

FINAL MILITARY RECREATION FACILITY PROJECT AREA PLAN – PART 5

December 2020

Introduction

The Military Installation Development Authority (“MIDA”) was created by the Utah Legislature in 2007 to facilitate the development of military land in Utah. MIDA’s enabling legislation is found in Chapter 1, Title 63H of the Utah Code annotated 1953, as amended (“MIDA Act”). MIDA is working closely with the United States Air Force and Hill Air Force Base (collectively “HAFB”) to develop an Air Force morale, welfare and recreation facility, including a hotel that will provide discounted rooms for military personnel and retirees (“MWR Hotel”), access roads, and related amenities in Wasatch County, Utah (“Military Recreation Facility” or “MRF”). To facilitate this development, MIDA created the Military Recreation Facility Project Area (“Project Area”). This document is the Military Recreation Facility Project Area Plan – Part 5 (“Part 5 Project Area Plan or Part 5 Project Area”) and is an amendment to the Project Area.

Pursuant to the MIDA Act, for non-military land to be included in the Project Area, both the consent of Wasatch County (“County”), through the adoption of a resolution (“County Consent Area”) and the consent of in non-military landowners (“Landowner Consent”) is required.

Stichting Mayflower and Sidewinder Enterprises development companies (or one or more of their affiliated entities, collectively, “Mayflower” and “Sidewinder Enterprises”) had certain parcels in Wasatch County, for which they provided Landowner Consent. Additionally, Extell Development Company (or one or more of its affiliated entities- collectively, “Extell”) own a parcel which they also requested to be included into the Project Area. In February 2011, the County Consent Area included all land except the Pioche Parcel which was added by the County in May 2016. Then on November 29, 2018, the County again granted its irrevocable consent for the area included in the County Consent Area, as shown in the blacked dashed line in Exhibit A of both the Part 3 Project Area Plan and the Part 4 Project Area Plan. The intent was to include all of Extell’s property owned on the westside of Highway 40. Subsequent to the adoption of the Part 3 Project Area Plan and the Part 4 Project Area Plan, it was determined that Extell owns property that is outside of the County Consent Area. This Extell property is the area shown in pink in Exhibit A of this Part 5 Project Area Plan (“New Extell Property”) and did not own as much property as originally thought, just north of New Extell Property. MIDA has requested that the County adopt a resolution to amend the County Consent Area on the westside to include the New Extell Property and exclude the property not owned by Extell. Both of these properties are on the mountain side and will not be developed. This County Consent Area change is a technical correction. Exhibit A is drawn as if the County has consented to the County Consent Area amendment.

However, based on meeting schedules, the County was not scheduled to review the new boundary resolution until after the December 1, 2020 hearing date of this Part 5 Project Area Plan. If

the proposed amendment to the County Consent Area is not approved by the County, Exhibit A and the table below shall be changed to reflect the County Consent Area as shown in Exhibit A of the Part 4 Project Area Plan and exclude the New Extell Property from this Part 5 Project Area Plan. If the amendment to the County Consent Area is approved, then Exhibit A shall remain as is and the New Extell Property will be included in the Project Area.

The strategy is for MIDA to assist in the development of these parcels, such that it creates infrastructure improvements that benefit both recreating military personnel, and the general public. Development of this land will further MIDA's public policy objectives in creating a world class 4-seasons destination location in Wasatch County for service members to recreate, as well as stimulate growth and development within the county.

On September 19, 2012, the Military Recreation Facility Project Area Plan – Part 1 was created ("Part 1 Project Area or "Part 1 Project Area Plan") which includes the Blue Ledge parcel in Wasatch County and the Red Maple military land parcel in Summit County, as shown in Exhibit A and colored orange. After the creation of the Part 1 Project Area, the Blue Ledge Parcel was acquired by Extell.

In addition to Extell, other property owners, who owned land within the area shown within the black-dashed line in Exhibit A, were interested in being included in the Project Area. On December 26, 2018, those properties were added as Military Recreation Facility Project Area Plan – Part 2 ("Part 2 Project Area" or "Part 2 Project Area Plan"). Exhibit A shows these additional properties included in Part 2 Project Area, which are located in Wasatch County, as colored in purple.

