LeRay McAllister Working Farm and Ranch Fund

2026 Grant Manual

Effective Date:

7/9/2026

Administered by the Utah Department of Agriculture and Food
Division of Conservation
Land Conservation Program
https://ag.utah.gov/conservation/leray-mcallister-working-farm-and-ranch-fund/

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Grant Program Overview

The mission of the Utah Department of Agriculture and Food (UDAF) Land Conservation Program & The LeRay McAllister Working Farm and Ranch Fund is to keep farmers and ranchers on the land, keep land in agriculture, and ensure Utah's food future.

We help conserve productive farm and ranch land through voluntary, incentive-based approaches on properties that will make a positive difference for Utah's future. This means ensuring the protection of vital farmland, promoting sustainable agricultural practices, and safeguarding the long-term viability of agricultural communities and markets through the use of voluntary, permanent conservation easements.

The Program uses funds that have been appropriated by the Utah Legislature to purchase conservation easements on private working lands. In some instances, the fund may also provide small restoration grants to improve conserved land or fund the acquisition of small parcels of land in fee title (limited circumstances; please consult program staff).

Land Conservation Board

The Fund is administered by the Utah Department of Agriculture and Food ("UDAF"), with final funding decisions made by the Land Conservation Board ("Board"), an independent body appointed by the Governor. The Board enabling statute is found in UCA 4-46-201. UDAF staff provide administrative support to the Board and are responsible for application intake, technical assistance, and site visit coordination.

The Board generally meets on the 4th Tuesday of each month from 1-3 PM at the UDAF offices in Taylorsville, UT. All meetings are open to the public, with a virtual option available. Public notice for all meetings is published at least 24 hrs. in advance on the Utah Public Notice Website.

The Board is committed to prudently balancing conservation and development interests in the State. Accordingly, the Board has a fiduciary obligation to use state funds only when appropriate standards are met. The application of these standards is articulated below through two defining principles, the requisite implementation steps, and intent language in the governing statute. Compliance with these principles will implement the Board's legislative intent to ensure a net gain of conserved working lands in the state.

LeRay McAllister Fund Defining Principles

In alignment with the program's goal of protecting Utah's most productive agricultural lands, priority will be given to irrigated properties containing prime and other high-value agricultural soils, as well as important irrigation infrastructure. Additionally, the Fund seeks to ensure that land is protected in all areas of the State. Using approved specific scoring criteria, the Board will emphasize providing grants to those lands identified as conservation priorities in statute.

Applications may be submitted by qualified local entities such as a local government or tribe, state agencies aligned with the program's mission, such as UDAF and the Department of Natural Resources (DNR), and tax-exempt nonprofit organizations such as land trusts that qualify as easement holders under UCA 4-46-302(1).

The defining principles below will initially guide Board deliberations regarding the use of conservation fund monies by statute. As the application of these principles and the associated implementation steps and intent language evolves, the Board may make revisions and suggest additional language be added to explicitly codify Board policies. Ultimately, it is up to the subjective discretion of the Board to determine whether a specific project meets the standards to receive funding.

Principle #1 – Local Control

The statutory requirement for local authority review and consent recognizes that land use planning authority resides at the local level. Funds may be used to acquire land or an easement only after the local land use authority, within whose jurisdiction the subject property lies, has consented to the proposed easement acquisition.

Implementation: Because conservation easements permanently limit future development potential, it is essential that projects be reviewed by the local land use authority with jurisdiction over the property. This review ensures alignment with existing land use plans, zoning frameworks, and community growth objectives. It also helps prevent conflicts between publicly funded conservation projects and locally adopted policies that guide long term development.

Applicants shall submit a Notice & Request for Consent to the local land use Authority The land use authority may grant or deny consent. If the land use authority does not act within 60 days from the day on which the request for consent is filed with the land use authority, the board may treat the project as having the consent of the land use authority.

