

Draft Military Recreation Facility Project Area Plan - Part 7

March 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 7 (“Part 7 Project Area Plan or Part 7 Project Area”) and is an amendment to the Project Area. Parts 1 through 6 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. The Stichting Mayflower Mountain Fonds (or one or more of their affiliated entities- collectively, “Mayflower”) have five parcels (LON Parcel 1 [North], LON Parcel 2, the Shark Fin Parcel, the North Remnant Sliver Parcel, and the South Remnant Sliver Parcel) in Wasatch County, for which they will provide landowner consent. In addition to these parcels, Regal Mayflower, LLC has given consent and will add a parcel (the Regal Parcel) in the northern section of the project area. This is a parcel that is split by the Jordanelle Parkway and has 2 separate parcel ID tax numbers, but for purposes of this Project Area Plan, will be added as a single parcel. These six parcels are being added to the Project Area by this Part 7 Project Area Plan. The County Consent Area is being amended to include the two LON Parcels and the North and South Remnant Sliver Parcels. Consent will be provided by the county in an amended interlocal agreement. The Shark Fin Parcel and the Regal Parcel are already within the County Consent Area.

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 is a hybrid meeting (a combination of in-person and teleconferencing attendees) and will take place on March 7, 2023, at 9:00 a.m. The public

may attend in person at the Business Resource Center at Davis Technical College at 450 Simmons Way, Kaysville, 84035 or virtually at https://us06web.zoom.us/webinar/register/WN_EGs2Q7hRTu6l_hWvaPvf0A. A recording of the meeting will be 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 6 Project Area

The Part 7 Project Area consists of the area shown in Exhibit A, colored in brown, which equals approximately 30.079 acres. The legal descriptions of the six parcels included within the Part 7 Project Area are attached as Exhibit B. The property owners are:

Exhibit B Parcel No.	Owners	Name	Acres	Parcel ID Tax Nos.
B-1	Stichting Mayflower Mountain Fonds	LON Parcel 1 (North)	6.64	00-0021-3555
B-2	Stichting Mayflower Mountain Fonds	LON Parcel 2	1.54	00-0021-3556
B-3	Stichting Mayflower Mountain Fonds	Shark Fin Parcel	2.329	
B-4	Stichting Mayflower Mountain Fonds	North Remnant Sliver Parcel	0.39	00-0013-1461
B-5	Stichting Mayflower Mountain Fonds	South Remnant Sliver Parcel	0.32	00-0013-2527
B-6	Regal Mayflower, LLC	Regal Parcel(s)	18.86	00-0007-1378 00-0021-2821
TOTAL			30.079	

Purposes and Intent and Findings and Determinations

Inclusion of the Part 7 Project Area into the Project Area does not change the Purpose and Intent section and the Findings and Determinations sections of the Part 6 of the Project Area. Therefore, this Part 7 Project Area Plan hereby incorporates by reference all those sections into this document.

Effect on the Part 1, Part 2, Part 3, Part 4, Part 5, and Part 6 Project Area Plan

This Part 7 Project Area Plan updates and amends the Part 6 Project Area Plan (which updated and amended the Part 1, Part 2, Part 3, Part 4, and Part 5 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, the Part 5 Project Area Plan, or the Part 6 Project Area Plan, the Part 7 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, for the Part 5 Project Area the base year is 2019, and for the Part 6 Project Area the base year is 2021. The Part 7 Project Area will be effective on March 7, 2023, and, therefore, its base year will be 2022.

EXHIBIT A

MAP OF PROJECT AREA INCLUDING PARTS 1-7

Exhibit A
PROJECT AREA PLAN - PART 7
REVISED: FEBRUARY 21, 2023

[DRAFT]

