

# Draft Military Recreation Facility Project Area Plan - Part 6

December 2022

## 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 6 (“Part 6 Project Area Plan or Part 6 Project Area”) and is an amendment to the Project Area. Parts 1 through 5 became part of the Project Area on the dates shown in Exhibit A.

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 non-military landowners (“Landowner Consent”) is required, and for this Project Plan Part 6, has been provided. BLX Lease 2 LLC (or one or more of their affiliated entities- collectively “Extell”) have three parcels: the Eastern Parcel, the Central Parcel, and the L-Parcel for which they have provided landowner consent, and these 3 parcels are being added to the Project Area by this Part 6 Project Area Plan.

**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 held by the MIDA Board. The public meeting will be a Zoom teleconference meeting and is scheduled for Thursday, December 15, 2022, at 9:00 a.m. Participants from the general public who desire to participate via teleconference may register at: [https://us06web.zoom.us/webinar/register/WN\\_EGs2Q7hRTu6l\\_hWvaPvf0A](https://us06web.zoom.us/webinar/register/WN_EGs2Q7hRTu6l_hWvaPvf0A) 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.**

**Of Note: On May 13<sup>th</sup> a Draft Project Area Plan 6 was noticed to cities and taxing entities within ½ mile of the Project Area. On May 24<sup>th</sup>, a public meeting was held for public review and comment,**

however the plan was not adopted due to a delay in the timing of including some of the parcels shown in that draft. Since that time, the map has undergone significant changes. Extell requested that 3 other parcels which were not included in the original Draft Project Area Plan 6 be included into the MIDA Project Area. This Draft Project Area Plan includes these 3 parcels and excludes the parcels from the notice given on May 13th.

### Legal Description of Part 6 Project Area

The Part 6 Project Area consists of the area shown in Exhibit A, colored in blue, which equals approximately 523.45 acres. The legal descriptions of the three parcels included within the Part 6 Project Area are attached as Exhibit B. The property owners are:

Exhibit No.	Owners	Name	Acres	Parcel ID Tax Nos.
B-1	BLX Lease 2 LLC	Eastern Parcel	62.93	
B-2	BLX Lease 2 LLC	Central Parcel	261.74	
B-3	BLX Lease 2 LLC	L-Parcel	198.78	
		TOTAL	523.45	

### Purposes and Intent and Findings and Determinations

Inclusion of the Part 6 Project Area into the Project Area does not change the Purpose and Intent section and the Findings and Determinations sections of the Parts 4 and 5 of the Project Area. Therefore, this Part 6 Project Area Plan hereby incorporates by reference all those sections into this document.

Formatted: Justified

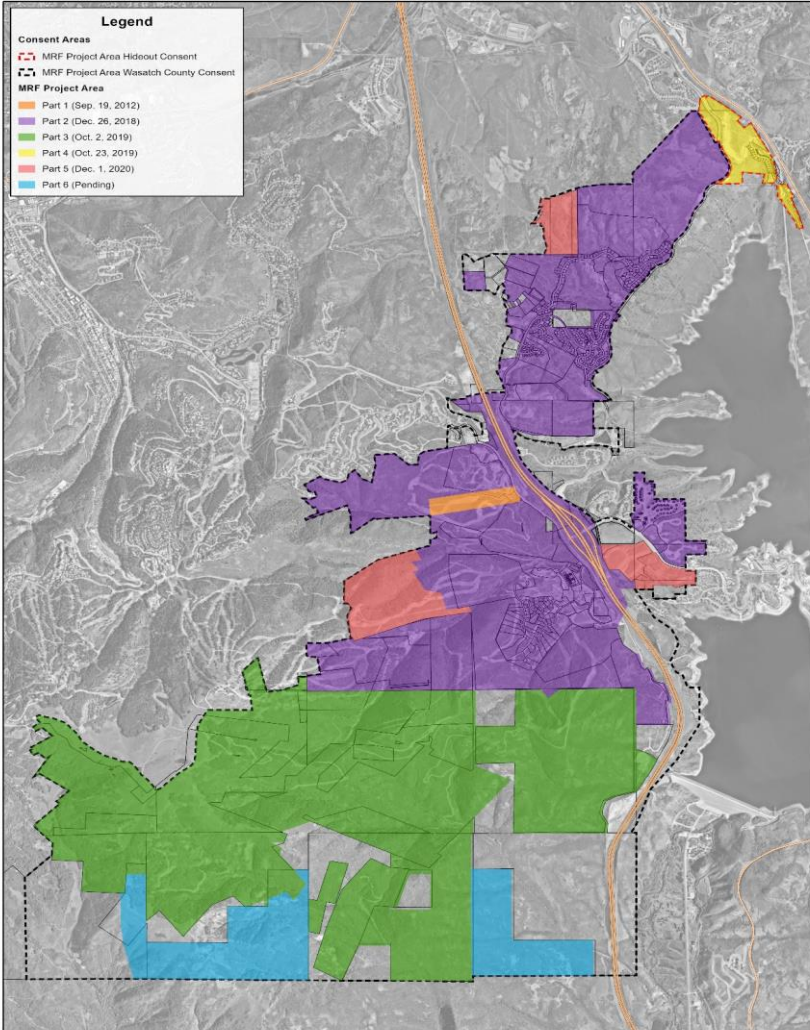
### Effect on the Part 1, Part 2, Part 3, Part 4, and Part 5 Project Area Plan

This Part 6 Project Area Plan updates and amends the Part 5 Project Area Plan (which updated and amended the Part 1, Part 2, Part 3, and Part 4 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, the Part 4 Project Area Plan, or the Part 5 Project Area Plan, the Part 6 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, and for the Part 5 Project Area the base year is 2019. Part 6 Project Area will be effective on December 15, 2022, and, therefore, its base year will be 2021.