Principle #2 – Defining the Public Benefit

The fundamental purpose of a publicly funded conservation easement program is to secure a durable public benefit from the permanent restriction of private property rights. Because conservation easements are perpetual and remove future development potential, each project must clearly demonstrate how it serves an enduring public interest.

Public benefit in this context is not limited to the existence of agricultural use alone, but includes the degree to which the project advances clearly defined public goals, such as:

- Protection of high-value working agricultural lands and soils
- Preservation of working agricultural landscapes and rural economies
- Protection of water resources and irrigation infrastructure, as well as irrigation-dependent production systems
- Prevention of conversion to non-agricultural uses or fragmented development.
- Alignment with adopted state and local land use conservation priorities.

Implementation:

The guiding principle is that public investment in permanent land protection must yield a measurable, lasting and well-documented benefit that justifies the removal of future development opportunity.

Further Legislative Intent

This provision is intended to safeguard against funds being used to acquire easements or interests in land unless such acquisition can be demonstrated to possess qualities or attributes that are unique and irreplaceable. The following examples will help clarify this intent:

Example #1

Unique and irreplaceable may include a specific watershed area, even though other watershed areas also benefit the public because the specific watershed area in question is critical to ensure the adequacy of the water supply to a given area, such as the Great Salt Lake.

Example #2

Unique and irreplaceable would not include open space in an area where most of the land is already publicly owned and managed to remain as open space, unless the open space can be proven to possess some compelling benefit other than being open and undeveloped, such as its agricultural viability. This provision is also intended to de-incentivize the acquisition of fee title private lands where the public benefits derived from conserving that land can be realized while leaving the property in private ownership.

Application Deadlines

Applications can be submitted at any time during the calendar year through the UDAF Submittable Portal. Each application will be reviewed in the next scheduled batch cycle unless otherwise indicated at the time of submission.

Application Schedule:

- **Application Deadline:** August 31
- **Staff Review & Site Visit:** September–November
- **Board Review & Final Decision:** Late November
- **Award Notification:** December 1

Eligibility & Program Priorities

Eligible Applicants:
- 501(c)(3) nonprofit such as a land trust
- Qualified local entities (cities, towns, counties, tribes)
- Local government agencies (if aligned with the program mission)

Eligible Projects: projects must align with program priorities and demonstrate:
- Agricultural viability for the future
- Compelling public benefits
- Project feasibility and readiness
- Cost-effectiveness
- Availability of matching funds

Grant Size and Duration: Typical grant range: $100,000 - $500,000 (cannot exceed 50% of appraised easement value)

Project period: Must be prepared to close within 2 years of the award date.

Application Ranking Criteria and Funding Process

Question # / Materials Requested	Application Criteria	Max Points
	Land Evaluation (LE)	
Shapefile	LE score determined by Utah NRCS procedure	100
	Total points for Land Evaluation	100
	Site Assessment (SA)	
Question #19	Water availability	30
Shapefile	Size of Property	30
Shapefile	Distance to metropolitan area boundary	15
Shapefile	Proximity to other protected areas	10
Shapefile	Loss of cropland, indexed by County	15
	Total points for Site Assessment	100
	Total Points for LESA	**200**

Narrative Questions

Narrative	Program priorities	Bonus
Narrative	Local growth/ development pressure	Bonus

Process: Applications will be reviewed by UDAF staff and ranked using an adapted Land Eligibility/Site Assessment (LESA) framework similar to the one implemented by the Natural Resources Conservation Service ACEP-ALE program. This framework aims to reduce the level of self-assessment by the applicants while prioritizing soil quality, irrigated cropland, commercial viability, and development pressure. This framework consists of Land Evaluation (LE) and Site Assessment (SA) criteria. Applications will be assigned up to 100 points via the Utah NRCS procedure for calculating LE scores, which categorizes the soils present at a site using Web Soil Survey data and awards points for each soil type based on a “Relative Value” assigned by an NRCS Utah soil scientist. Up to 100 additional points will be assigned to each application via SA scores. “Agricultural Productivity” will account for up to 60 points, measured by the size of the property (with a maximum based on average commercial farm size by County) and water availability (scaled for crop type/ animals farmed). “Development Pressure” will account for up to 40 points, measured by the property’s distance to a “metropolitan area” (city with over 10,000 people), proximity to other protected areas, and its County’s cropland loss (between the last two Agricultural Censuses).