In June of 2019, Extell wished to include additional property, which it owned or was in the process of acquiring, within the Project Area. The area of this expansion is shown in Exhibit A and is Military Recreation Facility Project Area Plan – Part 3 ("Part 3 Project Area" or "Part 3 Project Area Plan") and is colored in green. Additionally, landowners in the town of Hideout wished to include additional property which they owned within the Project Area. The area of this expansion is shown in Exhibit A and is Military Recreation Facility Project Area Plan – Part 4 ("Part 4 Project Area" or "Part 4 Project Area Plan") and is colored in yellow.

Exhibit A of this Part 5 Project Area Plan shows the parcels of property from Mayflower, Sidewinder Enterprises, and Extell colored in pink. The map in Exhibit A also fixes two errors in the Part 4 Project Area Plan Exhibit A map. There is a small parcel on the westside that is not owned by Extell. That landowner has not consented for the inclusion of its property and, therefore, the purple color has been removed from that parcel. Second, The Mayflower parcels were shown in the Part 4 Project Area Plan Exhibit A map as purple. However, the parcels were not included in the Part 4 Project Area and are now being added to the Project Area pursuant to this Part 5 Project Area Plan and the parcels are shaded in pink.

For the Part 1 Project Area, the owner of Blue Ledge granted Landowner Consent on June 5, 2012. For the Part 2 Project Area, the landowners listed in Exhibit B granted Landowner Consent in December 2018. For the Part 3 Project Area, Extell granted Landowner Consent in June 2019. For the Part 4 Project Area, the landowners granted Landowner Consent in September 2019. For this Part 5 Project Area, the landowners granted Landowner Consent in November 2020.

As part of the MIDA Act, a necessary step in the process of creating a project area is the

preparation of a draft Project Area Plan which is given to each taxing entity that levies a property tax within the proposed project area and municipalities within ½ mile of the proposed project area at least 10 days prior to the public meeting for review and comment. The draft is then the subject of at least one public meeting, which was held by the MIDA Board. The public meeting took place on Tuesday, December 1, 2019 at 9:00 a.m. via zoom teleconference and a recording of the meeting is available on <https://www.utah.gov/pmn/>. Pursuant to the MIDA Act, the process for amending a project area plan follows the same procedure as applies to adopting a project area plan.

Legal Description of Part 5 Project Area

The Part 5 Project Area consists of the area shown in Exhibit A, colored in pink, which equals approximately 794.44 acres. The legal descriptions of these parcels included within the Part 5 Project Area are attached as Exhibits B-1, B-2, and B-3. The property owners are:

Exhibit No.	Owners	Name	Acres	Parcel Tax ID nos.
B-1	Stichting Mayflower Recreational Fonds Stichting Mayflower Mountain Fonds	Marina West	73.9	00-0015-2954 00-0007-3002 00-0007-3028 00-0020-8395 00-0020-8396 00-0015-3093 00-0021-3363
B-2	Sidewinder Enterprises, LLC	Sidewinder Enterprises (1) Sidewinder Enterprises (2) Sidewinder Enterprises (3)	63.25	00-0007-1212 00-0007-1238 00-0012-1108
B-3	RH Mayflower, LLC 32 Dom Mayflower, LLC	Extell	659.87	00-021-4992
TOTAL			794.44	

Purposes and Intent and Findings and Determinations

Inclusion of the Part 5 Project Area into the Project Area does not change the Purpose and Intent section and the Findings and Determinations sections of the Part 4 Project Area created in October 2019. Therefore, this Part 5 Project Area Plan hereby incorporates by reference all those sections into this document.

Effect on the Part 1, Part 2, Part 3, and Part 4 Project Area Plan

This Part 5 Project Area Plan updates and amends the Part 4 Project Area Plan (which updated and amended the Part 1, Part 2, and Part 3 Project Area Plans). To the extent that there are inconsistencies between the Part 1 Project Area Plan, the Part 2 Project Area Plan, the Part 3 Project Area Plan, or Part 4 Project Area Plan, the Part 5 Project Area Plan shall prevail. However, adding Parts to the overall Project Area does not change the base year for each of the Parts. The base year for the Part 1 Project Area continues to be 2011, for the Part 2 Project Area the base year is 2017, for both the Part 3 Project Area and the Part 4 Project Area the base year is 2018. The Part 5 Project Area is effective in December 2020 and, therefore, its base year will be 2019.