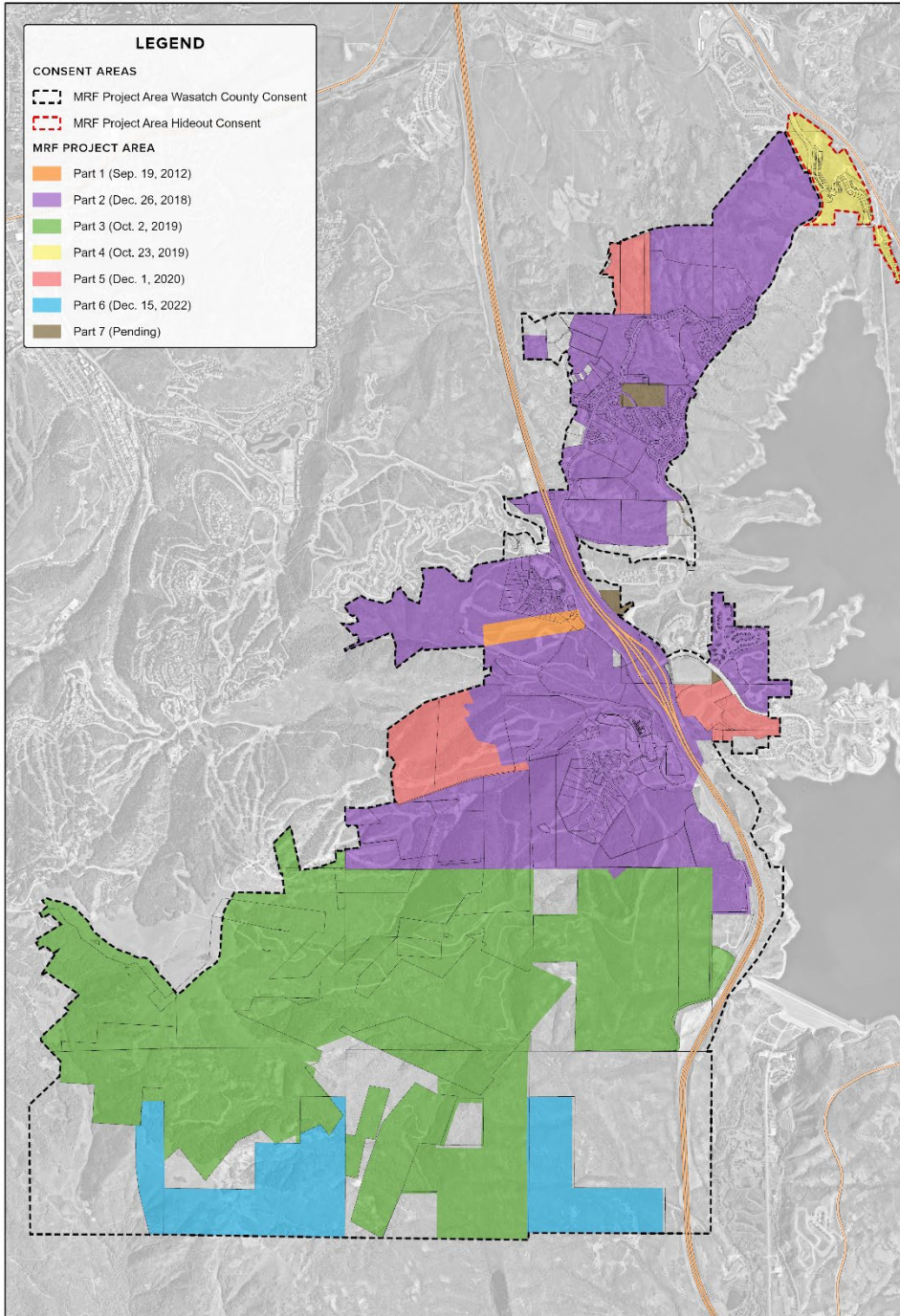


EXHIBIT B
LEGAL DESCRIPTION OF PART 5 PROJECT AREA

PARCEL NUMBER B-1 LEGAL DESCRIPTION

(Wasatch County, State of Utah)

Beginning at a point 437.8 feet North from the Southwest corner of the Southeast Corner of Section 24 in Township 2 South, Range 4 East, Salt Lake Meridian; running thence North 63°30' East 721.1 feet; thence North 10°11' West 1667.1 feet; thence South 63°30' West 391.9 feet; thence South 1787.6 feet to the place of beginning.

Excepting those portions condemned by the United States of America pursuant to the Amended Declaration of Taking recorded on November 9, 1993 as Entry No. 169242 in Book 268, page 116 of the official records of Wasatch County. (Parcel JDR-Hy-40-19:23:A)

(Wasatch County Tax Serial Number: OWC-0028-2).