Once ranked on the LESA scale, applications that received 80% or more of the top scoring application’s points will have their properties visited by the Board. Any lower-scoring properties the Board chooses to highlight will also receive a site visit. After conducting site visits and reading responses to the narrative questions for these projects, the Board will vote to award funding.

Important Program Information

1. The money in the Fund shall be used for preserving or restoring working farms and ranch land.

2. A “conservation easement" means an easement, covenant, restriction, or condition in a deed, will, or other instrument signed by or on behalf of the record owner of the underlying real property for the purpose of preserving and maintaining land or water areas predominantly in a natural, scenic, or open condition, or for recreational, agricultural, cultural, wildlife habitat or other use or condition consistent with the protection of open land.

3. Applications may be submitted by qualified local entities, state agencies aligned with the program's mission, and registered (tax-exempt) nonprofit organizations, such as land trusts that qualify as easement holders under UCA 4-46-302(1).

4. Funded easements must be perpetual and made legally enforceable through the proper recordation of a conservation easement deed under Title 57, Chapter 18, Land Conservation Easement Act, or by similar methods of preserving open agricultural land.

5. Except as provided in UCA 4-46-302 (2)(b)(ii), money from the Fund may not be used to purchase a fee interest in real property.

6. No conservation easement, or right-of-way or access to a conservation easement may be obtained through the use of eminent domain.

7. All projects require matching funds equal to or greater than the amount of money received from the fund. If the required 50% funding match is not secured at the time of application, a letter outlining how the match will be met must be included with the application package. See the example letter in Appendix C.

   Funding will not be disbursed until all matching funds are secured and documentation is provided to UDAF. Possible sources of match funding include:
   a. Cash or pass-through dollars from other sources such as grants from other programs.
   b. Monetary value of the donated portion of the property (landowner donation) in a bargain sale easement transaction.

8. Applicants may request up to 50% of the appraised value of the interest acquired from the subject property based on a qualified conservation easement appraisal. See below for Appraisal Policies.

9. Indirect costs cannot be reimbursed or considered as a match of project funds for purposes of obtaining program funding. These ineligible costs include, but are not limited to staff time, overhead, work provided pro bono, or maintenance/operating costs of lands and facilities.

10. The Board may not approve a grant that exceeds $1,000,000 until after submitting a report to the Legislative Management Committee about the application. The Legislative Management Committee may make a recommendation to the Board concerning the intended grant, but the recommendation is not binding on the Board.

11. The Board may not authorize the use of money under this section for a project unless the land use authority for the area in which the project is located consents to the project. To obtain consent for a project, the applicant who is seeking money from the Fund shall submit a request for consent to the project to the applicable land use authority. The land use authority may grant or deny consent. If the land use authority does not act within 60 days from the day on which the request for consent is filed with the land use authority, the Board may treat the project as having the consent of the land use authority.

12. Applicants must notify their local elected officials (State Senator and State Representative) of their intent to pursue a conservation easement with funding from the LeRay McAllister Program and provide evidence of this notification with their application package. Their consent is not required by statute, but letters of support from elected officials will increase the applicant's ranking.

13. In determining the amount and type of financial assistance to provide an applicant, the Board shall consider:
    - The nature and amount of open land and agricultural land proposed to be preserved or restored
    - The qualities of the open land and agricultural land proposed to be preserved or restored
    - The cost-effectiveness of the project to preserve or restore open land or agricultural land
    - The funds available
    - The number of actual and potential applications for financial assistance and the amount of money sought by those applications
    - The open land preservation plan of the local land use authority where the project is located, and the priority placed on the project by that authority
    - The effects on housing affordability and diversity

14. If a project’s purpose is to protect a critical watershed to secure long-term water resources, the Board shall require that the project be verified by the State Engineer.

