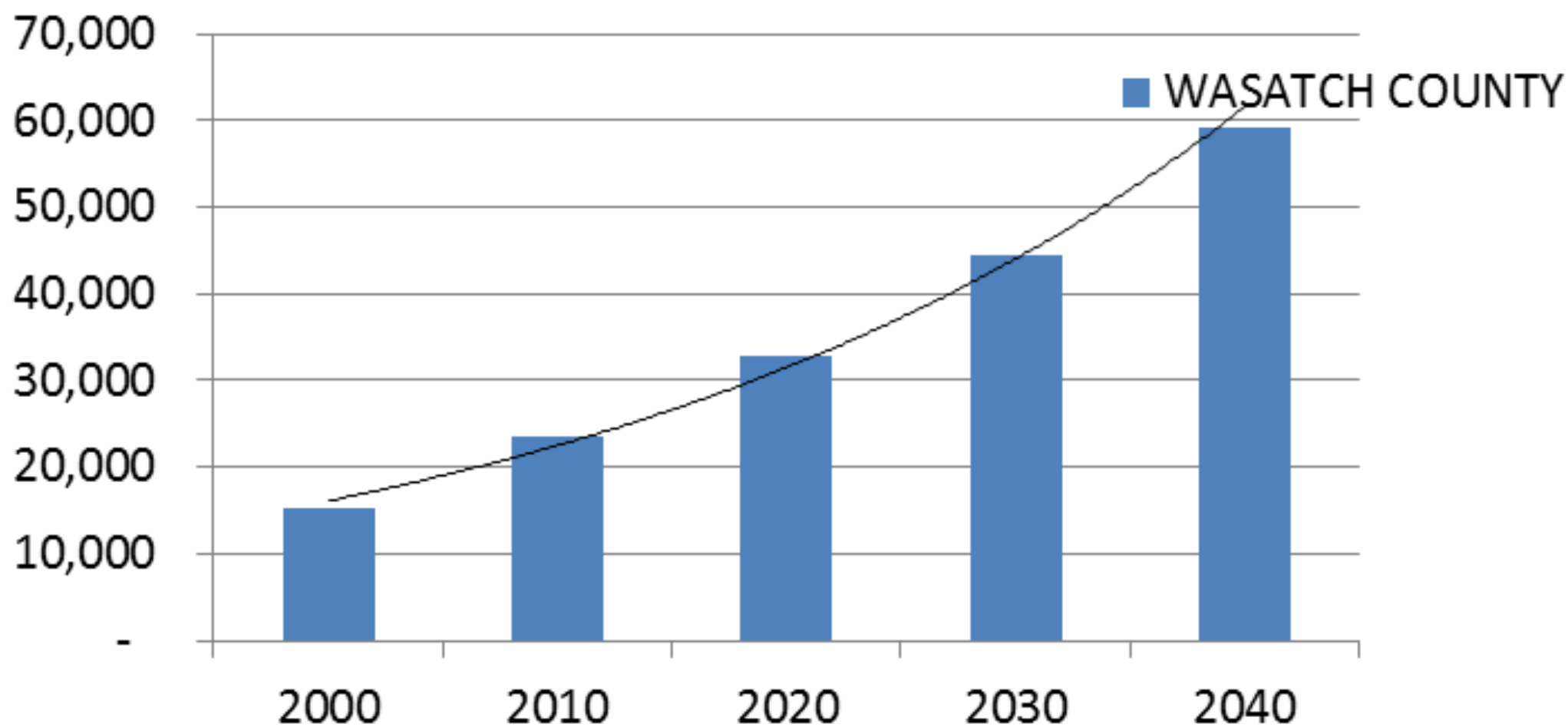


WASATCH COUNTY POPULATION

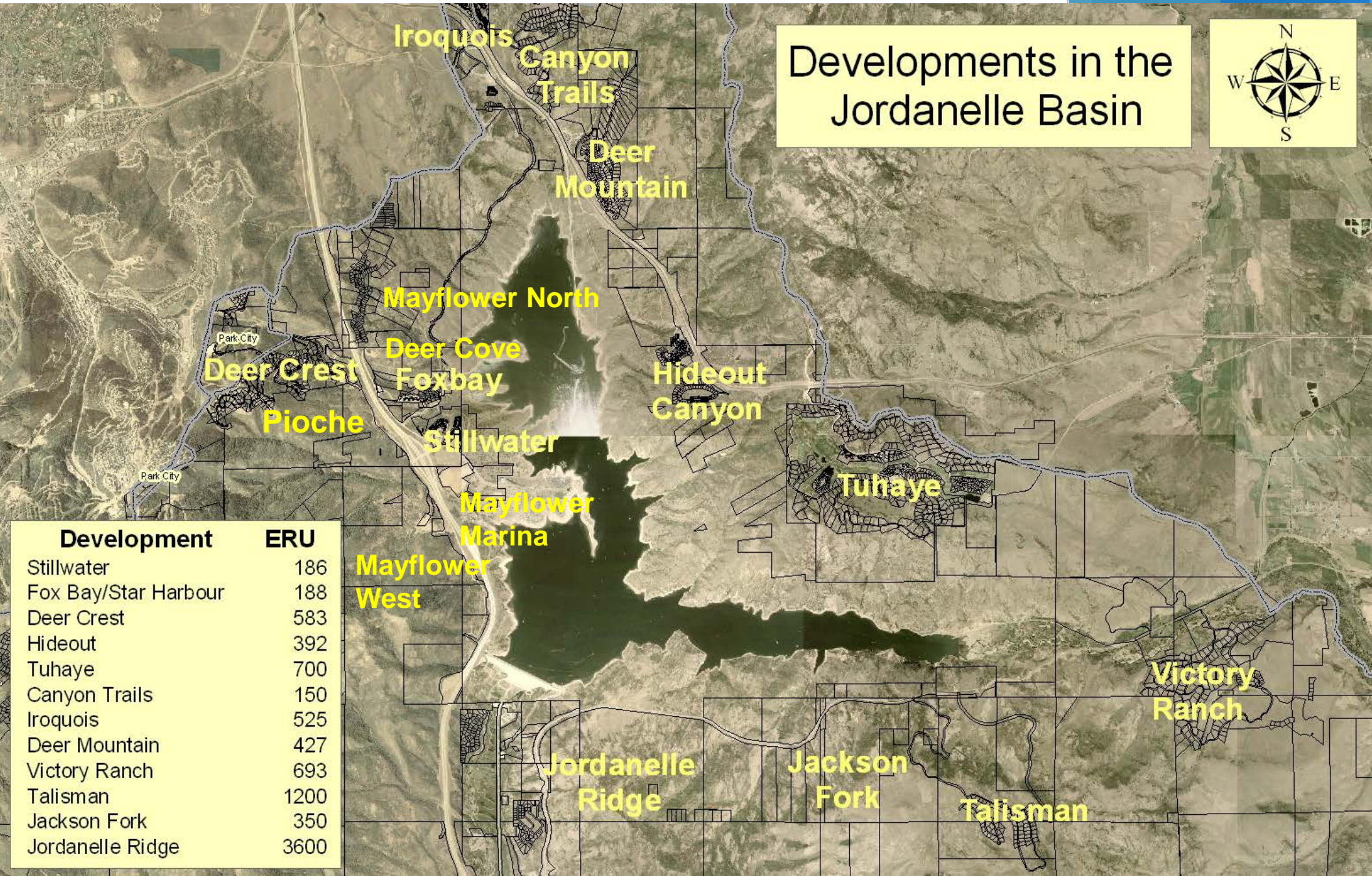
Growth Projections 2013 – 2040 = 140%



Building Permits by Year:

- ▶ 2005 - 140
- ▶ 2006 - 355
- ▶ 2007 - 155
- ▶ 2008 - 221
- ▶ 2009 - 91
- ▶ 2010 - 210
- ▶ 2011 - 176
- ▶ 2012 - 185
- ▶ 2013 - 284
- ▶ 2014 - 299
- ▶ 2015 - 275
- ▶ 2016 through July—161

