

LeRay McAllister Working Farm and Ranch Fund 2024 Funding Opportunity

Detailed Grant Application Instructions

Revised 6/11/2024.

The LeRay McAllister Working Farm and Ranch Fund was established to preserve and restore working agricultural land in Utah. The mission of the Program is to conserve productive farm and ranch land through voluntary, incentive-based approaches on properties that will exhibit a substantial positive impact on Utah's agricultural future, whether on their own or as part of a broader working landscape.

The Program uses funds appropriated by the Utah Legislature to purchase conservation easements on important privately owned working lands, provide small restoration grants to improve conserved lands and acquire small parcels of critical land in fee title, under limited circumstances.

For more information, please refer to the LeRay McAllister Working Farm and Ranch Fund 2024 Grant Manual.

New for 2024: All applications must be submitted through the Utah Department of Agriculture and Food (UDAF) Submittable Application Portal:

<https://udafgrants.utah.gov/submit/1ce31184-341c-40b5-baff-245e9a873503/2024-leray-mcallister-fund-grant-application/eligibility>

1. Before beginning your application, please contact the UDAF Land Conservation Program Manager so we may assign a Planner to your application. Your Planner will assist you in compiling and inputting the necessary information so that your application can be ranked correctly.

Land Conservation Program Manager:

Jeremy Christensen

jeremyc@utah.gov

(385) 441-4106

Easement Planners:

Katie Acree

kacree@utah.gov

(385) 835-1275

John Kurecka

jkurecka@utah.gov

(385) 285-2115

2. **All applicants MUST have a valid Utah ID login account to submit their application:**
<https://idhelp.utah.gov/account-creation.html>
3. Once you've been assigned a planner and you have your Utah ID Credentials, you are ready to begin filling out the application:

Link to Application: <https://udafgrants.utah.gov/submit/1ce31184-341c-40b5-baff-245e9a873503/2024-leray-mcallister-fund-grant-application/eligibility>

Click to “Create Your Account” in Submittable (or if you have one already, sign in). Sign in using your Utah ID Credentials. You may be asked to verify your email address.

4. Fill out the eligibility certification by clicking on the Applicant Type and checking the box to certify that the person filling out the application is authorized to do so. Eligible applicants for this grant opportunity include Counties, Cities, Towns, and other local entities within Utah, the Department of Natural Resources (DNR) or an entity therein, the Utah Department of Agriculture and Food (UDAF), or a Land Trust or other recognized 501(c)(3) organization with operations in Utah.
5. You will automatically be redirected to the full application. The Application Questions are listed below for your reference.

It is advised that you work with your assigned Easement Planner to compile all the necessary information and responses before beginning your submission. You will however be able to save and return to your application once it's in process. When you begin filling out your application, click the button at the top to “Manage Collaborators.” Enter your assigned Planner's contact email, and they will then be able to assist as needed in filling out the application.

6. If you need to save your application and continue at a later time, scroll to the bottom and click “Save Draft.” When you log back into submittable, you can click on the “Drafts” tab to resume your application in progress.
7. Once your application is submitted, you should receive an email acknowledgment from the Program. The application period will be open for approximately 60 days. During this time, UDAF staff will reach out to you for additional information and to schedule a site visit for staff and members of the Land Board.
8. Awards will be announced by mid-October, 2024. Please look for additional information and communication from the Land Conservation Program during the application period.

2024 Grant Application: LeRay McAllister Working Farm and Ranch Fund: Application Questions

***Indicates a required response**

1. Project Name*

Limit: 300 characters

2. Property Address*

3. Property County*

4. Property Legal Description*

5. Parcel ID #s/ Tax ID #s for all parcels in consideration (even if less than the entire parcel will be encumbered)*

Upload Site Maps*

Acceptable file types: .csv, .doc, .docx, .odt, .pdf, .rtf, .txt, .wpd, .wps, .gif, .jpg, .jpeg, .png, .svg, .tif, .tiff

Please indicate legal access to the property on maps. Please include section, township, and range identifiers.