PARCEL NUMBER B-2 LEGAL DESCRIPTION

(Wasatch County, State of Utah)

Those portions of the **Minnie Patented Lode Mining Claim, M.S. 6732**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded March 21, 1928 as Entry No. 44088 in Book 10 of Mining Deeds at Page 109 of the official records in the office of the Wasatch County Recorder lying North and East of the North Easterly line of the of the property condemned by The United States of Ame1ica pursuant to that certain Amended Declaration of Taking recorded April 21, 1988 as Entry No. 145396 in Book 199 at Page 281 of the official records in the office of the Wasatch County Recorder (Parcel Number JDR-Hy-40- 19:27:A), and the property condemned by The United States of Ame1ica 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 Numbers JDR-Hy-40-19:23:A, JDR-Hy-40-19:26:A and JDR-Hy-40-19:28:A).

(A portion of Wasatch County Tax Serial Number: OWC-0028-0).

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PARCEL NUMBER B-3 LEGAL DESCRIPTION

(Wasatch County, State of Utah)

Beginning at the Southwest corner of Section 19, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running thence North 00°07'04" West 381.50 feet along the West Line of the Southwest Quarter of said Section 19; thence South 50°18'00" East 89.25 feet to the arc of a 2211.83 feet radius curve to the right; thence along the arc of said curve 452.89 feet (chord bears South 44°26'03" East 452.10 feet) to a point on the North Line of the Northwest Quarter of Section 30, Township 2 South, Range 5 East; thence South 89°45'08" West 12.35 feet along the said North Line of Section 30; thence South 71°42'13" West 391.99 feet to a point on the West Line of the said Northwest Quarter of said Section 30; thence North 00°03'30" East 121.45 feet along the said West Line of the Northwest Quarter of Section 30 to the point of beginning. Basis of Bearings is the North Line of the Northeast Quarter of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian which bears N89°58'53"W. Contains 2.329 Acres more or less

PARCEL NUMBER B-4 LEGAL DESCRIPTION

(Wasatch County, State of Utah)

A strip of land 50 ft wide situated in ne1/4ne1/4 sec 24, t2s, r4e, slm; sd strip lying between lines 100 ft & 150 ft distant ne'ly measured radially fr hereinafter described cntr line abandon-ed main track of Ontario branch of Union Pacific Railroad Co as formerly constructed and operated & extending se'ly fr n line sd sec to straight line drawn radially through sd cntr line at pt thereon 362.6 ft distant se'ly measured alg sd center line fr sd n line sd sec. Area: 0.39 acre

PARCEL NUMBER B-5 LEGAL DESCRIPTION

(Wasatch County, State of Utah)

A parcel of land 50 ft in width situated in ne1/4ne1/4 sec 24, t2s, r4e, slm, described as follows: beg at pt in e'ly r/w line of Ontario branch Union Pacific Railroad Co, sd pt is 100 ft distant e'ly at right angles fr cntr line main track sd ontario branch, when measured alg straight line intersecting at right angles sd cntr line main track at pt thereon 653.2 ft s'ly of n line sd sec 24, when measured alg sd cntr line main track; n01°19'e alg straight line parallel with sd cntr line main track 74ft to pt; s41°11'e alg straight line 400ft to pt in n'ly side of 18 ft rd situated in sd sec 24; n53°59'w alg n'ly side sd rd 112.8 ft to pt; n85°44'w alg n'ly side sd rd 35.6 ft to pt; n41°11'w alg straight line 210 ft m/l to beg. Area: 0.32 acre m/l

PARCEL NUMBER B-6 LEGAL DESCRIPTION

(Wasatch County, State of Utah)

The south one-half of the southwest quarter of the northeast quarter of section 13, township 2 south, range 4 east, Salt Lake base and meridian; Wasatch County, Utah. Less that portion lying within the Jordanelle Parkway, as dedicated in that Jordanelle parkway right-of-way dedicated recorded January 30, 2018, as entry no. 447875, in book 1213 at page 1519-1598 of official records. Area: 18.86 acres