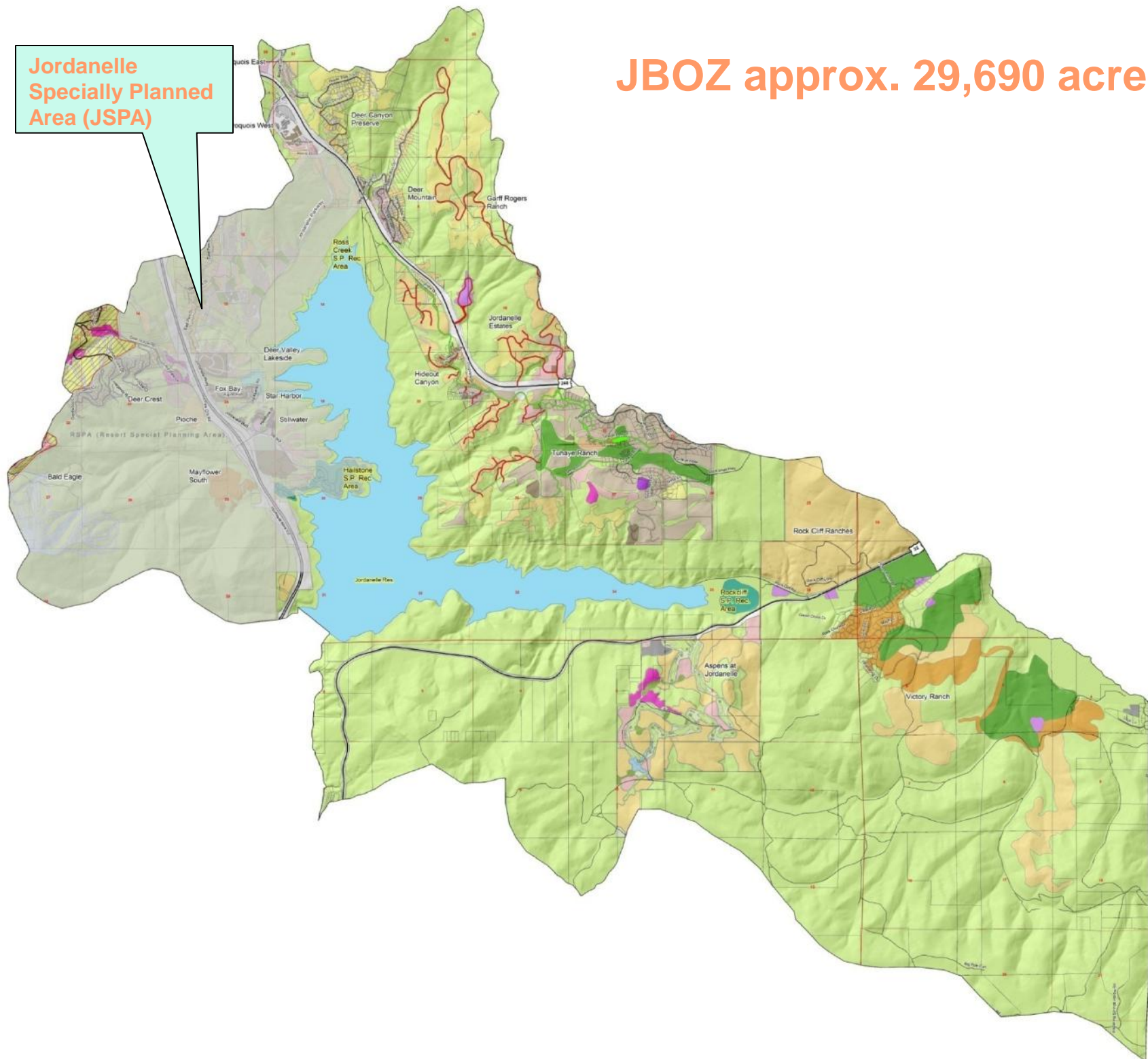
Developments in the Jordanelle Basin

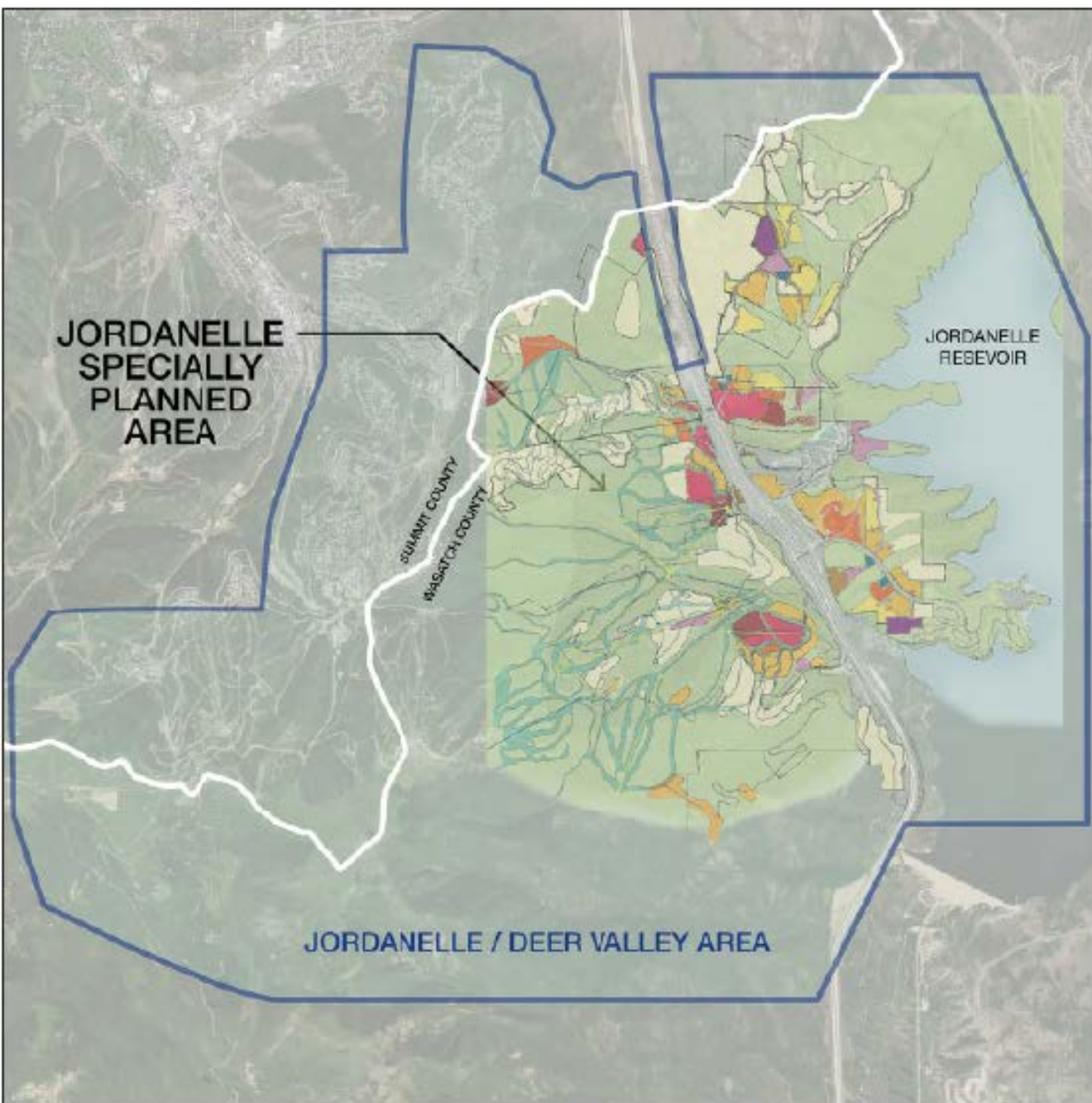


Development	ERU
Stillwater	186
Fox Bay/Star Harbour	188
Deer Crest	583
Hideout	392
Tuhaye	700
Canyon Trails	150
Iroquois	525
Deer Mountain	427
Victory Ranch	693
Talisman	1200
Jackson Fork	350
Jordanelle Ridge	3600

Jordanelle
Specially Planned
Area (JSPA)

JBOZ approx. 29,690 acres





DEER VALLEY / JORDANELLE AREA

The Jordanelle Basin is an important area in northwest Wasatch County, and is the primary gateway to Wasatch County from Park City and Salt Lake City. This area is situated between two incredible assets: Deer Valley Resort and the Jordanelle Reservoir, which offers the possibility of creating a true four seasons resort community based in outdoor recreation. Wasatch County has realized the importance of planning this area so that it can one day be a village (or series of villages) worthy of its stunning location.