Upload Current Survey

Acceptable file types: .csv, .doc, .docx, .odt, .pdf, .rtf, .txt, .wpd, .wps, .gif, .jpg, .jpeg, .png, .svg, .tif, .tiff

If available

6. Applicant Entity Name*

7. Applicant Entity EIN (if applicable)

If not applicable, please type in zeroes.

8. Applicant Entity UEI Number (if applicable)

If not applicable, please type in zeroes.

9. Authorized Applicant on behalf of Entity*

Person authorized to submit this application on behalf of the above entity.

10. Applicant Title/Position *

11. Applicant Contact Email*

12. Applicant Contact Phone*

13. Applicant Entity Mailing Address*

Upload IRS Letter (if applicant entity is a recognized 501(c)(3))

Acceptable file types: .csv, .doc, .docx, .odt, .pdf, .rtf, .txt, .wpd, .wpl, .wpf, .gif, .jpg, .jpeg, .png, .svg, .tif, .tiff

14. Proposed Easement Holder/Grantee*

Upload Signed letter of intent, option, purchase or Easement Holder agreement *

15. Is the Landowner an entity? *

If the landowner is an entity, the applicant will be required to submit evidence of signatory authority for all controlling members or shareholders.

16. Landowner/Controlling Entity Name*

This person must have the authority to sign this application as the Landowner, or as an authorized signer for the entity that owns the land that will be encumbered by the proposed easement.

17. Ownership Percentage*

18. Landowner/Controlling Entity Mailing Address*

19. How long has the landowner or entity owned the property? *

20. Are there additional owners of record? *

21. Have all other owners and interested parties been contacted about this proposed easement? *

If multiple owners, you will need to furnish documentation showing signatory authority.

22. Is the title to the property under cloud or dispute? If yes, please explain the situation and how it will be rectified. *

23. What is the total acreage to be protected under the proposed easement? *

More than 1,000 acres

500 to 1,000 acres

100 to 500 acres

50 to 100 acres

Less than 50 acres

24. Land Eligibility - Is the land being offered for easement predominantly: *

Cropland

Rangeland

Pastureland

Grassland

Grassland containing forbs

Shrubland for which grazing is the predominant use

Located in an area that has been historically dominated by grassland, forbs, or shrubs that could provide habitat for plant and/or animal populations of significant ecological value

Non-industrial private forest that contributes to the economic viability of an offered parcel or serves as a buffer to protect such land from development

25. How will this project contribute to local food security, support the agricultural economy, or preserve the heritage of the surrounding area, now and in the future?*

26. Is there legal, physical access to all parts of the offered easement area? *

Yes, directly from a public roadway

Yes, legally recorded ROW across private lands

Yes, legally recorded ROW across public lands

No, an access agreement will need to be secured before closing

Please select all that apply. The applicant will be required to submit documentation of their legal access.

27. Are there water rights associated with the property? Are your water rights adjudicated? From what river, what ditch, and what is the point of diversion? Please describe as completely and accurately as possible. *

28. If water rights are necessary to accomplish the conservation purposes of the project, i.e. to maintain agricultural production or important habitats, the Grantee must assure that the necessary water rights will be encumbered by the easement and will be retained with the land and not be leased, severed, abandoned or sold. Please check the box to acknowledge.*

29. Besides agriculture, what public or community benefit(s) would conserving the property offer? Check all that apply. *

Wildlife habitats

Public access, including land or trails used for outdoor recreation by, or for the education of, the general public

Watershed, wetland, or riparian areas

Important scenic open space/viewsheds

Historically important land area or certified historic structure

30. Is the property currently under pressure from development? Please explain. *

31. Has the property ever been used for industrial or commercial use? e.g. shooting range, processing, handling, management, disposal, storage, manufacture, or transportation of hazardous substances or petroleum products, such as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photographic developing laboratory, methamphetamine laboratory, junkyard, bone yard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility). If yes, describe the activities and provide the time frames, types, locations, and quantities of hazardous substance use and storage. *

32. Does the past or present agricultural operation of the property involve the use or storage of chemicals such as pesticides, fertilizers, and or solvents? If yes, describe and provide locations and the type, quantity, duration of use, and management practices. *

Upload Environmental/Hazardous Materials Disclosure or Phase 1 EIS

If available.

