beard <[kelibeard@utah.gov](mailto:kelibear@utah.gov)>  
**Sent:** Monday, March 20, 2023 1:36 PM  
**To:** Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)>  
**Cc:** Bryan Torgerson <[bryantorgerson@utah.gov](mailto:bryantorgerson@utah.gov)>; Scott Bartlett <[scottbartlett@utah.gov](mailto:scottbartlett@utah.gov)>  
**Subject:** Re: MUNICIPAL DISCONNECTION AMENDMENTS

Bruce, I'm including Scott Bartlett on this email chain. He is a surveyor and has participated in these kinds of actions in the past. Do we need a surveyed legal description?

On Fri, Mar 17, 2023 at 11:51 AM Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)> wrote:

Do you have anyone is house at SITLA who could prepare the legal description?

---

**From:** Keli Beard <[kelibeard@utah.gov](mailto:kelibear@utah.gov)>  
**Sent:** Friday, March 17, 2023 10:49 AM  
**To:** Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)>  
**Subject:** Re: MUNICIPAL DISCONNECTION AMENDMENTS

Thanks for the update. Let me know if we can help with anything.

On Fri, Mar 17, 2023 at 10:24 AM Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)> wrote:

FYI, we are still working on a legal description for the disconnection. The southern boundary is tricky with the river. And the title company is very slow.

Thx. brb

---

**From:** Keli Beard <[kelibeard@utah.gov](mailto:kelibear@utah.gov)>  
**Sent:** Tuesday, February 14, 2023 2:27 PM  
**To:** Bruce Baird <[bbaird@difficultdirt.com](mailto:bbaird@difficultdirt.com)>  
**Subject:** Fwd: MUNICIPAL DISCONNECTION AMENDMENTS

Hi Bruce - Utah Code 10-2-501(2)(b) requires that the disconnection petition include the signature of 50% of the private landowners in the area. Before 2016, the statute required

the signature of 50% of the landowners, which would have allowed SITLA to bring the petition on its own. It was amended in 2016 to qualify real property as "private". I've included a copy of the bill. I watched the hearing on the bill a few years ago when we were considering bringing a disconnection request and my recollection is that the change was aimed at preventing the federal government from stopping a disconnection by failing to sign the petition.

Hope this helps.

Keli

----- Forwarded message -----

From: <[Westlaw@westlaw.com](mailto:Westlaw@westlaw.com)>  
Date: Tue, Feb 14, 2023 at 2:18 PM  
Subject: MUNICIPAL DISCONNECTION AMENDMENTS  
To: <[kelibeard@utah.gov](mailto:kelibeard@utah.gov)>

Keli Beard sent you content from Westlaw Edge.  
Please see the attached file.

Item: MUNICIPAL DISCONNECTION AMENDMENTS  
Citation: 2016 Utah Laws Ch. 406 (H.B. 248)  
Sent On: Tuesday, February 14, 2023  
Sent By: Keli Beard  
Client ID: SITLA

Note:

-----  
Westlaw © 2023 Thomson Reuters. No claim to original U.S. Government Works.

--

Keli Beard  
Senior Legal Counsel  
School and Institutional Trust Lands Administration  
[675 E. 500 S., Suite 500](#)  
[Salt Lake City, Utah 84102](#)  
phone: 801-538-5185  
email: [kelibeard@utah.gov](mailto:kelibeard@utah.gov)

--

Keli Beard  
Senior Legal Counsel  
School and Institutional Trust Lands Administration  
[675 E. 500 S., Suite 500](#)

[Salt Lake City, Utah 84102](#)

phone: 801-538-5185

email: [kelibear@utah.gov](mailto:kelibear@utah.gov)

--

Keli Beard

Senior Legal Counsel

School and Institutional Trust Lands Administration

[675 E. 500 S., Suite 500](#)

[Salt Lake City, Utah 84102](#)

phone: 801-538-5185

email: [kelibear@utah.gov](mailto:kelibear@utah.gov)

--

Keli Beard

Senior Legal Counsel

School and Institutional Trust Lands Administration

[675 E. 500 S., Suite 500](#)

[Salt Lake City, Utah 84102](#)

phone: 801-538-5185

email: [kelibear@utah.gov](mailto:kelibear@utah.gov)

--

Scott Bartlett

Assistant Managing Director

Utah School and Institutional Trust Lands Administration

801-538-5166

--

Scott Bartlett

Assistant Managing Director

Utah School and Institutional Trust Lands Administration

801-538-5166

--

Keli Beard

Senior Legal Counsel

School and Institutional Trust Lands Administration

[675 E. 500 S., Suite 500](#)

[Salt Lake City, Utah 84102](#)

phone: 801-538-5185

email: [kelibeard@utah.gov](mailto:kelibeard@utah.gov)

--

Keli Beard

Senior Legal Counsel

School and Institutional Trust Lands Administration

[675 E. 500 S., Suite 500](#)

[Salt Lake City, Utah 84102](#)

phone: 801-538-5185

email: [kelibeard@utah.gov](mailto:kelibeard@utah.gov)

--

Keli Beard

Senior Legal Counsel

School and Institutional Trust Lands Administration

[675 E. 500 S., Suite 500](#)

[Salt Lake City, Utah 84102](#)

phone: 801-538-5185

email: [kelibeard@utah.gov](mailto:kelibeard@utah.gov)

--

Keli Beard

Senior Legal Counsel

School and Institutional Trust Lands Administration

[675 E. 500 S., Suite 500](#)

[Salt Lake City, Utah 84102](#)

phone: 801-538-5185

email: [kelibeard@utah.gov](mailto:kelibeard@utah.gov)

--

Keli Beard

Senior Legal Counsel

School and Institutional Trust Lands Administration

[675 E. 500 S., Suite 500](#)

[Salt Lake City, Utah 84102](#)

phone: 801-538-5185

email: [kelibeard@utah.gov](mailto:kelibeard@utah.gov)

--

Keli Beard

Senior Legal Counsel

School and Institutional Trust Lands Administration

[675 E. 500 S., Suite 500](#)

[Salt Lake City, Utah 84102](#)

phone: 801-538-5185

email: [kelibeard@utah.gov](mailto:kelibeard@utah.gov)