VISION & PURPOSE

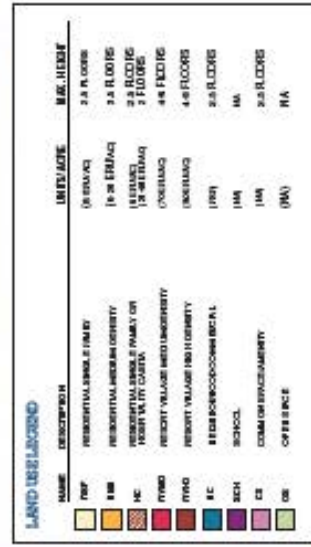
1. To Create a Globally Recognized "Year Round" Resort
2. To Preserve the Beauty of and Environmental Integrity of the JSPA
3. To Support and Expand the Deer Valley ski system
4. To Provide Amenities Supporting the Year Round Activities

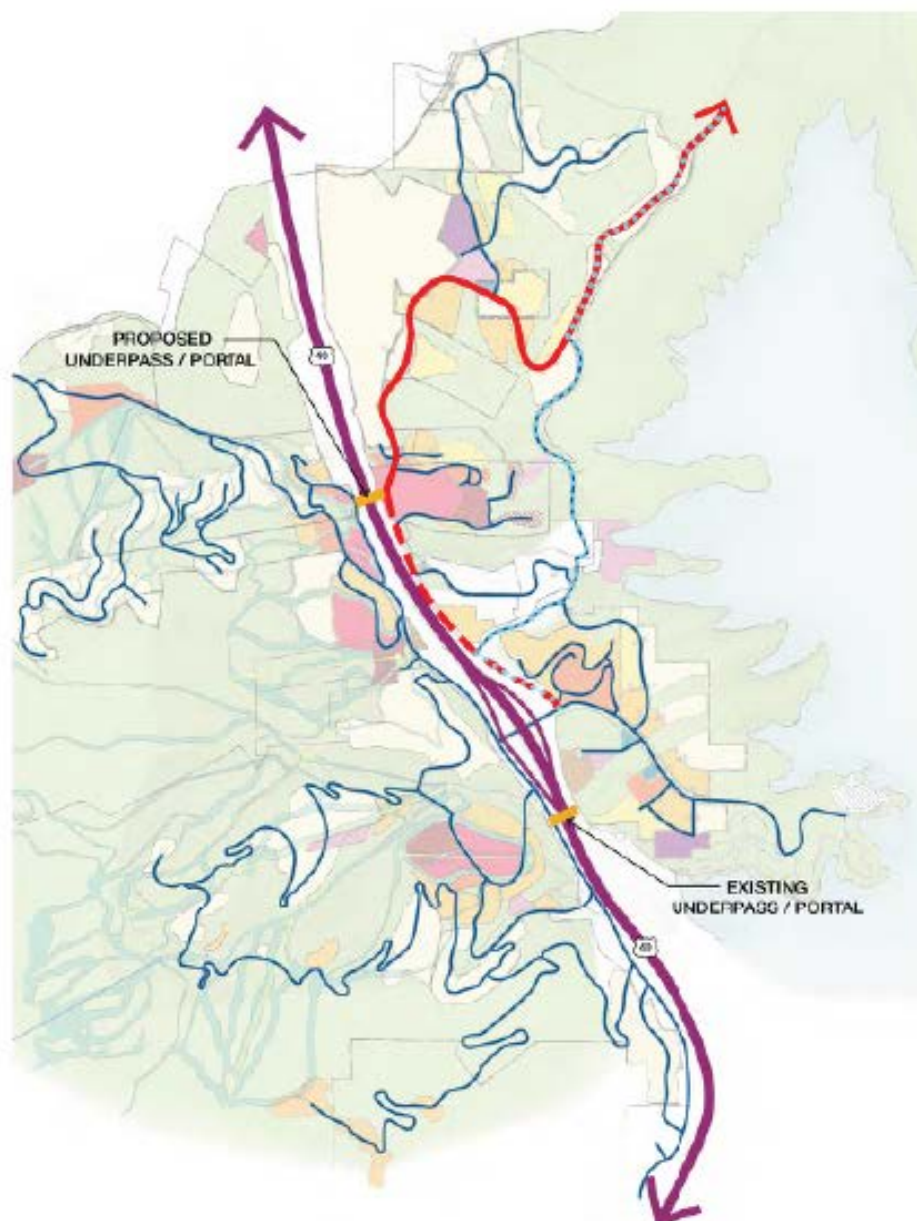
PLANNING HISTORY - 2002 "RSPA"

In 2002, Wasatch County adopted the Resort Specially Planned Area (RSPA) code as a means to encourage resort development on the westside of Jordanelle Reservoir and adjacent to Deer Valley Resort. The RSPA utilized an extensive public outreach process for input from land owners and citizens to address development potential in the area.

JORDANELLE SPECIALLY PLANNED AREA

The Jordanelle Specially Planned Area replaces the RSPA and the JBOZ as the land-use regulations for the area to further encourage high-quality resort development in the area through new financing tools, as provided by Military Installation Development Authority (MIDA).





LEGEND

- HWY 40
- PORTAL / UNDERPASS
- JORDANELLE PARKWAY - 2 LANES
- JORDANELLE PARKWAY - 4 OR 5 LANES
- CONNECTOR ROADS - 2 LANES
- JORDANELLE PARKWAY - POTENTIAL ALTERNATE

NOTES

The proposed roads are shown in the drawing. The major road, the Jordanelle Parkway, and the Portal, are the only roads that span multiple landowners and will be shared costs on some basis.

The alignment of the Jordanelle Parkway and connector roads are subject to change based on topography and the need to work with the actual design and alignment of approved master plans.