33. Has the property been appraised within the past 24 months? *

34. Are there any mortgages or other liens on the property? *

35. Does the surface owner also own the mineral rights for the property? *

36. Is the proposed conservation easement being contemplated as part of a planned development or through a regulatory process, or in order to receive development permits or other planning approval? *

37. Have you been in contact with any other organizations (such as a Land Trust) about the preservation of this property? If so, please list. *

38. What continued uses/reserved rights does the landowner want to maintain or establish on the subject property? Check all that apply. *

Grazing of livestock or other ranching activities

Additional house / cabin site

Public access

Motorized vehicle use for agriculture & property maintenance needs

Farming or other cultivated land uses

Motorized vehicle use for recreation (i.e. dirt bike trails, rock crawling)

Hunting / Fishing

Timber harvest

Resource improvement/restoration

Commercial use

Industrial use

Additional outbuildings

Relocation, renovation of existing improvements

Fencing

Upload Draft Easement Deed

If available, or upload a template that will be substantially similar.

39. Amount Requested from LeRay McAllister Grant Fund (must not exceed 50% of total estimated easement value)

Must be based on a preliminary conservation easement appraisal or qualified estimate of value

Upload Preliminary Appraisal or Qualified Estimate of Value*

Appraisal requirements can be found [here](#)

40. Intended Use of Requested Funds*

Purchase a conservation easement on the subject property

Purchase fee title to the subject property

Restoration of the subject property

41. Matching Fund Sources *

Non-State matching funds are required. Please indicate the amount, and whether the funds are secured, pending, or yet to be identified in the project budget. Landowner donation qualifies as a match.

Upload Project Budget*

Please provide details of matching funds and expected costs.

42. Does the Landowner intend to make a donation of a portion of the easement value and claim a Federal Tax Deduction? *

43. Landowner Donation (in USD and as % of the total easement value) *

44. Projected Estimated Closing Date*

44. Projected Estimated Closing Date

Must be within 2 years of award date (Oct 2024).

45. Has the project received the following required approvals?*

Land use authority (City, County) under which the subject property is governed

Regional planning and development commission

Please provide letters of support with your application. Projects without the necessary approvals will not be considered. Must check with the regional planning and development commission for any prior approved roads or developments that would interfere with the conservation easement.

Upload Required Letters of Support*

Must include support from the local land use authority.

46. How many additional letters of support from local businesses, farms, ranches, food processors, etc. are you able you provide in support of the application?*

None

One

Two

Three

Four

Five

47. Please list all partners and their interest/role with this project (e.g. organizations who are providing financial, technical or other support)*

48. Have other entities (planning commission, wildlife group, conservation organization, etc) expressed official support for the project? *

One

Two

Three

Four or more

N/A

49. What effect will this project have on housing affordability or access in the surrounding area? *

Parcel is in residential zoning that allows multi-family or affordable housing units.

Parcel is NOT in a residential zone that allows multi-family or affordable housing units AND the project has received a letter of support or resolution from the local land use authority stating that it will not significantly impact the housing affordability of the area.

Projects located in a residential zone that allows multi-family or affordable housing will lose 100 pts. Projects that receive an affirmative resolution from the local land use authority that the project will NOT impact housing affordability in the area, will receive 10 pts.

50. Is the property located within an area that is identified as open space in the general plan or zoning map of the local community?*

The parcel is included in a city or county preservation plan

The parcel is included in a city or county preservation plan, and is included in a state or federal preservation plan (such as a wildlife corridor, watershed protection area, etc.)