15. Any conservation easement purchased with money from the Fund shall either be held or co-held by UDAF or a qualified local entity as defined in Statute (e.g., a qualified local government) under UCA 4-46-302 (1)(a)-(d). The Board shall use its discretion in determining the eligibility of a local entity to hold a proposed easement.

16. An entity seeking to hold an easement purchased with money from the fund must provide documentation in their application that they meet the holder requirements in the Utah Land Conservation Easement Act, UCA 57-18-101 *et seq*. Any funded easement not held by UDAF must contain a Right of Enforcement to be assigned to UDAF. The entity will be required to send a copy of its annual monitoring report to UDAF for review.

17. The proposed project must be for a specific property that meets the definitions of working agricultural land as defined by the Conservation Coordination Act. UCA 4-46-102. Applications that are not site-specific or not located entirely within Utah will not be considered.

18. The Board will use the project name provided in the application in public reports to the Governor and the Legislative Assembly and press releases. If an applicant wishes to remain anonymous, they must discuss this with UDAF before submitting their application.

19. The Fund requires certain property protections to further statewide environmental conservation goals, including **permanent vegetated riparian buffers on all funded projects with surface water resources.** Landowners may utilize these riparian areas under a qualified Grazing Management Plan written by a certified planner, if appropriate in meeting the conservation goals of the easement. These protections must be enforceable in perpetuity by being contained in the deed associated with the project. See Appendix D for the required provisions and further information on riparian buffers.

20. For projects awarded funding, the conservation easement deed shall include a clause that states that the use of the property will be permanently restricted under the Conservation Coordination Act, UCA 46-16-102 (9)(a)(b) and that the protection is perpetual and not extinguishable except as provided for in the conservation easement deed or as otherwise allowed under state or federal law.

21. If an easement is terminated, extinguished, or condemned, in whole or in part, by lawful proceedings, then the Grantor must reimburse the Grantee the total amount equal to the proportionate share of the fair market value of the land unencumbered by the easement. This requirement is a condition of an award of funds, and that language shall be included in the deed of acquisition or the deed of conservation easement.

22. All projects awarded funds must submit all due diligence documents specified in Appendix A before requesting a closing.

23. Landowners are encouraged to consult early and often with their own attorney and tax advisor to structure the transaction to comply with applicable laws and regulations.

UDAF cannot provide legal or tax advice to landowners or applicants.

24. While project rankings are developed using the published evaluation criteria and are intended to inform funding recommendations, the Board retains sole discretion in determining which projects receive funding based on the Board's assessment of funding priorities, available funding, and other relevant considerations.

25. A stewardship fee totalling 1% of the total easement purchase price, or $10,000, whichever is less, shall be paid to UDAF upon closing of an easement in which UDAF will be a holder.

Appraisal Policies

- **A qualified conservation easement appraisal is required before funding is released.**
- **Funding cannot exceed 50% of the appraised value of the conservation easement.**

A qualified statement or estimate of value may be accepted at the time of application. At the time of application, the Board may accept a qualified estimate of value based on an accepted methodology, such as a sales comparison that considers the average diminution in value of other recently closed conservation easements with similar restrictions. However, a final conservation easement appraisal with an effective date no more than one year before closing will be required before any payment of funds.

The applicant is Responsible for the Estimate of Value. If a Broker Price Opinion or other qualified estimate of value is used, the applicant assumes all risks associated with the estimate of the land's value. The Board will not increase the requested amount if the appraised value increases. The applicant is also informed that the Board will reduce the award if the appraised value is lower than the value estimated, or if the request is more than 50% of the total appraised value.

Applicants must prepare the project budget as accurately as possible. Due to limited funds, the Board discourages applicants from submitting requests for additional funds after a grant has been approved, although they retain the option to entertain an additional request if there is a compelling case. We want to be clear to applicants that it is highly unlikely for an additional funding request to be granted for a previously approved project. This does not mean that applicants are discouraged from submitting subsequent applications for new projects or planned phases of a project.

