

## AMENDMENT - GP 20716 11 - GRAZING (STANDARD)

DA Date: 10/04/2021

Status: Approved by Mike Johnson

Department: Surface

Drafted By: Stewart, Slate

ID: 7085

### CONTRACT DETAILS

Name: IVINS, KEITH

Address: 280 E APPLE LANE  
BLANDING, UT 84511

Administrator: Stewart, Slate

County: San Juan

Total acres: 6,015.4800

Start Date: 07/01/2011

Beneficiary: School

Expiration Date: 06/30/2026

AUMs: 294.00

### LAND PARCELS (GIS Review of Description: 09/08/2021)

T36S, R23E, SLB&M	Section 32: All	640.00 acres
T37S, R22E, SLB&M	Section 32: W2	320.00 acres
T37S, R23E, SLB&M	Section 16: All	640.00 acres
T37S, R23E, SLB&M	Section 32: All	640.00 acres
T38S, R21E, SLB&M	Section 32: All	640.00 acres
T38S, R21E, SLB&M	Section 36: All	640.00 acres
T38S, R22E, SLB&M	Section 2: ALL	635.76 acres
T38S, R22E, SLB&M	Section 36: All	640.00 acres
T39S, R21E, SLB&M	Section 2: All	641.12 acres
T39S, R21E, SLB&M	Section 16: E2NE4, NW4NW4	120.00 acres
T39S, R22E, SLB&M	Section 2: LOTS 1-4, S2NE4, SE4, SE4SW4, SE4NW4, LESS ROW CONVEYANCE (ROW 521-D) (SEE M&B)	458.60 acres

### BACKGROUND

On August 31, 2021, the Trust received an application from the permittee of record to amend GP 20716-11 to include additional acreage and associated AUMs which was found to be currently unallocated.

### NARRATIVE

Keith Ivins, as the permittee of record, made application to amend the above-referenced grazing permit to include the following parcel:

Township 39 South, Range 22 East, SLB&M

Section 16: N2, N2N2SE4 360.00 acres 14 AUMs

GP 20716 11 will now contain 6,375.48 total acres and 308 AUMs.

The intended season of use for this grazing permit and the livestock type will remain the same as that of record. A search of the Trust's records was done and found there are no existing leases on record which will be affected by the proposed action.

### FINANCIAL/REVENUE

The amendment fee of \$75.00 has been submitted along with \$89.04 in AUM assessments and \$1.40 in weed and insect control fees for the 2021 - 2022 grazing year.

**SUMMARY**

GP 20716 11 was amended to include a previously unpermitted 360.00 acres and 14 AUMs changing it to now contain 6,375.48 acres and 308 AUMs total.

**TYPE OF RECORD: APPROVAL**

## AMENDMENT NO. 4 - SULA 1302 - AGRICULTURE - AMENDED & RESTATED

DA Date: 10/04/2021

Status: Approved by Mike Johnson

Department: Surface

Drafted By: Stewart, Slate

ID: 7164

### CONTRACT DETAILS

**Name:** WILSON, GARY N

**Address:** 3991 SPANISH VALLEY DR  
MOAB, UT 84532

**Administrator:** Stewart, Slate

**County:** Grand

**Total acres:** 40.0000

**Start Date:** 01/01/2002

**Beneficiary:** School

**Expiration Date:** 12/31/2022

### LAND PARCELS (GIS Review of Description: 10/10/2019)

T26S, R22E, SLB&M Section 27: NE4SE4

40.000 acres

### BACKGROUND

Special Use Lease Agreement No. 1302 was entered into on January 1, 2002 for the purpose of the production of agricultural forage crops. The lease was amended in August 2005 to remove acres for a county road. In December 2006, the lease was amended a second time to include an irrigation water purchase from the lessee and to include the lease of said water in conjunction with the lease. A right for the lessee to terminate the lease, in whole or in part, upon 30-days written notice was included as a stipulation of the purchase/sale agreement of the water rights. The lease was amended a third time in November 2007 at the written request of the lessee to remove a portion of the lands previously included in the lease reducing the leased acres to 40 acres more or less.

On September 9, 2021, the lessee formally requested in writing that SULA 1302 be amended to extend the term for an additional 20 years, an additional 10 acres adjacent to the current lease be added and that their son's name, Benjamin G. Wilson, be added to the lease as an additional lessee.