EXHIBIT A
MAP OF PROJECT AREA INCLUDING PARTS 1- 5

EXHIBIT A
MILITARY RECREATION FACILITY
PROJECT AREA PLAN - PART 5

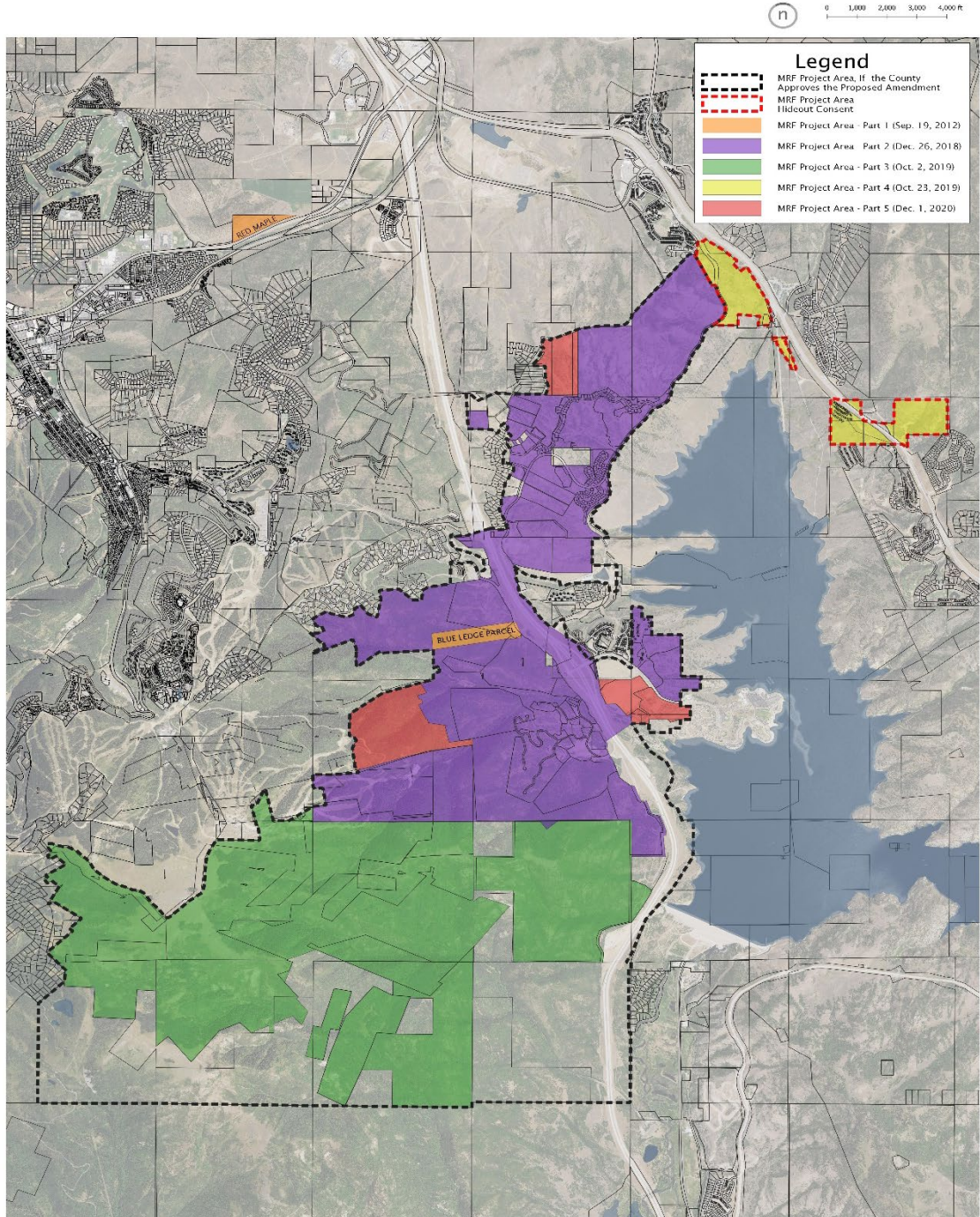


EXHIBIT B

LEGAL DESCRIPTION OF PART 5 PROJECT AREA

Stichting Mayflower B(1)

Property Description The "Property" is located in Wasatch County, Utah and is more particularly described as follows:

Parcel 1: Those portions of the Southwest quarter of the Southwest quarter of Section 19, Township 2 South Range 5 East, Salt Lake Base and Meridian, lying South and West of the Southwesterly line of the property condemned by the United States of America pursuant to that certain Amended Declaration of Taking recorded November 9, 1993 as Entry No. 169242 in Book 268 at Page 116 of the official records in the office of the Wasatch County Recorder (Parcel JDR-Hy40-19:26). Portions of Wasatch County Tax Serial Number: OWC-0151-3