There is a written parcel-specific preservation plan supported by the local entity

N/A

51. Is the project contiguous with other lands that are protected from development, such as another conservation easement, State or National Park, etc? What percentage of the property boundary is shared with other protected properties?*

None

Less than 25%

25% to 50%

More than 50%

52. Is the property in immediate proximity to other protected lands, such as a compatible military base, federal, state or tribally owned lands, other lands under conservation easement, lands within an agricultural protection area or other lands conserved for agriculture, open space, or wildlife?*

Easement boundary is greater than 3 miles in proximity to other protected lands

Easement boundary is greater than or equal to 1 mile but less than 3 miles in proximity

Easement boundary is less than 1 mile in proximity

Easement is within a designated boundary (Great Salt Lake Sentinel Landscape etc)

53. Based on the projected budget, what percentage of the total acquisition or restoration costs would be covered by the McAllister Fund?*

More than 20%

11% to 20%

Less than 10%

54. What is the cost per acre (CPA) of the easement and/or restoration project?*

Less than \$5,000

\$5,000 to \$10,000

\$10,000 to \$15,000

\$15,000 to \$25,000

More than \$25,000

55. Has the project been awarded any Federal funding (ACEP-ALE/ WRE, RCPP, REPI)? *

Didn't apply or were rejected.

Awarded funding for less than 20% of the total value.

Awarded funding for 20% to 50% of the total value.

Awarded funding for 50% or more of the total value.

56. What percentage of the total easement value is the Landowner contributing as a donation? *

0%

1% to 5%

6% to 10%

11% to 15%

16% to 20%

More than 21%

57. What percentage of the total easement value is the Applicant Entity contributing from its own funding?*

0%

1% to 10%

10% to 20%

More than 20%

58. What percentage of the total easement value is the local and county government contributing?*

0%

1% to 10%

10% to 20%

More than 20%

59. What is the level of development pressure that the property is experiencing? *

Percent of population growth in the county as documented by the most recent United States Census less than one times the state growth rate.

Percent of population growth in the county as documented by the most recent United States Census is > 1 and < 2 times the growth rate of the state growth rate.

Percent of population growth in the county as documented by the most recent United States Census is more than two times the State growth rate.

Parcel has an active purchase agreement or option to develop the property.

You can find the relevant data on population growth [here](#).

60. Will the project include public access?*

No public access will be permitted.

Public will have access to the protected lands via trail easement, walk-in access, or other means.

61. Does the parcel contain significant cultural or historical values? *

Parcel (whether included in easement boundary or not) contains structures on the national historic registry.

Parcel is a designated Century Farm.

Project has received a letter of support noting historic valley to city or county.

Includes lands of significant value to indigenous tribes.

N/A

Please note that any of the positive answers gives the maximum points for this question. Select any one that applies.

62. Does the proposed easement property contain surface water, wetlands, or riparian habitats? *

More than 50% of the parcel is located in an aquifer recharge zone.

The parcel contains functioning wetlands that are hydrologically connected and upstream from another waterbody (includes both jurisdictional wetlands and waters of the State).

Habitat will be conserved for the benefit of migratory birds and wetland-dependent wildlife, including the diversity of wildlife that will be benefitted or lifecycle needs that will be addressed.

The parcel contains a perennial stream/surface water and/or contains native riparian vegetation.

For parcels adjacent to a perennial stream, a minimum buffer of no less than 50 feet (15 m) from the stream banks will remain in native riparian vegetation such as willows, cottonwoods, etc.

N/A

Please note that any of the positive answers gives the maximum points for this question. Select any one that applies.

63. Will the proposed easement protect habitat for critical conservation species? *

Habitat for species identified in the current Utah Wildlife Action Plan as Conservation Status S1, S2, or S3.

Habitat for species identified in the current Utah Wildlife Action Plan as Conservation Status S4 or S5.

N/A

You can find the Utah Wildlife Action Plan [here](#).

