

Board Meeting Action Item

November 20, 2025

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Energy & Land Resources



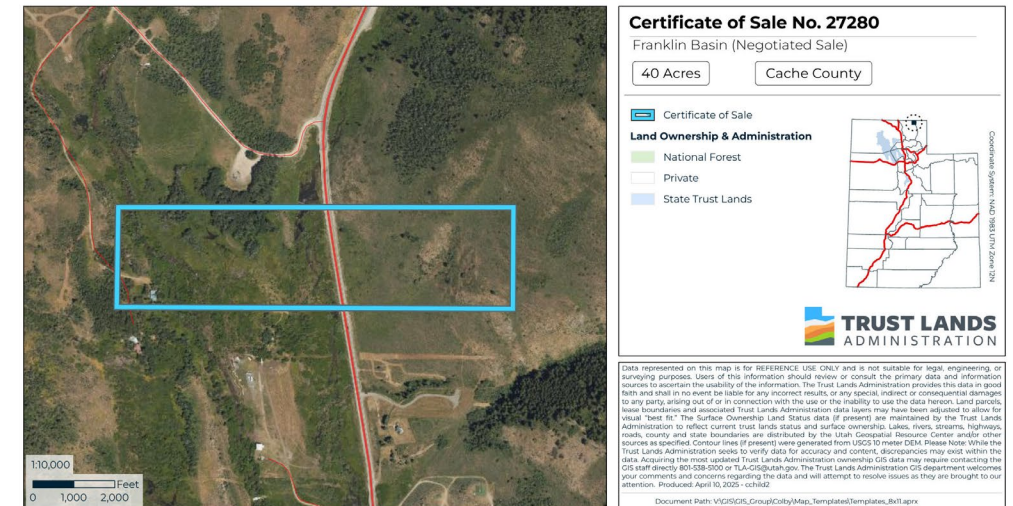
Franklin Basin Negotiated Sale (C-27280)

Franklin Basin Property

- Located in Logan Canyon
 - 4 miles south of Beaver Mtn Ski Area
 - 16 miles west of Bear Lake
- TLA owns 160 acres, sale parcel is 40 acres
- Heavy recreational use
 - OHV, snowmobile, camping, hunting
 - Parking lot/staging area easement
 - Franklin Basin road reservation
- Prospective purchaser – adjacent landowner to the south



TRUST LANDS
ADMINISTRATION



Franklin Basin Property Overview

- Traversed by Beaver Creek and Logan River, most of the property is marshy and wet
- Steep portion (~15 acres) on east side of Highway 89
- 2-3 acres of usable ground
- Access challenges
 - No public road access
 - Logan River crossing
- Subdivision requirements
 - Boundary adjustment option for adjacent owners



Terms of Sale

- Competitive Process
 - Notices to adjacent landowners, lessees/permittees of interest, RDCC, local governments
 - Local newspaper advertisement
 - No competitive interest received
- Sale Price: \$506,000 (\$12,650/acre)
 - Exceeds appraised value
 - Cash offer
- Closing Costs
 - \$4,730 (processing fee, appraisal, advertising, cultural resource survey)
- Standard Reservations
 - Oil & gas, minerals, geothermal, void and pore spaces, utility & access easement, historic properties, sand & gravel royalty



Surface Committee Discussions: March 27, 2025 and November 5, 2025

Proposed Motion:

“Move for staff to proceed with the negotiated sale of the Property on the terms set forth in the memorandum and for the agency to take all further actions necessary to finalize the transaction.”