### NARRATIVE

The lease term ends on December 31, 2022 without an amendment to extend the term. As part of this amendment, the lease will be restated to update the lease format, including an exit clause allowing the School and Institutional Trust Lands Administration ("SITLA") to terminate the lease for a "higher and better use" at the end of any lease year with 60-days notice. If approved, SULA 1302 will contain 50 acres with an expiration date of December 31, 2042. The following lands will be added to the lease:

Township 26 South, Range 22 East, SLB&M

Section 27: E2E2E2NW4SE4, N2N2N2SE4SE4 10 acres, more or less

**DUE DILIGENCE AND PROPER USE:** The development allowed by the lease has occurred. The leased premises are being used in accordance with the lease agreement and have been kept clean and orderly.

**ADEQUATE INSURANCE AND BOND COVERAGE:** Proof of adequate insurance is required by the lease agreement and has been requested from the lessee. The lease allows SITLA to require a bond at any time, or to require additional bonding as may be in the best interest of the beneficiary.

**WATER RIGHTS AND WELLS:** There are Trust-owned water rights associated with this lease which will remain in use. The agreement formalizing use of said water rights is under SULA 1302-A.

**ENVIRONMENTAL COMPLIANCE:** The property was inspected and reviewed for environmental compliance on September 16, 2021. The lease inspection indicated it would be rated as low risk. There is no evidence of petroleum storage tanks of any kind stored on the lease property.

**FINANCIAL/REVENUE**

The current lease agreement provides for increases in the annual base rental amount through the lease review process every three (3) years. The last three-year review was completed on January 1, 2020. Whereas it has been under two (2) years since the last review and subsequent rental increase; it is recommended that the annual lease amount remain unchanged until the next scheduled three-year review which is due January 1, 2023.

The amendment fee in the amount of \$400.00, has been submitted.

**SUMMARY**

SULA 1302 was amended and restated to update the lease format, add a lessee, extend the lease term for an additional 20 years, and adjust the acreage included from 40 to 50 acres. The new expiration date of the contract is December 31, 2042. The next three-year review will be completed on January 1, 2023.

**TYPE OF RECORD: APPROVAL**

## AMENDMENT - SULA 1352 - AGRICULTURE

**DA Date:** 10/04/2021

**Status:** Approved by Mike Johnson

**Department:** Surface

**Drafted By:** Chamberlain, Scott

**ID:** 7150

## CONTRACT DETAILS

**Name:** MICHAEL J. AND KEVIN B. ANDERSON

**Address:** P O BOX 123  
OAK CITY, UT 84649

**Administrator:** Chamberlain, Scott

**County:** Millard

**Total acres:** 100.0000

**Start Date:** 01/01/2001

**Beneficiary:** School

**Expiration Date:** 12/31/2021

## BACKGROUND

SULA 1352 was entered into on January 1, 2002. The authorized use of the lands includes the planting and growing of irrigated hay crops, grazing and feeding livestock, and for all other uses reasonably necessary and useful for the purpose.

The current lease agreement will expire on December 31, 2021. On February 16, 2021, the lessee submitted in writing a request for the lease to be amended by extending the term for an additional 20 years. Agency staff determined that it is in the Trust's best interest to keep the lease in place. It was also determined that the current lease needed to be restated to update the lease format and include updated terms, including the right to terminate the lease for a higher and better use.

## NARRATIVE

### DUE DILIGENCE AND PROPER USE:

The development allowed by the lease has occurred. The leased premises are being used in accordance with the lease agreement.

### ADEQUATE INSURANCE AND BOND COVERAGE:

Proof of adequate insurance is required by the lease agreement and has been requested by Trust staff. The lease allows the School and Institutional Trust Lands Administration ("SITLA") to require a bond at any time, or to require additional bonding as may be in the best interest of the beneficiary. No bond has been asked for at this time.

### WATER RIGHTS AND WELLS:

There are no Trust-owned water rights associated with this lease.

### ENVIRONMENTAL COMPLIANCE:

The property was inspected and reviewed for environmental compliance on January 20, 2021. The lease inspection indicated it would be rated as low risk. There is no evidence of petroleum storage tanks of any kind stored on the lease property. The complete environmental report is in the lease file.