LEGEND

- 8' - 12' EQUESTRIAN TRAILS
- 4' SOFT MOUNTAIN BIKE, PEDESTRIAN TRAILS
- 8' - 8' SOFT PEDESTRIAN TRAILS
- 10' HARD PEDESTRIAN, BICYCLE TRAILS
- EXISTING TRAILS
- EXISTING STATE PARK TRAIL
- PROPOSED STATE PARK TRAIL
- ★ OVERLOOK

Paved Trails

As part of the master plan, the area will have a comprehensive and user friendly trail system. The paved trails, which will be easier trails suitable for family use, will accommodate cycling, hiking and equestrian use. They will also be usable for sleighs in the winter.

Mountain Trails

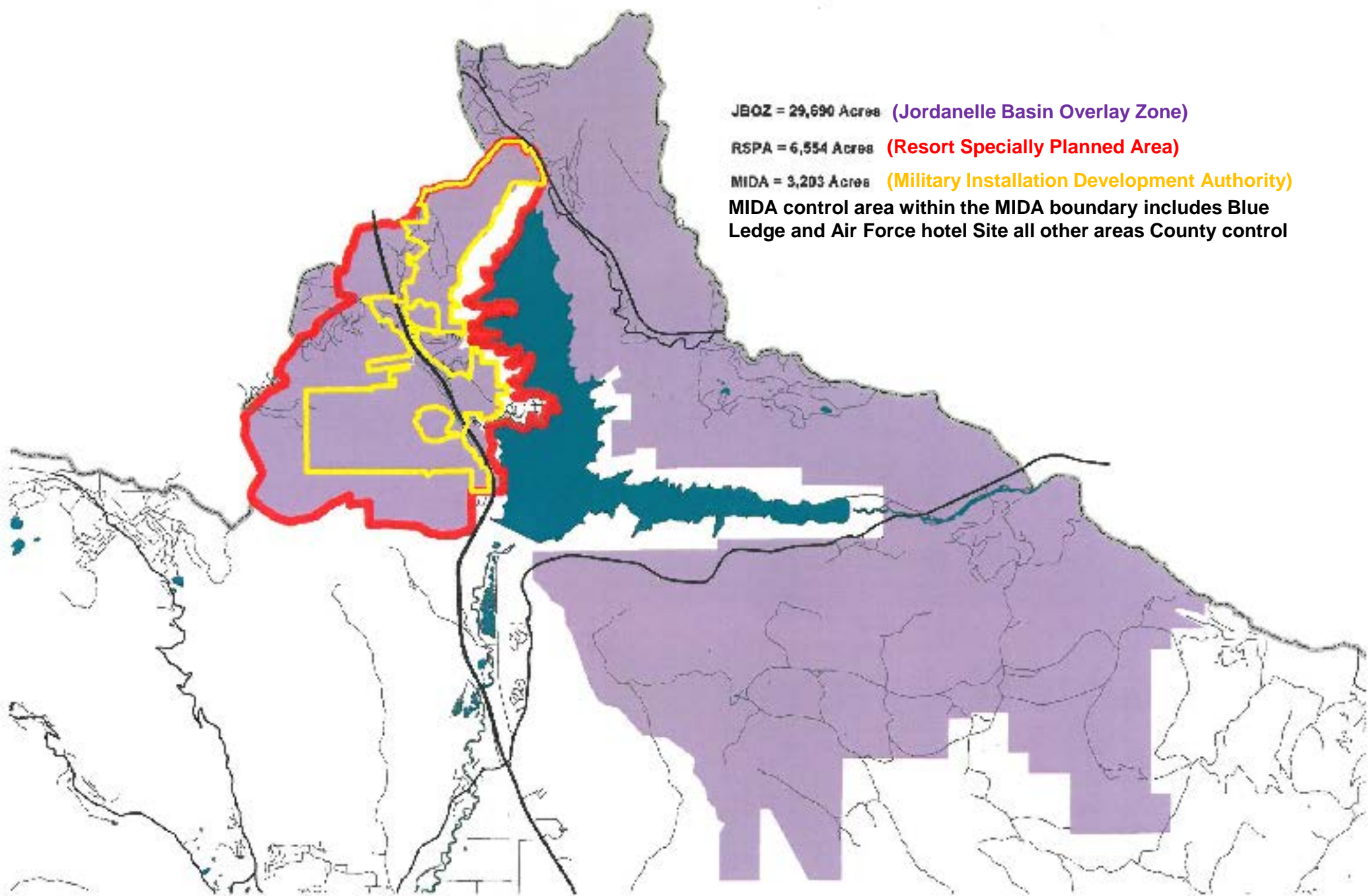
The more difficult Mountain trails will connect to the Park City, Deer Valley and Wasatch State Park trail system.

Eventual Connection to Sundance and Provo Canyon

When the entire system is completed in Wasatch County, trail users will be able to go from the Jordanelle and Summit County, to Sundance and Provo Canyon.

Trail Head Parking

The parking next to Highway 40 in the Deer Crest Village area has approximately 450 parking spaces.



JBOZ = 29,690 Acres (Jordanelle Basin Overlay Zone)

RSPA = 6,554 Acres (Resort Specially Planned Area)

MIDA = 3,203 Acres (Military Installation Development Authority)