64. Will this proposed easement benefit Utah's high-interest game species? *

Habitat for species identified in the List of High-Interest Game Species as rank 1 or 2.
Habitat for species identified in the List of High-Interest Game Species as rank 3 or 4
N/A

You can find the List of High-Interest Game Species [here](#).

65. For cropland - how much has the total agricultural land in the county in which the parcel is located decreased between the last two USDA Census of Agriculture reports? *

Decrease of 0% or increase or property is not cropland

Decrease of 0% to 5%

Decrease of 5% to 10%

Decrease of 10% to 15%

Decrease of more than 15%

You can find the USDA Census of Agriculture [here](#).

66. For rangeland - what was the decrease in the percentage of acreage of permanent grassland, pasture, and rangeland, other than cropland and woodland pasture, in the county in which the parcel is located between the last two USDA Census of Agriculture reports? *

Decrease of 0% or increase or property is not rangeland

Decrease of 0% to 5%

Decrease of 5% to 10%

Decrease of 10% to 15%

Decrease of more than 15%

You can find the USDA Census of Agriculture [here](#).

67. Percent of prime, unique, and important soils in the parcel to be protected:*

Less than 50%

50% to 60%.

60% to 70%.

70% to 80%.

More than 80%.

If > 50%, provide a map from Web Soil Survey. If *Prime Irrigated* or *Prime Drained* soil proof provided on water availability section and demonstrated on the map.

Click [here](#) and select "Utah" and scroll down to "Soils" section

68. For cropland - Is 50% or more of the parcel a soil land capability classification of:*
Class I

Class II

Class III

Above Class III or property is not cropland

For Web Soil Survey click [here](#).

1. Create an Area of Interest (AOI) that covers the parcel. 2. Select the "Soil Data Explorer" tab. 3. Select the "Suitabilities and Limitations for Use" tab. 4. Expand the "Land Classifications" section. 5. Select "Irrigated Capability Class" and select the "View Ratings" button to generate a map and table. The soil classification will be in the "Rating" column if available.

69. For rangeland - Is the proposed grassland parcel in an annual precipitation zone of:*

< 8 inches or property is not rangeland

8 - 12 inches

13 - 16 inches

> 16 inches

You can find the annual precipitation zone [here](#).

70. Has the landowner implemented new vegetative or structural conservation-based projects or improvements on the property?*

None.

Within the last nine years.

Within the last six years.

Within the last three years.

71. On cropland - Is the water supply:*

A non-dependable or non-assured depleting ground water source or property is not cropland.

Annually determined based on stored water supplies and/or marginally depleting groundwater aquifer.

Assured long-term delivery irrigation system and/or non-depleting groundwater aquifer.

72. On rangeland - Is there a source of perennial or intermittent streams, lands or ponds within the easement area?*

None or property is not rangeland

Has intermittent rivers and streams, seasonal lakes and other seasonal water bodies.

Has perennial rivers and streams, permanent lakes and other permanent water bodies.

Please include photos with application.

73. Is there existence of a farm or ranch succession plan or similar plan established to address farm viability for future generations?*

No plan

Plan

Plan documented and performed by industry professionals.

Please include documentation in the application attachments.

74. Has the landowner recently participated in affiliate state programs with UDAF, DNR, DEQ, FSA, or NRCS?*

Participated in past 5 years or currently enrolled

Application to an affiliation program has been submitted and is being considered.

None of the above

Please include relevant documentation.

Affiliate programs include but are not limited to: (Ag VIP, Ag Water Optimization, Hunter/Angler Access Program, CWMP, GIP, Soil Health program, WRI, CRP, Catastrophic Wildfire Reduction, and Farm Bill Programs.) Other programs may be considered at the Fund's discretion.

Upload Other documentation

Please upload any additional supporting documents, such as a succession plan, farm/ranch management plan, access agreements, photos, etc. If any files fail to upload, please contact kacree@utah.gov or jkurecka@utah.gov.