## FINANCIAL/REVENUE

The lease agreement provides for increases to the annual base rental every five (5) years using the Consumer Price Index ("CPI"). A CPI adjustment to the current rate increased the annual rental from \$2,810.00 to \$3,200.00, which is market rental rate for land without water in the area. Currently 78 acres is used for farming practices.

## SUMMARY

The lease agreement for SULA 1352 was amended and restated to update the lease format, and extend the lease term for an additional 20 years effective January 1, 2022. The new expiration date of the contract is December 31, 2041, subject to the right to terminate for a higher and better use. The annual rent was increased from \$2,810.00 to \$3,200.00. The next review will be completed in five (5) years, by January 1, 2027.

## TYPE OF RECORD: APPROVAL

## RENEWAL GRAZING PERMITS

**DA Date:** 10/04/2021

**Status:** Approved by Mike Johnson

**Department:** Surface

**Drafted By:** Chamberlain, Scott

**ID:** 7163

PERMIT	NAME	BENE	COUNTY	AUMS	ACRES
GP 23255 21	WOOD LAND AND CATTLE COMPANY	SCH	IRON	393.00	6,294.92

## SUMMARY

The prior term of GP 23255 21 expired and the permit was advertised for competing interests. The existing permittee was the only applicant. The permit has therefore been renewed. Renewal has been approved for a period of 15 years, beginning July 1, 2019 and expiring June 30, 2034.

## TYPE OF RECORD: APPROVAL

## APPROVAL - MOU 218 - WATER USE AGREEMENT

DA Date: 10/04/2021

Status: Approved by Mike Johnson

Department: Surface

Drafted By: Fausett, Chris

ID: 7160

### CONTRACT DETAILS

**Name:** ELEKTRON SOLAR, LLC

**Address:** ATTN: HY MARTIN  
1166 AVENUE OF THE AMERICAS  
NINTH FLOOR  
NEW YORK, NY 10036

**Administrator:** Fausett, Chris

**County:** Statewide

**Total acres:** 640.0000

**Beneficiary:** Deaf 0.8960 ac (0.14%);  
Institution for the Blind 0.0640 ac (0.01%);  
Miners Hospital 0.9600 ac (0.15%);  
Normal School 0.8960 ac (0.14%);  
Reservoirs 7.8080 ac (1.22%);  
School 619.7760 ac (96.84%);  
School of Mines 1.3440 ac (0.21%);  
University of Utah 3.0720 ac (0.48%);  
Utah State University 5.1840 ac (0.81%)

### BACKGROUND

Elektron Solar LLC ("Elektron") and the School and Institutional Trust Lands Administration ("SITLA") are parties to Development Lease Agreement No. 1118, dated December 5, 2017, as amended on March 15, 2018, pursuant to which Elektron has the right to construct, operate, and maintain a commercial solar power generation project on trust lands located in Tooele County. Elektron plans to begin construction of the solar generation project in the near future and desires to enter into this Water Use Agreement (MOU 218) with SITLA to use 78 acre feet of SITLA's Water Right No. 16-899 during the construction phase of the project.

### NARRATIVE

MOU 218 will grant Elektron the right to use 78 acre feet of WR 16-899 on an annual basis for purposes associated with the construction of the solar generation project. Temporary Change Application No. 16-899 (t47731) has been approved by the Division of Water Rights to accommodate this use. The agreement will be valid for a term of two (2) years from the approval date of the temporary change application with an expiration date of September 23, 2023.

### FINANCIAL/REVENUE

The rental for use of the water right will be \$27,350.00 per year.

### SUMMARY

This Water Use Agreement, MOU 218, for the use of 78 acre feet of WR 16-899 was approved. The water will be used for temporary construction purposes associated with the construction of a solar generation facility. The agreement will expire on September 23, 2023.