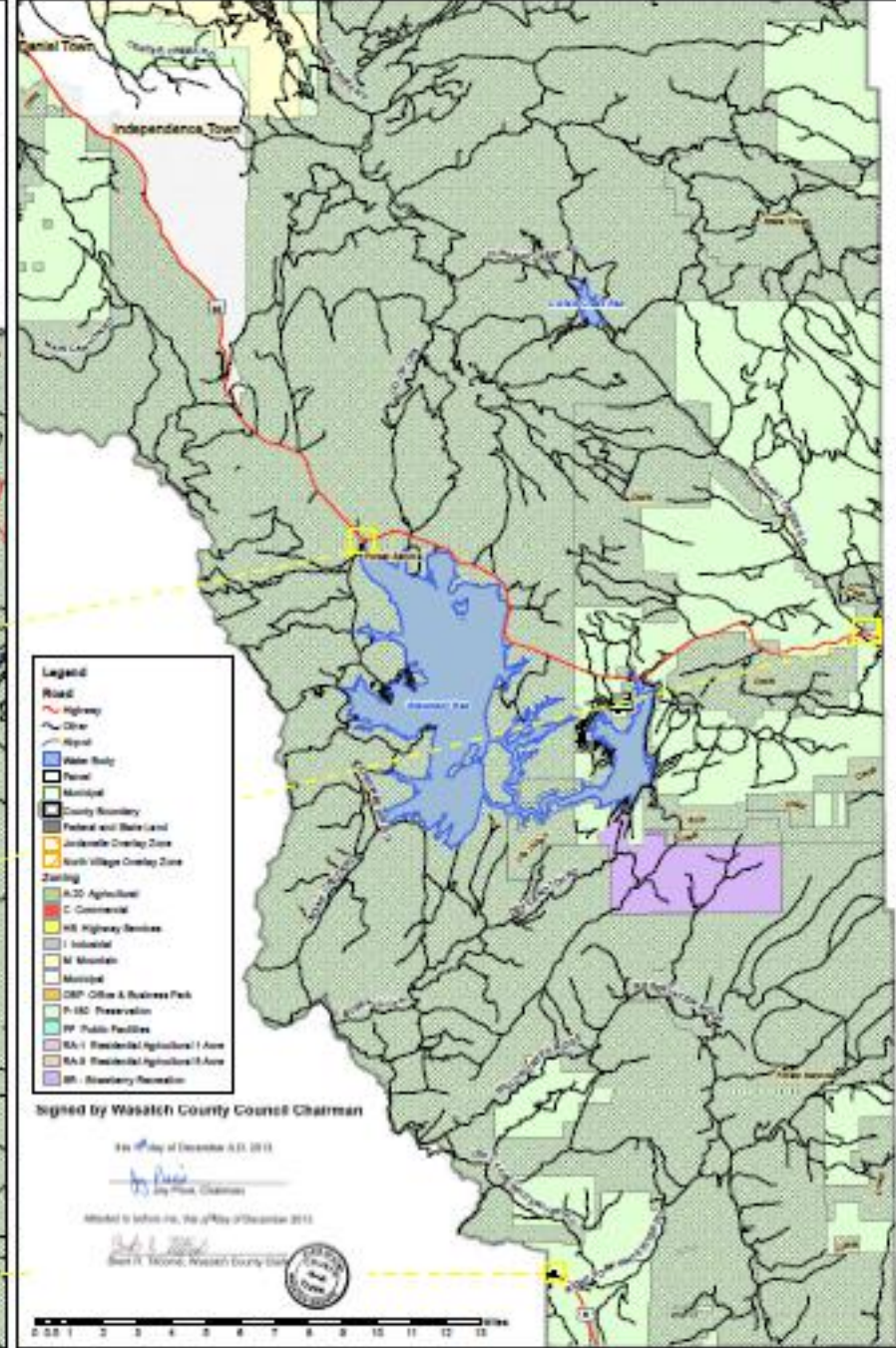
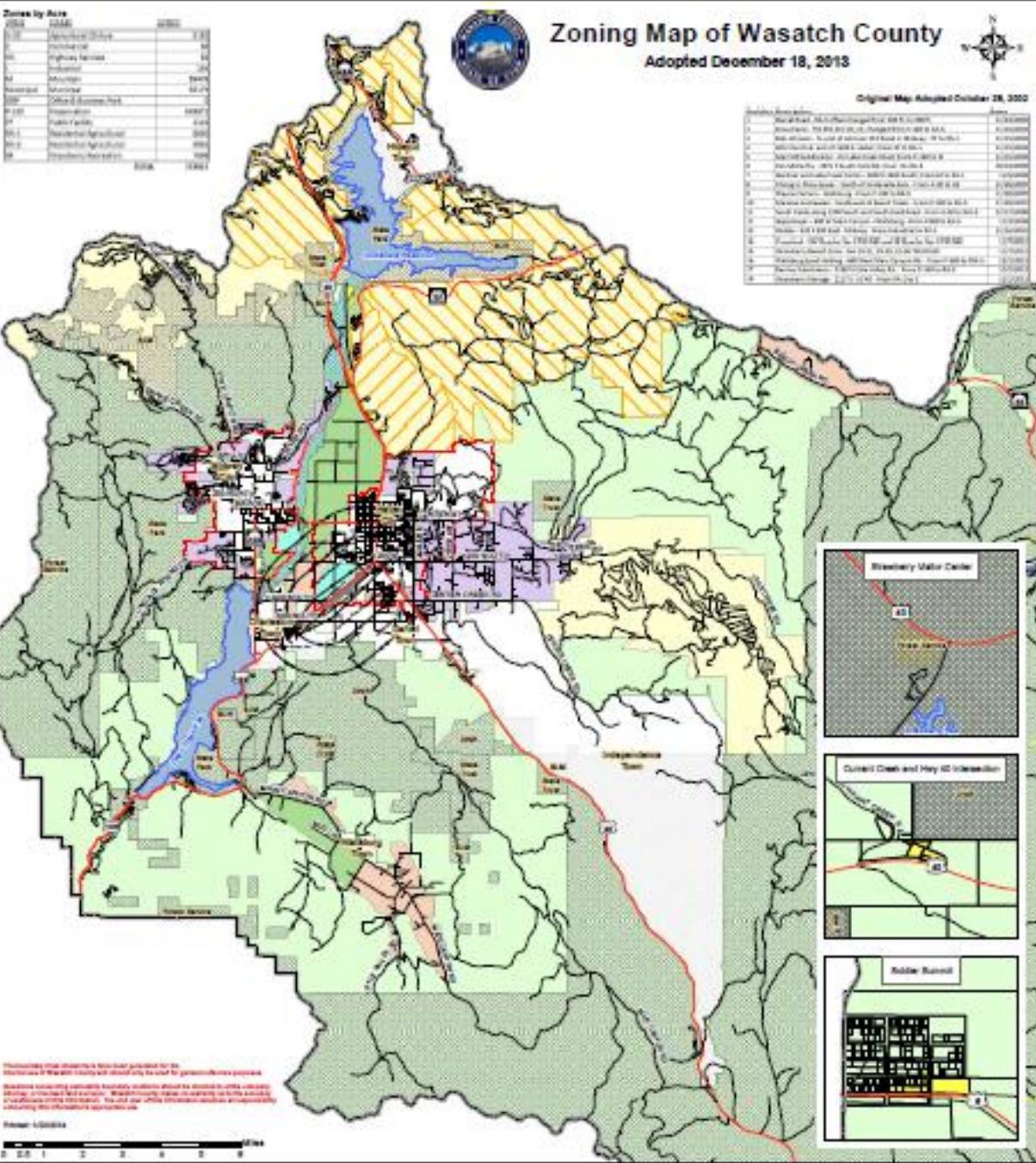
MIDA control area within the MIDA boundary includes Blue Ledge and Air Force hotel Site all other areas County control

