



SUPPORTING UTAH SCHOOLS AND INSTITUTIONS

1593 Grapevine Crossing
 Washington, UT 84780
 Telephone No. (435) 522-7411

Non-Refundable Easement Application Fees:
 fee.....\$750.00
 land use fee...based on land value and SF
 (Fees subject to change and described further below)

Web site: www.trustlands.utah.gov

Planning and Development Group's Easement Application Form

Pursuant to Utah Code Annotated, Title 53C, Lands managed by the School and Institutional Trust Lands Administration (SITLA) are not public lands. They were given to Utah as part of the statehood grant to be managed exclusively to support public education. Section 53C-1-102(2)(d) states: "*the beneficiaries do not include other governmental institutions or agencies, the public at large, or the general welfare of this state.*"

Name: _____ Company Name _____
 Address: _____ Contact Number _____
 City: _____ Email Address _____
 State: _____ Zip Code: _____

We reserve the right to record all Easements. Washington County Recorder's office requires a legal description, a metes and bounds description, or aliquot parts description. Applicant is required to provide this information:

Call, Quadrant, or Aliquot part (SITLA land only):	SEC.	TWP.	RGE.	Acres
**GIS Shape files or GPS coordinates may also be required.				TOTAL Acres:

1. What type of improvement (water, sewer, power, gas, water tank, roadways, etc.) is being proposed? Also list the size of the pipe, gallons of tank, width/length of road, etc. _____
2. List the land-owners who benefit from the improvement and how they will benefit? (i.e.-see questions below)
 - a. If a waterline, what is the total number of new connections and how many of those connections will SITLA developments have access to? _____
 - b. If sanitary sewer, what is the capacity of the line and which land owners have access to it? What percentage of those owners will be on SITLA land? _____
 - c. If storm sewer, describe where the flows are originating from (SITLA land, non-SITLA land), and why the storm sewer should be carried through SITLA lands _____
 - d. If power, what land(s) will have access to distribution, how many households will that power potentially serve, and how many of those households are on SITLA land? _____
 - e. If a water tank, what will the increased flows of existing lines be? What landowner(s) directly benefit from the increase? _____
 - f. If a road, what percentage of the road is on SITLA land? Which surrounding lands directly benefit from the roadway? _____
 - g. If gas, communications, etc., which development(s) will have access to the communications, what is the capacity of the improvements, and what percentage of end-users will be on SITLA land? _____
 - h. Other _____
3. Please describe the proposed duration of the Easement (in months, years, or if in perpetuity) _____
4. Is the proposed easement part of a current/adopted master plan? Does the proposed use fit with current zoning? : _____

Planning and Development Group's Testing/Access Right of Entry Application Form

- 5. Please describe all proposed work to be done with the issuance of this easement: _____

- 6. Please provide an estimate the construction costs (for both the entire project and for the portion exclusively on SITLA land) and declare who prepared the estimate _____
- 7. Is the applicant requesting SITLA participation in the cost of the proposed improvement? If yes, please how much participation and why SITLA is being asked to participate in these costs: _____

- 8. Is there an appraisal of the subject or surrounding property? If so, please provide the following information:
Appraiser _____ Date of Appraisal _____ Value per acre _____

Time Frame:

Please plan on a minimum of two months for an easement to be reviewed and, if feasible, issued. Some go a little faster and others require more time. Initially, the subject land must be evaluated in relation to the proposed use. If SITLA participation is requested, time to analyze proposals, budgets, and to seek Board approval may also be required. If a proposed easement is approved at the local level, each easement is custom written and then becomes subject to several internal reviews, including supervisory, legal, and clerical. In addition, our GIS department will use the applicant's map/shape files to generate an exhibit for the easement.

Required Documents:

- Signed application with minimum application fee of \$750
- Map of the subject land. GIS shape files are preferred
- Legal Description of the proposed easement
- Engineers Estimate, if applicable
- Subject or surrounding land appraisal, if applicable
- Construction drawings of improvements, if applicable (draft versions ok)

SITLA fees:

Required easement application fees are \$750.00. In addition, if the easement is issued, land fees will apply. Land fees are based on a percentage of the market value of the subject land. That percentage may be based on how cumbersome the easement is, what visual impairments may be imposed on the surrounding lands, the duration of the proposed easement, and other related circumstances.

Signature Required:

I understand the \$750 application fee is non-refundable and is used by Staff to determine whether an easement can be authorized. Further, I understand that the easement fees are separate from land use fees, which are based on the fair market value of the total number of acres in question (as described above).

I understand that this document is only an application for an easement on SITLA property. An actual easement may or may not be granted under this application. I recognize that an easement is not official until I have received an executed hard copy. I also certify that I have authority to sign this application and authorize payment as described above.

APPLICANT SIGNATURE

TITLE

DATE