### TYPE OF RECORD: APPROVAL

## APPROVAL - MOU 217 - WATER USE AGREEMENT

DA Date: 10/04/2021

Status: Approved by Mike Johnson

Department: Surface

Drafted By: Fausett, Chris

ID: 7157

### CONTRACT DETAILS

**Name:** HORSESHOE SOLAR, LLC

**Address:** 1166 AVENUE OF THE AMERICAS  
NINTH FLOOR  
ATTN:HY MARTIN  
NEW YORK CITY, NY 10036

**Administrator:** Fausett, Chris

**County:** Statewide

**Total acres:** 640.0000

**Beneficiary:** Deaf 0.8960 ac (0.14%);  
Institution for the Blind 0.0640 ac (0.01%);  
Miners Hospital 0.9600 ac (0.15%);  
Normal School 0.8960 ac (0.14%);  
Reservoirs 7.8080 ac (1.22%);  
School 619.7760 ac (96.84%);  
School of Mines 1.3440 ac (0.21%);  
University of Utah 3.0720 ac (0.48%);  
Utah State University 5.1840 ac (0.81%)

### BACKGROUND

Horseshoe Solar LLC ("Horseshoe") and SITLA are parties to Amended and Restated Development Lease Agreement No. 1139, dated March 15, 2020, pursuant to which Horseshoe has the right to construct, operate, and maintain a commercial solar power generation project on trust lands located in Tooele County. Horseshoe plans to begin construction of the solar generation project in the near future and desires to enter into this Water Use Agreement (MOU 217) with the School and Institutional Trust Lands Administration ("SITLA") to use 34 acre feet of SITLA's Water Right No. 16-899 during the construction phase of the project.

### NARRATIVE

MOU 217 will grant Horseshoe the right to use 34 acre feet of WR 16-899 on an annual basis for purposes associated with the construction of the solar generation project. Temporary Change Application No. 16-899 (t47732) has been approved by the Division of Water Rights to accommodate this use. The agreement will be valid for a term of two (2) years from the approval date of the temporary change application with an expiration date of September 23, 2023.

### FINANCIAL/REVENUE

The rental for use of the water right will be \$9,150.00 per year.

### SUMMARY

This Water Use Agreement, MOU 217, for the use of 34 acre feet of WR 16-899 has been approved. The water will be used for temporary construction purposes associated with the construction of a solar generation facility. The agreement will expire on September 23, 2023.

### TYPE OF RECORD: APPROVAL

## APPROVAL - RIP 513 A - RANGE IMPROVEMENT

DA Date: 10/04/2021

Status: Approved by Mike Johnson

Department: Surface

Drafted By: Stewart, Slate

ID: 7095

## CONTRACT DETAILS

Name: THE NATURE CONSERVANCY (TNC)

Address: P.O. BOX 446  
MONTICELLO, UT 84535

Administrator: Stewart, Slate

County: San Juan

Total acres: 12.5000

Beneficiary: School

## LAND PARCELS (GIS Review of Description: 08/19/2021)

T30S, R21E, SLB&M	Section 16: NW4SW4NE4NE4 (WITHIN)	2.5000 acres
T33S, R18E, SLB&M	Section 32: SE4SW4SE4NE4, E2NW4NE4SE4 (WITHIN)	7.5000 acres
T33S, R19E, SLB&M	Section 2: NE4NW4 OF LOT 2 (WITHIN)	2.5000 acres

## BACKGROUND

The applicant proposes to drill three (3) wells on three (3) separate sections of trust lands and install a solar pump system, storage tank, short pipeline, and trough at each location.

The applicant submitted a proposal for this range improvement project on June 14, 2021. The applicant is doing the project with the assistance of Utah Department of Agriculture and Food's Grazing Improvement Program ("UGIP").

The project was submitted to the Resource Development Coordinating Committee (RDCC) as project No. 80723. No comments have been received to date.

The Trust's archaeological staff has verified that clearance was completed.

A search of the Trust's records was made to determine the status of the areas involved. Contracts, leases, and permits in the project areas are: ESMTs 1106, OHV Roads and 2022 County Roads (San Juan County), GP 20920-12 (applicant); and PRED 726 County Roads (San Juan County). Due to the location of the project none of the above contracts/leases will be negatively impacted.

## NARRATIVE

This range improvement is in compliance with R850-50-1100(5)(a) and (b). The project does enhance the value of the resources pursuant to R850-50-1100(5)(c).