The Board may award less than requested. The Board reserves the right to reduce the actual amount awarded below the amount requested to improve the leverage, to fund additional projects, or for any other reason within their subjective discretion. Applicants should not assume that they will receive the amount requested and should have a contingency plan in case the award is less than the amount requested.

Detailed Application Instructions

The applicant should read through this entire grant manual to become familiar with program specifics and requirements. We recommend that applicants contact UDAF before submitting their application.

If you have questions or need assistance filling out the application form, one of our qualified Easement Planners is happy to assist you. Please reach out and they will help ensure you have all the information you need to fill the application out correctly

John Kurecka
385-285-2115
jkurecka@utah.gov

Michael Pleimling
801-385-4567
michaelpleimling@utah.gov

Lily Canavan
385-835-1275
lcanavan1@utah.gov

Detailed Application Instructions

All applications must be submitted through the Utah Department of Agriculture and Food (UDAF) Submittable Application Portal.

All applicants MUST have a valid Utah ID login account to submit their application: https://idhelp.utah.gov/account-creation.html

1. Once you have your Utah ID Credentials, you are ready to begin filling out the application:

   Link to Application: https://udafgrants.utah.gov/forms/initial/edit/249a0be8-c80a-4fa2-9ff2-42955c38a365

   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.

2. 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.

3. You will automatically be redirected to the full application. The application questions are included in the appendix for your reference.

4. It is advisable to work with an 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." You may enter your Planner's contact email, and they will then be able to assist as needed in filling out the application.

5. If you need to save your application and continue later, 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.

6. 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 Board.

Requirements for Grant Recipients

Grant Agreements:

Within a few weeks of email notification of a grant award, a grant agreement will be emailed to the grant recipient to sign and return the document. After all signatures are received, a copy of the fully executed agreement will be provided to the grant recipient.

Grants are made for two years to allow the necessary due diligence activities to take place before the funds are sent to escrow for closing. Administrative extensions of up to one year at a time may be granted upon circumstances documented by the grant recipient.

Periodic Status Report:

Grant recipients will report on the status of the project at a minimum of twice a year.

Final Steps and Closing:

All documents on the application checklist must be provided to UDAF at least 60 days before the funds are disbursed. These documents are listed in Appendix A.

Under no circumstances will LeRay McAllister funds be disbursed until all required documents have been provided, reviewed, and approved by staff and the Board and all required deeds are ready to be recorded.

Appendix A – Grant Specifications

- For an application to the LeRay McAllister Program to be considered, the following documents must be submitted as part of the application package:

    1. Signed **Purchase or Option Agreement** for the entire proposed easement.

    2. A **preliminary appraisal** of the conservation easement, broker price opinion, **or other qualified estimate of value** of the underlying property.

    3. **Letters of support** from the local government/land use authority, and evidence of notification to the State Senator and State Rep of the district that the property is in.

    4. If UDAF will hold or co-hold the easement, the applicant must submit a **preliminary co-holder agreement.**

    5. **Site map, legal description, or other parcel description** for the area to be encumbered by the easement.

- The following documents MUST be submitted and approved by UDAF at their subjective discretion before funds are disbursed:

    6. **Final conservation easement appraisal** that meets USPAP or UASFLA Standards

    7. **Holder Agreement**

    8. **Final Project Budget & proof of matching funds**

    9. **Recorded Survey & Legal Description** prepared by a Utah licensed surveyor that meets Utah Minimum Standards and Procedures for Land Boundary Survey Practice.

    10. **Final Easement Deed –** must be submitted to UDAF for final review at least 60 days before closing.

    11. **Final Title Commitment** (if UDAF will hold the easement, must receive a copy of Title Insurance Policy issued at closing).

Appendix B – Example Match Letter

Land Conservation Board
c/o Land Conservation Program Manager
Utah Department of Agriculture and Food
4315 South 2700 South, TSOB South Bldg., Floor 2
Taylorsville, UT 84129-2128
PO Box 146500
Salt Lake City, UT 84114-6500

RE: LeRay McAllister Working Farm and Ranch Fund (LRM Fund) grant application from ________________for _________________project.