Formatted: Justified

**Exhibit A**  
**Map of Project Area Including Parts 1-6**

**Exhibit A**  
PROJECT AREA PLAN - PART 6  
REVISED: NOVEMBER 2022



**EXHIBIT B**  
**LEGAL DESCRIPTION OF PART 6 PROJECT AREA**

**PARCEL NUMBER B-1 LEGAL DESCRIPTION**  
(Wasatch County, State of Utah)

Beginning at the Quarter Corner of Sections 3 and 4, Township 3 South, Range 4 East, Salt Lake Base and Meridian, said point monumented with a 2018 3 1/4 inch Wasatch County Surveyor Aluminum Pipe Cap w/original 1901 stone alongside, said point also being South 07°02'19" West 2794.29 feet from the Southeast Corner of Section 33, Township 2 South, Range 4 East, Salt Lake Base and Meridian (monumented with a 2006 3 1/4 inch Wasatch County Surveyor Aluminum Pipe Cap); and running thence coincident with the Section line South 00°07'45" East 2645.83 feet to the Southeast Corner of Section 4; thence coincident with the Section line South 89°54'35" West 382.35 feet; thence North 14°30'41" West 1363.41 feet; thence North 07°11'59" West 689.37 feet; thence North 01°11'02" West 1244.39 feet to Line 3-4 of the Autumn Gold Lode Mineral Survey No. 3792; thence coincident with Line 3-4 Autumn Gold Lode South 87°10'02" East 134.85 feet to Corner 3 thereof (monumented with a 3 1/4 inch Aluminum Mineral Survey Cap and 3/4 inch rebar); thence coincident with Line 3-2 of said Autumn Gold Lode North 02°59'56" East 511.15 feet to Corner 2 thereof, identical with Corner 3 of Homestead Lode Mineral Survey No. 3792 (monumented with a 3 1/4 inch Aluminum Mineral Survey Cap and 3/4 inch rebar); thence coincident with Line 3-2 of said Homestead Lode North 02°59'21" East 196.82 feet to the East-West centerline to the Northeast Quarter of said Section 4, identical with the East common corner of Lots 8 and 13 of said Section 4; thence coincident with said East-West centerline North 89°45'36" East 657.63 feet to the North 1/16 corner of Sections 3 and 4; thence coincident with the Section line South 00°02'09" East 1304.62 feet to the Quarter corner of Sections 3 and 4 and the point of Beginning. 62.93 acres

Formatted: Justified

As described and depicted on Record of Survey 3824 recorded in Wasatch County March 9, 2022  
Part of Wasatch County Tax Serial Number OWC-0200-0

**PARCEL NUMBER B-2 LEGAL DESCRIPTION**  
(Wasatch County, State of Utah)

The Southeast quarter of the Northeast quarter; the Southeast quarter; and the South half of the Southwest quarter of Section 3, Township 3 South, Range 4 East, Salt Lake Base and Meridian.

Formatted: Justified

EXCEPTING THEREFROM any portions lying within the following:

EXCEPTION PARCEL NO. 1

The Lone Pine No. 2 Patented Lode Mining Claim, M.S. 5911, as the same is more particularly described in that certain United States Mineral Entry Patent recorded July 7, 1910 as Entry No. 20746 in Book 8 of Mining Deeds at Page 275 of the official records in the office of the Wasatch County Recorder.

Formatted: Justified

EXCEPTION PARCEL NO. 2

The Prince Patented Lode Mining Claim, M.S. 5911 , as the same is more particularly described in that certain United States Mineral Entry Patent recorded July 7, 1910 as Entry No. 20746 in Book 8 of Mining Deeds at Page 275 of the official records in the office of the Wasatch County Recorder.

Formatted: Justified

EXCEPTION PARCEL NO. 3

The Toronto Patented Lode Mining Claim, Lot No. 5068, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 7, 1929 as Entry No. 46219 in Book 10 of Mining Deeds at Page 205 of the official records in the office of the Wasatch County Recorder.

Formatted: Justified

261.74 acres

As Described and depicted on Record of Survey 3824 recorded in Wasatch County March 9, 2022  
Wasatch County Tax Serial Number OWC-0199-1

Formatted: Justified

**PARCEL NUMBER B-3 LEGAL DESCRIPTION**

(Wasatch County, State of Utah)

The Southwest quarter of the Northwest quarter; the West half of the Southwest quarter; the Southeast quarter of the Southwest quarter; and the Southwest quarter of the Southeast quarter of Section 1, Township 3 South Range 4 East, Salt Lake Base and Meridian.

Formatted: Justified

198.78 acres

As Described and depicted on Record of Survey 3824 recorded in Wasatch County March 9, 2022

Formatted: Justified

Wasatch County Tax Serial Number OWC-0197-0