## FINANCIAL/REVENUE

Estimated cost/value of the project is \$200,040.00 with \$1,500.00 provided by the School and Institutional Trust Lands Administration ("SITLA"), \$111,877.50 being provided by the applicant, and the remaining portion provided by UGIP. The applicant's portion will be amortized as shown below. Following is a flat-rate amortization schedule using the Natural Resources Conservation Service ("NRCS") schedule for this project, should SITLA cancel the grazing permit before these improvements are fully amortized. If the permittee sells or allows the permit to expire or to be canceled due to his own actions, then the amortization schedule will be canceled. Only the applicant's contributions towards the associated project costs will be amortized.

PROJECT: Pipelines and Wells (3)

PROJECT COST: \$31,277.50

PROJECT LIFE: 20 years

YEAR COMPLETED: 2022

YEARLY AMORTIZED DEDUCTION: \$1,563.88

YEAR FULLY AMORTIZED: 2042

PROJECT: Solar Pumps (3)

PROJECT COST: \$60,000.00

PROJECT LIFE: 15 years

YEAR COMPLETED: 2022

YEARLY AMORTIZED DEDUCTION: \$4,000.00

YEAR FULLY AMORTIZED: 2037

PROJECT: Storage Tanks and Troughs (3)

PROJECT COST: \$18,600.00

PROJECT LIFE: 15 years

YEAR COMPLETED: 2022

YEARLY AMORTIZED DEDUCTION: \$1,240.00

YEAR FULLY AMORTIZED: 2037

PROJECT: Cultural Resource Survey

PROJECT COST: \$2,000.00

PROJECT LIFE: 20 years

YEAR COMPLETED: 2022

YEARLY AMORTIZATION DEDUCTION: \$100.00

YEAR FULLY AMORTIZED: 2042

**SUMMARY**

RIP 513 A was approved to drill three (3) wells on three (3) separate sections of trust lands and install a solar pump system, storage tank, short pipeline and trough at each location, with the associated amortization schedule.

**TYPE OF RECORD: APPROVAL**

## APPROVAL - RIP 915 - RANGE IMPROVEMENT

**DA Date:** 10/04/2021

**Status:** Approved by Mike Johnson

**Department:** Surface

**Drafted By:** Hallows, Ethan

**ID:** 7143

## CONTRACT DETAILS

**Name:** UTAH DIVISION OF WILDLIFE RESOURCES

**Address:** 318 NORTH VERNAL AVE.  
VERNAL, UT 84078

**Administrator:** Hallows, Ethan

**County:** Uintah

**Total acres:** 10.0000

**Beneficiary:** School

## LAND PARCELS (GIS Review of Description: 09/08/2021)

T12S, R25E, SLB&M Section 17: NENENE (WITHIN)

10.000 acres

## BACKGROUND

The applicant proposes to clean out and seal an existing pond for wildlife and livestock use.

The applicant submitted a proposal for this range improvement project on September 2, 2021. The applicant is doing the project with the assistance of the Utah Division of Wildlife Resource's ("DWR") Watershed Restoration Initiative ("WRI").

The project is exempt from the Resource Development Coordinating Committee ("RDCC") because it is considered a maintenance project.

The Trust's archaeological staff has verified that clearance was completed.

A search of the Trust's records was made to determine the status of the areas involved. Contracts, leases, and permits in the project areas are: GP 22487-09. Due to the nature of the project the grazing permits will benefit from the project.

## NARRATIVE

EVALUATION OF THE FACTS:

This range improvement is in compliance with R850-50-1100(5)(a) and (b). The project does enhance the value of the resources pursuant to R850-50-1100(5)(c).

## FINANCIAL/REVENUE

The project cost on trust lands is valued at \$2,500.00. Because the applicant is not the permittee of record, the project will not be eligible for amortization. Note: the life of the project (the benefit) is 10 years.

## SUMMARY

RIP 915 was approved to clean out and seal an existing pond.