MIDA/ JSPA update

- ▶ Wells Fargo, who foreclosed on the Talisker properties, is working on a master plan for the Pioche property (south of Deer Crest) which would include a 6-acre parcel for a Military hotel. Until the military owns a parcel there is no tax increment.
- ▶ The JSPA Planning Commission has been created and has been meeting on proposals like Deer Cove and Mayflower.
- ▶ MIDA DRC and code is in place for projects that are in the MIDA control area.
- ▶ Mayflower submitted a master plan for their properties October of last year that the County has been working on. The Marina side master plan may go through the process soon.
- ▶ Capitol Improvements Plan is being presented to the County Council for capitol projects eligible for tax increment financing.
- ▶ Transportation planning is being worked on with traffic consultants and UDOT.

Zones by Area

Zone	Area	Acres
AG-1	Agriculture	1,100
AG-2	Agriculture	1,100
AG-3	Agriculture	1,100
AG-4	Agriculture	1,100
AG-5	Agriculture	1,100
AG-6	Agriculture	1,100
AG-7	Agriculture	1,100
AG-8	Agriculture	1,100
AG-9	Agriculture	1,100
AG-10	Agriculture	1,100
AG-11	Agriculture	1,100
AG-12	Agriculture	1,100
AG-13	Agriculture	1,100
AG-14	Agriculture	1,100
AG-15	Agriculture	1,100
AG-16	Agriculture	1,100
AG-17	Agriculture	1,100
AG-18	Agriculture	1,100
AG-19	Agriculture	1,100
AG-20	Agriculture	1,100
AG-21	Agriculture	1,100
AG-22	Agriculture	1,100
AG-23	Agriculture	1,100
AG-24	Agriculture	1,100
AG-25	Agriculture	1,100
AG-26	Agriculture	1,100
AG-27	Agriculture	1,100
AG-28	Agriculture	1,100
AG-29	Agriculture	1,100
AG-30	Agriculture	1,100
AG-31	Agriculture	1,100
AG-32	Agriculture	1,100
AG-33	Agriculture	1,100
AG-34	Agriculture	1,100
AG-35	Agriculture	1,100
AG-36	Agriculture	1,100
AG-37	Agriculture	1,100
AG-38	Agriculture	1,100
AG-39	Agriculture	1,100
AG-40	Agriculture	1,100
AG-41	Agriculture	1,100
AG-42	Agriculture	1,100
AG-43	Agriculture	1,100
AG-44	Agriculture	1,100
AG-45	Agriculture	1,100
AG-46	Agriculture	1,100
AG-47	Agriculture	1,100
AG-48	Agriculture	1,100
AG-49	Agriculture	1,100
AG-50	Agriculture	1,100
AG-51	Agriculture	1,100
AG-52	Agriculture	1,100
AG-53	Agriculture	1,100
AG-54	Agriculture	1,100
AG-55	Agriculture	1,100
AG-56	Agriculture	1,100
AG-57	Agriculture	1,100
AG-58	Agriculture	1,100
AG-59	Agriculture	1,100
AG-60	Agriculture	1,100
AG-61	Agriculture	1,100
AG-62	Agriculture	1,100
AG-63	Agriculture	1,100
AG-64	Agriculture	1,100
AG-65	Agriculture	1,100
AG-66	Agriculture	1,100
AG-67	Agriculture	1,100
AG-68	Agriculture	1,100
AG-69	Agriculture	1,100
AG-70	Agriculture	1,100
AG-71	Agriculture	1,100
AG-72	Agriculture	1,100
AG-73	Agriculture	1,100
AG-74	Agriculture	1,100
AG-75	Agriculture	1,100
AG-76	Agriculture	1,100
AG-77	Agriculture	1,100
AG-78	Agriculture	1,100
AG-79	Agriculture	1,100
AG-80	Agriculture	1,100
AG-81	Agriculture	1,100
AG-82	Agriculture	1,100
AG-83	Agriculture	1,100
AG-84	Agriculture	1,100
AG-85	Agriculture	1,100
AG-86	Agriculture	1,100
AG-87	Agriculture	1,100
AG-88	Agriculture	1,100
AG-89	Agriculture	1,100
AG-90	Agriculture	1,100
AG-91	Agriculture	1,100
AG-92	Agriculture	1,100
AG-93	Agriculture	1,100
AG-94	Agriculture	1,100
AG-95	Agriculture	1,100
AG-96	Agriculture	1,100
AG-97	Agriculture	1,100
AG-98	Agriculture	1,100
AG-99	Agriculture	1,100
AG-100	Agriculture	1,100