Dear Mr. Christensen:

In the grant application submitted by our organization for the LRM Fund for the ______ grant round, our project budget included a total match amount of $_______________ of which $_______________ is to be obtained through grant funding that is not yet committed by a granting agency. We understand the LRM Fund will not grant funds for a project whose match is uncertain, and we agree that, if this project is funded through LRM, we will commit our organization's resources to complete the project within the two-year time frame required by the LRM program.

Sincerely,

Organization
Title

Appendix C – Required Property Protections and Vegetated Riparian Buffer Information

To safeguard water quality and the conservation value of land conservation projects, the following protections are to be included in all LeRay McAllister Working Farm and Ranch Fund (Fund) projects:

1. **Limitations on placement of utilities:** Existing or planned utilities that serve permitted structures (including those reserved in the easement for future development) on the subject property are allowed. Utilities that do not serve permitted structures on the subject property require the grantee's review and prior written determination that the construction and maintenance of such utilities will not impair the conservation value of the property.

2. **Agricultural Conservation Plan:** If the property contains agricultural production, then a written agricultural conservation plan shall be developed or in place that stipulates the use of best management practices for water quality protection (such as proper nutrient management, utilization of cover crops, and stabilization of highly erodible lands). This plan shall be developed in consultation with the local Conservation District or the Natural Resources Conservation Service and shall be implemented and periodically updated by the landowner for as long as the property remains in agricultural production.

3. **Vegetated Riparian Buffers:** An area of land where natural vegetation shall be maintained and determined on a case-by-case basis be specified in an approved grazing plan along a river, shoreline, or stream, or body of water that has outflow and a riparian community. Additional requirements for vegetated riparian buffers are:

    a. Buffer size shall be a minimum of 35 feet, although a 100-foot buffer is preferred. Buffer size is dependent on the stream size and capacity.

    b. Livestock may be included in the buffers and associated watercourses and bodies of water if compatible with other resource protections. If so, then a written riparian conservation plan or grazing management plan shall be developed or in the plan that stipulates the use of best management practices for vegetation and water quality protection. This plan shall be developed in consultation with the local Conservation District or the Natural Resources Conservation Service and shall be implemented and periodically updated by the landowner as long as the property remains in agricultural production. Grazing needs to be restricted for the benefit of the riparian community.

    c. Earth-disturbing activities, plowing, and dumping are generally prohibited (however, tree planting, streambank restoration, and forest management in accordance with Utah's Best Management Practices for Water Quality Guide, archaeological Investigations, and restoration, reconstruction, and maintenance of documented historic landscapes on historic properties are generally permissible).

4. **The following structures, activities, and landscapes are allowed within the required vegetated riparian buffers on Fund funded projects:**

    a. Buildings, structures, roads, or other impervious surfaces existing in the buffer prior to the grant award are permissible but cannot be added or enlarged within the buffer.

    b. A limited number and size of water-dependent structures such as docks or boat launches are allowed, depending on the size of the reach and length of the shoreline.

    c. A limited number of stream crossings for livestock, pedestrians, or vehicles are allowed, depending on the size of the reach and length of the shoreline (e.g., one crossing per 1,320 feet of frontage). Livestock crossings must be addressed in a written conservation plan that specifies the use of riparian buffers for vegetation and water quality protection. Where applicable, off-site watering for livestock is preferred. Access to bodies of water shall be very limited.

    d. Access points to reach the water and structures permitted in the buffer.

    e. Lawns (up to 50 feet of frontage) associated with a primary residence, if the site is not subject to severe erosion and the diminished buffer is offset by nearby buffers that are wider than 35 feet.