## TYPE OF RECORD: APPROVAL

## APPROVAL - RIP 909 - RANGE IMPROVEMENT

DA Date: 10/04/2021

Status: Approved by Mike Johnson

Department: Surface

Drafted By: Stewart, Slate

ID: 7156

## CONTRACT DETAILS

Name: GRAND HEADWATERS, LLC

Address: 929 PEARL ST., SUITE 300  
BOULDER, CO 80302

Administrator: Stewart, Slate

County: Grand

Total acres: 100.0000

Beneficiary: School

## LAND PARCELS (GIS Review of Description: 08/26/2021)

T23S, R22E, SLB&M Section 2: SE4NW4, E2W2NE4SW4, N2SW4SW4, E2SE4SW4, NW4SE4SW4 100.00 acres  
(WITHIN)

## BACKGROUND

The applicant proposes to drill a well, install a solar pump system, pipeline and trough on trust lands with another branch of the pipeline going off of trust lands on to the adjacent Bureau of Land Management ("BLM") lands.

The applicant submitted a proposal for this range improvement project on January 21, 2021. The applicant is doing the project with the assistance of Utah Department of Agriculture and Food's Grazing Improvement Program ("UGIP").

The project was submitted to the Resource Development Coordinating Committee ("RDCC") as project No. 80914. No comments have been received to date.

The Trust's archaeological staff has verified that clearance was completed.

A search of the Trust's records was made to determine the status of the areas involved. Contracts, leases, and permits in the project areas are: ESMT 1661 County Roads (Grand County), GP 22839-16 (applicant). Due to the location of the project none of the above contracts/leases will be negatively impacted.

## NARRATIVE

This range improvement is in compliance with R850-50-1100(5)(a) and (b). The project does enhance the value of the resources pursuant to R850-50-1100(5)(c).

## FINANCIAL/REVENUE

Estimated cost/value of the portion of the project on trust lands only is \$47,100.00 with \$1,300.00 provided by the BLM, \$27,707.00 being provided by the applicant, and the remaining portion provided by UGIP. The applicant's portion will be amortized as shown below. Following is a flat-rate amortization schedule using the Natural Resources Conservation Service ("NRCS") schedule for this project, should the School and Institutional Trust Lands Administration ("SITLA") cancel the grazing permit before these improvements are fully amortized. If the permittee sells or allows the permit to expire or to be canceled due to his own actions, then the amortization schedule will be canceled. Only the applicant's contributions towards the associated project costs will be amortized.

PROJECT: Well and Pipelines

PROJECT COST: \$19,682.00

PROJECT LIFE: 20 years

YEAR COMPLETED: 2022

YEARLY AMORTIZED DEDUCTION: \$984.00

PROJECT: Solar Pump and Trough

PROJECT COST: \$8,025.00

PROJECT LIFE: 15 years

YEAR COMPLETED: 2022

YEARLY AMORTIZED DEDUCTION: \$535.00

YEAR FULLY AMORTIZED: 2042

YEAR FULLY AMORTIZED: 2037

## SUMMARY

RIP 909 was approved to drill a well, install a solar pump system, pipeline and trough on trust lands with another branch of the

pipeline going across trust lands onto the adjacent BLM lands, with the associated amortization schedule.

