

ACTION: CONSIDER RENEWAL APPLICATION FOR SPECIAL USE LEASE

AUTHORITY: W.S. § 36-5-114; Board of Land Commissioners' Rules and Regulations, Chapter 5, Section 3

Type of Use: Private Mobile Radio Service Communication Site

Lease No.: SU-210

Applicant: High Plains Power, Inc.

County: Fremont

Acres: .230

Description: Tract in SE4NE4
Section 16, Township 40 North, Range 93 West, 6th P.M.

Improvements: Existing Improvements: Radio Transmitter with an applicant estimated value of \$15,000.00

Recommended Rental: \$900.00 per year adjusted annually by 2.0% to offset inflationary pressure based on the ten year weighted average of the Consumer Price Index and subject to five year rental reviews

Recommended Term: February 1, 2018 to February 1, 2028
(10 Years)

Discussion: High Plains Power, Inc. has filed a renewal application for a private mobile radio service communication site. The original lease was approved by the Board of Land Commissioners in 1981. High Plains Power, Inc. uses the site for two-way mobile radio communications within the company.

It has been determined that this special use lease application site is not in a sage-grouse habitat core area.

DIRECTOR'S RECOMMENDATION:

The Director recommends that the Board approve the renewal of the above-described special use lease application for a ten year term at a rental of \$900.00 per year adjusted annually by 2.0% to offset inflationary pressure and subject to a rental review every five years. The Director further recommends that: (1) High Plains Power, Inc. be required to provide a bond equal to an engineer's estimate for reclamation of the leased area until such time as the site is no longer being used and full reclamation, remediation, or other appropriate action consistent with the Board of Land Commissioners' Rules and Regulations is completed, and (2) High Plains Power, Inc. be required to place a sign on the site identifying the special use lease number. Approval of the application is not to be considered approval of the applicant's estimated value of improvements.

BOARD ACTION: Board Approved