

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: Commercial Communication Site

Lease No.: SU-232

Applicant: Dubois Telephone Exchange, Inc.

County: Carbon

Acres: 1.00

Description: Tract in S2SE4
Section 16, Township 12 North, Range 91 West, 6th P.M.

Improvements: Existing Improvements: 60-foot tower and a 10-by-21-foot cinderblock building containing electronics with an applicant estimated value of \$73,369.00

Recommended Rental: \$1,375.00 per year adjusted annually by 2.0% to off-set inflationary pressure based on the ten year weighted average of the Consumer Price Index and subject to five year rental reviews

Recommended Term: January 1, 2018 to January 1, 2043
(25 Years)

Discussion: Dubois Telephone Exchange, Inc. has filed a renewal application for a commercial communication site. The original lease was approved by the Board of Land Commissioners in 1982. Dubois Telephone Exchange, Inc. uses the site for telephone operations.

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 twenty-five year term at a rental of \$1,375.00 per year adjusted annually by 2.0% to off-set inflationary pressure and subject to a rental review every five years. The Director further recommends that: (1) Dubois Telephone Exchange, 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) Dubois Telephone Exchange, 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