**TYPE OF RECORD: APPROVAL**

## ROE 7007 - GEOTHERMAL

DA Date: 10/04/2021

Status: Approved by Mike Johnson

Department: Surface

Drafted By: Herold, Troy

ID: 7151

## CONTRACT DETAILS

Name: CHINATI MINERALS, LLC

Address: 609 MAIN ST, 25TH FLOOR  
HOUSTON, TX 77002

Administrator: Herold, Troy

County: Beaver; Millard

Total acres: 4,459.9600

Start Date: 09/01/2021

Beneficiary: School

Expiration Date: 08/31/2022

## LAND PARCELS (GIS Review of Description: 08/12/2021)

T25S, R10W, SLB&M	Section 20: E2NE4	80.000 acres
T25S, R10W, SLB&M	Section 21: NW4, W2SW4	240.00 acres
T25S, R10W, SLB&M	Section 26: W2SE4, SW4	240.00 acres
T25S, R10W, SLB&M	Section 27: E2SE4	80.000 acres
T25S, R10W, SLB&M	Section 28: NW4	160.00 acres
T25S, R10W, SLB&M	Section 36: E2	320.00 acres
T26S, R9W, SLB&M	Section 2: LOTS 1(43.69), 2(43.68), 3(43.66), 4(43.65), S2N2, N2S2, PART SW4SW4(22.16), PART SE4SW4(22.16), PART SW4SE4(22.16), PART SE4SE4(22.16)	583.32 acres
T26S, R9W, SLB&M	Section 2: PART SW4SW4(17.84), PART SE4SW4(17.84), PART SW4SE4(17.84), PART SE4SE4(17.84)	71.360 acres
T26S, R9W, SLB&M	Section 16: NE4, S2NW4, S2	560.00 acres
T26S, R10W, SLB&M	Section 2: PART OF SW4SW4(18.54), PART OF SE4SW4(18.54), PART OF SW4SE4(18.54), PART OF SE4SE4(18.54)	74.160 acres
T26S, R10W, SLB&M	Section 2: N2S2, PART OF SW4SW4(21.46), PART OF SE4SW4(21.46), PART OF SW4SE4(21.46), PART OF SE4SE4(21.46)	245.84 acres
T26S, R10W, SLB&M	Section 4: PART SE4SW4(18.54)	18.540 acres
T26S, R10W, SLB&M	Section 4: NE4SW4, PART SE4SW4(21.46)	61.460 acres
T26S, R10W, SLB&M	Section 9: E2NE4, SW4	240.00 acres
T26S, R10W, SLB&M	Section 10: NE4SE4	40.000 acres
T26S, R10W, SLB&M	Section 10: SW4SE4	40.000 acres
T27S, R9W, SLB&M	Section 32: ALL	640.00 acres
T27S, R10W, SLB&M	Section 36: S2SW	80.000 acres
T28S, R10W, SLB&M	Section 2: LOTS 1(51.23), 2(51.29), 3(51.35), 4(51.41), S2N2, S2 [ALL]	685.28 acres

## SUMMARY

On September 1, 2021, an application was received for a right-of-entry permit to explore the permitted property for geothermal resources by completing gravity survey, magnetotelluric survey, seismic survey, ecological & environmental impact studies, archaeological & historic surveys, transmission surveys, land surveying and mapping for potential well pads, roads, and generation facility sites, and geothermal test well drilling. The permit has a beginning date of September 15, 2021 and an ending date of August 30, 2022.

The rental assessment is \$300.00, plus a \$50.00 application fee, and a \$50.00 processing fee totaling \$400.00. The permit requires that the applicant will share all raw data obtained with Agency staff as part of the ROE approval.

ROE 7007 was approved by the deputy director based on the terms of the permit and the Delegation of Authority received from the Director.

**TYPE OF RECORD: APPROVAL**

## FIVE-YEAR REVIEW - SULA 1715 - INDUSTRIAL

**DA Date:** 10/04/2021

**Status:** Approved by Mike Johnson

**Department:** Surface

**Drafted By:** Davis, Jim

**ID:** 7135

### CONTRACT DETAILS

**Name:** UGC MIDSTREAM LTD, LLC

**Address:** 1125 ESCALANTE DRIVE  
RANGELY, CO 81648

**Administrator:** Davis, Jim

**County:** Grand

**Total acres:** 0.0100

**Start Date:** 10/01/2011

**Beneficiary:** School

**Expiration Date:** 09/30/2041

### LAND PARCELS (GIS Review of Description: 09/14/2011)

T16S, R24E, SLB&M Section 2: NE4SW4 (WITHIN)

0.0100 acres

### BACKGROUND

The authorized use of the subject parcel is a natural gas metering station. The review date is October 1, 2021.

### NARRATIVE

#### DUE DILIGENCE AND PROPER USE:

The development allowed by the lease has occurred. It is recommended that the lease be kept in force.

#### PROPER USE:

The leased premises are being used in accordance with the lease agreement.

#### ADEQUATE INSURANCE AND BOND COVERAGE:

The lessee has provided proof of adequate insurance coverage. The lease allows the Trust to require a bond at any time, or to require additional bonding as may be in the best interest of the beneficiary. A performance and reclamation bond in the amount of \$38,250.00 is currently in place. That bond applies to this lease and five other SULAs (see Director's Actions of August 16, 2021, ID #6950). It has been determined that amount is adequate for the current risks associated with the lessee's current uses.

#### WATER RIGHTS AND WELLS:

There are no Trust-owned water rights associated with this lease.

#### ENVIRONMENTAL COMPLIANCE:

The property was inspected on September 17, 2021. Based on the lease inspection, this site is being rated low risk. There is no evidence of underground petroleum storage tanks, stained soil, unauthorized uses, or solid waste on the premises. All oil and gas containers are being properly stored. The site appears clean and orderly. The complete inspection report will be kept in the lease file.