Appendix D – 2026 Grant Application Questions

2026 Grant Application: LeRay McAllister Working Farm and Ranch Fund

*Indicates a required field

1. Project Name*

2. Property Address*

3. Property County *

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

- *Proof of ownership of all parcels included in the application.**
- *Site maps of the property that show the easement boundary, official acreage, and proximity to protected parcels.**
- *Shapefile of the proposed easement.**

5. Applicant Entity Name*

6. Person Authorized to Sign on behalf of Entity*

7. Applicant Title/Position*

8. Applicant Contact Email*

9. Applicant Contact Phone*

10. Applicant Entity Mailing Address*

11. Proposed Easement Holder/Grantee*

12. Landowner/Controlling Entity Name*

13. Landowner/Controlling Entity Mailing Address*

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

- *Preliminary Appraisal or Qualified Estimate of Value*
- *Project Budget**

15. 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

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

- ☐ Land use authority (City, County) under which the subject property is governed. Please provide letters of support with your application. Projects without the necessary approvals will not be considered.

17. Has the required 50% funding match been secured? (required)

- ☐ Yes
- ☐ No

Please provide a letter outlining how the match will be met in the attachments section of the application.

18. 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.

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

20. If water is 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 or shares 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.*

21. Program Priorities: How does this project address one or more of the following program priorities?

Program Priorities

- Protection of wetlands, riparian areas, wet meadows, or surface water areas

- Location within a strategic priority area (e.g., Sentinel Landscape)
- Wildlife protection (listed species or Species of Greatest Conservation Need [SGCN])
- Project readiness and committed funding
- Historical or cultural factors
- Succession planning
- Local supply chain connections

22. Explain growth patterns in the immediate area and how they have affected the proposed conservation easement.

Appendix E – Definitions

1. **"Agricultural land"** means "land in agricultural use," as defined in UCA Section 59-2-502.

2. **"Board"** means the Land Conservation Board established in Section 4-46-201.

3. **"Conservation commission"** means the Conservation Commission created in Section 4-18-104.

4. **"Conservation district"** means a limited-purpose local government entity created under Title 17D, Chapter 3, Conservation District Act.

5. **"Director"** means the director of the Division of Conservation.

6. **"Division"** means the Division of Conservation created in Section 4-46-401.

7. **"Fund"** means the LeRay McAllister Working Farm and Ranch Fund created in Section 4-46-301.

8. **"Land use authority"** means: (a) a land use authority, as defined in Section 10-9a-103, of a municipality; or (b) a land use authority, as defined in Section 17-27a-103, of a county.

9. **"Local entity"** means a county, city, or town.

10. **"Open land"** means land that is:
    (i) preserved in or restored to a predominantly natural, open, and undeveloped condition; and
    (ii) used for: (A) wildlife habitat; (B) cultural or recreational use; (C) watershed protection; or (D) another use consistent with the preservation of the land in, or restoration of the land to, a predominantly natural, open, and undeveloped condition.

    "Open land" includes land described in Subsection (10)(a) that contains facilities, including trails, waterways, and grassy areas, that:

    (ii) enhance the natural, scenic, or aesthetic qualities of the land; or
    (ii) facilitate the public's access to or use of the land for the enjoyment of the land's natural, scenic, or aesthetic qualities and for compatible recreational activities.

"Open land" does not include land whose predominant use is as a developed facility for active recreational activities, including baseball, tennis, soccer, golf, or other sporting or similar activities.

11. **“State conservation efforts"** include:
    a. efforts to optimize and preserve the uses of land for the benefit of the state's agricultural industry and natural resources; and
    b. conservation of working landscapes that if conserved, preserves the state's agricultural industry and natural resources, such as working agricultural land.
    c. **"State conservation efforts"** do not include the purpose of opening private property to public access without the consent of the owner of the private property.

12. **"Working agricultural land"** means agricultural land for which an owner or producer engages in the activity of producing for commercial purposes crops, orchards, livestock, poultry, aquaculture, livestock products, or poultry products and the facilities, equipment, and property used to facilitate the activity. **"Working agricultural land"** includes an agricultural protection area established under Title 17, Chapter 41, Agriculture, Industrial, or Critical Infrastructure Materials Protection Areas.