Parcel 2: Those portions of the following described parcel lying South and West of the property condemned by the United States of America pursuant to that certain Amended Declaration of Taking recorded November 9, 1993 as Entry No. 169242 in Book 268 at Page 116 of the official records in the office of the Wasatch County Recorder (Parcel JDR-Hy-40-19:26) Beginning at the Northwest corner of Section 30, Township 2 South Range 5 East, Salt Lake Base and Meridian; and running thence North 89°45'08" East 2314.40 feet along the North line of said Section 30; thence South 0°14'52" East 400.00 feet; thence South 89°45'08" West 661.50 feet; thence South 0°12'49" East 598.90 feet; thence North 89°43'49" East 331.60 feet; thence South 0°16'15" East 500.00 feet; thence South 89°45'08" West 332.10 feet; thence South 0°12'49" East 330.00 feet; thence South 89°45'08" West 332.50 feet; thence South 0°09'23" East 170.00 feet; thence South 89°45'08" West 719.20 feet; thence North 0°14'52" West 338.70 feet; thence South 89°45'08" West 609.36 feet; thence North 0°04'21" East 1660.10 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

Exception Parcel No. 1 The Easterly three-fourths of Government Lot 2; and the Southeast quarter of the Northwest quarter of Section 30, Township 2 South Range 5 East, Salt Lake Base and Meridian.

Exception Parcel No. 2 Those portions conveyed to Board of Education, Wasatch County School District by that certain Correction Quit Claim Deed recorded July 22, 1993 as Entry No. 167074 in Book 261 at Page 5 382 of the official records in the office of the Wasatch County Recorder.

Parcel 3: Those portions of the Northeast quarter of Section 25, Township 2 South Range 4 East, Salt Lake Base and Meridian, lying North and East of the Northeasterly right of way line of U.S. Highway 40. Wasatch County Tax Serial Numbers: OWC-0029-2 and OWC-0029-3

Sidewinder Enterprises B(2)

Property Description: The "Property" is located in Wasatch County, Utah and is more particularly described as follows:

PARCEL 1: That portion of the following described property lying within the bounds of Wasatch County,

State of Utah: The West Half of the West Half of the Southeast Quarter of Section 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian. Tax Parcel 7-1212 Serial No. OWC-0006

PARCEL 2: That portion of the following described property lying within the bounds of Wasatch County, State of Utah: The East Half of the Southwest Quarter of Section 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian. Tax Parcel 7-1238 Serial No. OWC-0008

PARCEL 3: That portion of the following described property lying within the bounds of Wasatch County, State of Utah: The West Half of the West Half of the East Half of the West Half of the Southeast Quarter of Section 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian. Tax Parcel 12-1108 Serial No. OWC-0008-1 Excepting from the above-described tracts any portions lying within the following: Exception 1: All lots contained within Gardner Addition to East Park, Plat "A", according to the official plat thereof, recorded April 16, 1974 as Entry No. 122989 of the official records in the office of the Summit County Recorder. 4 Exception 2: Beginning at a point which is 1268.51 feet North and 2235.39 feet East from the Southwest corner of Section 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being the Southeast corner of Lot 29, Gardner Addition to East Park Plat A, a subdivision located in Section 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, and running thence North 34°30'1" East 267.18 feet, thence North 24°30'1" East 62.6 feet; thence North 75°19'15" 0" East 129.9 feet; thence South 24°30'1" West 158.8 feet; thence South 34°30'1" West 267.18 feet; thence North 57°29'10" 1" West 101.7 feet to the point of beginning. Exception 3: Beginning at a point which is South 88°51'13" 6" East 1394.25 feet from the Southwest corner of Section 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 1508.26 feet; thence South 83°00'10" 0" East 288.19 feet; thence South 07°00'10" 0" West 156.65 feet; thence South 40°00'10" 10" East 295.86 feet; thence North 88°51'13" 6" West 185.36 feet; thence South 0°26'12" 28" East 400.15 feet; thence South 14°48'10" 0" East 416 feet; thence South 33°55'13" 13" West 356.70 feet; thence North 88°51'13" 6" West 182.145 feet to the point of beginning.

Extell B(3)

Property description: The "Property" is located in Wasatch County, Utah and is more particularly described as follows:

PARCEL 1: Lot 1, MIDA Master Development Plat, recorded June 30, 2020 in the office of the Wasatch County recorder as Entry No. 480155, less those portions of the property that already lie within the boundary of a previous Part of the MIDA Project Area.