### FINANCIAL/REVENUE

The lease agreement provides for periodic increases in the annual base rental amount. After a preliminary analysis, it has been determined that an appraisal is not warranted, and that any rental increase should be tied to comparable lease rentals, published federal price indices, or other methods as provided for in the lease agreement. The annual base rental will be increased from \$1,060.00 per year to \$1,230.00 per year, effective October 1, 2021. Written notice of this action was sent to the lessee and acknowledged.

The existing lease is currently considered the highest and best use of this parcel of land.

### SUMMARY

The annual rental for SULA 1715 was increased from \$1,060.00 to \$1,230.00, effective October 1, 2021. The next lease review will be completed by October 1, 2026.



## SUBDIVISION LOT SALE - SUBD 102 - LOT C404, C405, C416

DA Date: 10/04/2021

Status: Approved by David Ure

Department: Development

Drafted By: Roe, Alan

ID: 7149

### CONTRACT DETAILS

**Name:** IVORY HOMES LTD.

**Address:** ATTN. EAGLE MTN PROJECT  
978 EAST WOODOAK LANE  
SALT LAKE CITY, UT 84117

**Administrator:** Erler, Elise

**County:** Utah

**Total acres:** 10.3300

**Beneficiary:** School

**Project Code:** EGLMT 003 00 000 000

**Project Name:** Eagle Mountain / Mid Valley

**Developer:** Ivory Homes LTD.

**Subdivision:** Overland Phase C Plat 4

### SUBDIVISION LOCATION (GIS Review of Description: 09/01/2020)

T5S, R2W, SLB&M

Section 36: WITHIN PARCEL 36-E ACCORDING TO LOCAL SURVEY 118

10.330 acres

### LOTS SOLD

LOT C404 0.1400 acres

**Certificate of Sale:** C-26634-102-C404

**Patent:** P-20391-102-

**Beneficiary:** School

**Certificate Date:** 09/23/2021

**Patent Date:** 02/03/2021

**Lot Price:** \$27,573.75

**Fees:** \$0.00

LOT C405 0.1500 acres

**Certificate of Sale:** C-26634-102-C405

**Patent:** P-20391-102-

**Beneficiary:** School

**Certificate Date:** 09/24/2021

**Patent Date:** 02/03/2021

**Lot Price:** \$22,995.75

**Fees:** \$0.00

LOT C416 0.1700 acres

**Certificate of Sale:** C-26634-102-C416

**Patent:** P-20391-102-

**Beneficiary:** School

**Certificate Date:** 09/27/2021

**Patent Date:** 02/03/2021

**Lot Price:** \$15,886.80

**Fees:** \$0.00

### NARRATIVE

This transaction has been executed pursuant to Development Lease No. 1074, which allows the lessee to build and sell homes, and sell parcels for related purposes, on the lease premises. The Board of Trustees approved this lease on November 19, 2015. At the sale of each home to a third-party purchaser, the lessee will pay the School and Institutional Trust Lands Administration ("SITLA") 6% of the gross sales price for every home. The percentage will increase by two (2) percentage points every three (3) years, the next time in 2023, until it reaches 12% in 2029. It will remain at 12% for the remainder of the term of the lease. The lot price includes a credit to the lessee for water rights needed to develop the lot.

### SUMMARY

Lots C404, C405, and C416 were sold.

### TYPE OF RECORD: APPROVAL

## INTEREST RATE

**DA Date:** 10/04/2021

**Status:** Approved by Mike Johnson

**Department:** Accounting

**Drafted By:** Babinsky, Michael

**ID:** 7165

## FINANCIAL/REVENUE

Following are the current and past year prime rates:

CURRENT YEAR:	3.25%
ONE YEAR AGO:	3.25%

Separately, a late penalty of 6% or \$30.00, whichever is greater, shall be charged after failure to pay any financial obligation, excluding royalties as provided in R850-5-300(2), within the time limit under which such payment is due.

Interest on delinquent royalties shall be based on the prime rate of interest at the beginning of each month, plus 4%.

## TYPE OF RECORD: APPROVAL