Legend:

- Road
- Highway
- Other
- Water Body
- Forest
- Municipal
- County Boundary
- Federal and State Land
- Joint Use Overlay Zone
- North Village Overlay Zone
- Zoning
- AG-1 Agriculture
- C Commercial
- HS Highway Services
- I Industrial
- M Mountain
- Office & Business Park
- P-100 Preservation
- PP Public Facilities
- RA-1 Residential Agriculture I Area
- RA-2 Residential Agriculture II Area
- RP-1 Residential Recreation

Signed by Wasatch County Council Chairman

On May 10, 2013

[Signature]
City Clerk

Attest to be true, on May 10, 2013

[Signature]
Shirley L. Second, Wasatch County Clerk

North Village

North Fields

Red Ledges

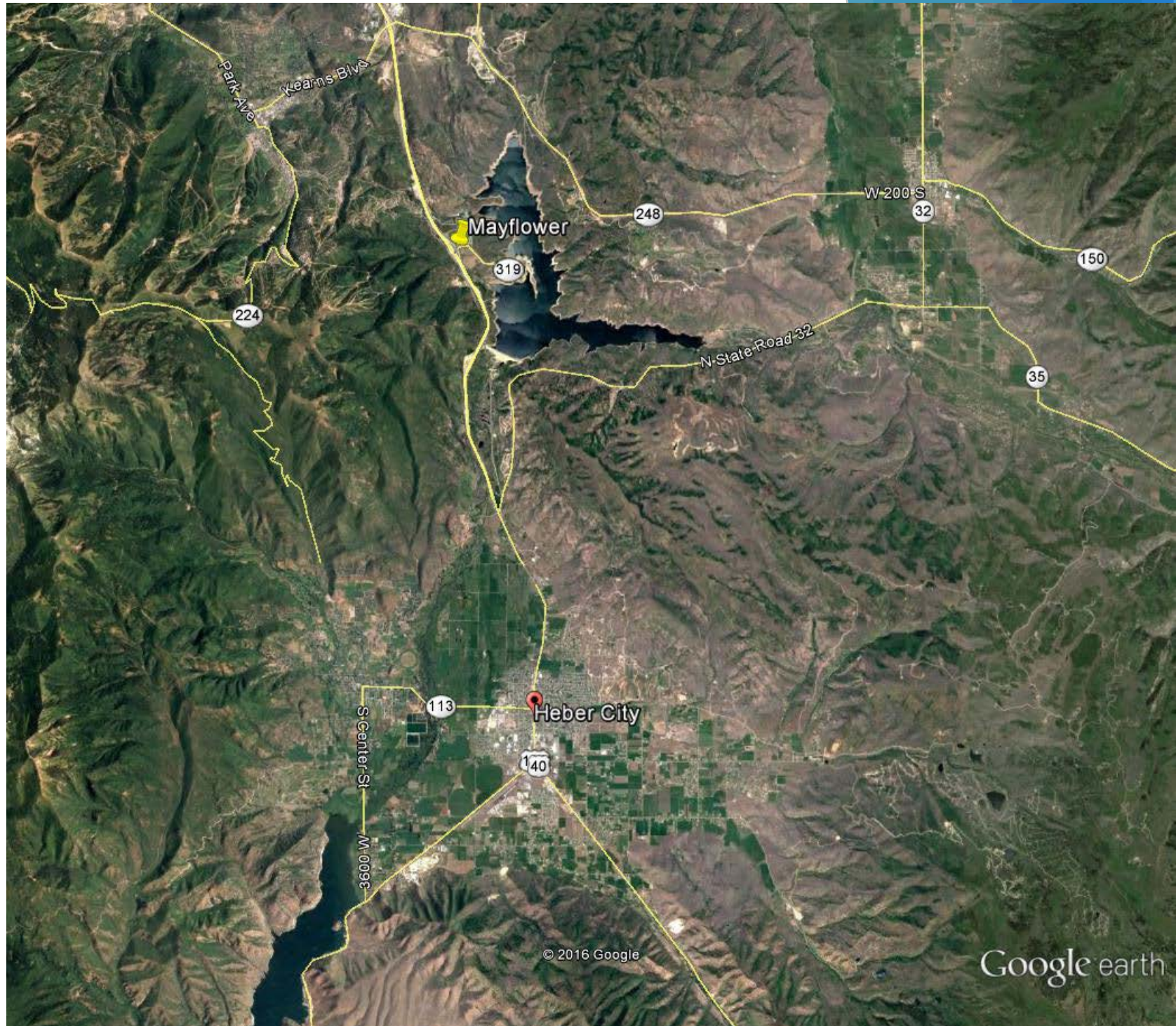
Heber City, UT 84032, USA

Connections to:

- Park City rail trail
- Sorenson to Wolf Creek
- Sorenson to Wasatch Mountain
- Park City to Wasatch Mountain
- Deer Creek to Provo

Partnerships:

- WTA
- Wasatch Mountain State park
- Jordanelle State Park
- Sorenson Development
- MAG
- Mountain trails



Wasatch County Railroad Trail

(feasibility Analysis and engineers estimate)

Greater Heber Valley Area



Prepared by





Trail Alignment



Provo Canyon Trail

(feasibility analysis and
engineers cost estimate)

Vivian Park to Deer Creek Dam





Vivian
Park

Sundance
turnoff and
County line

Vivian Park to Ault's Crossing

Purpose

Vivian Park

Vivian to Ault's

Environmental

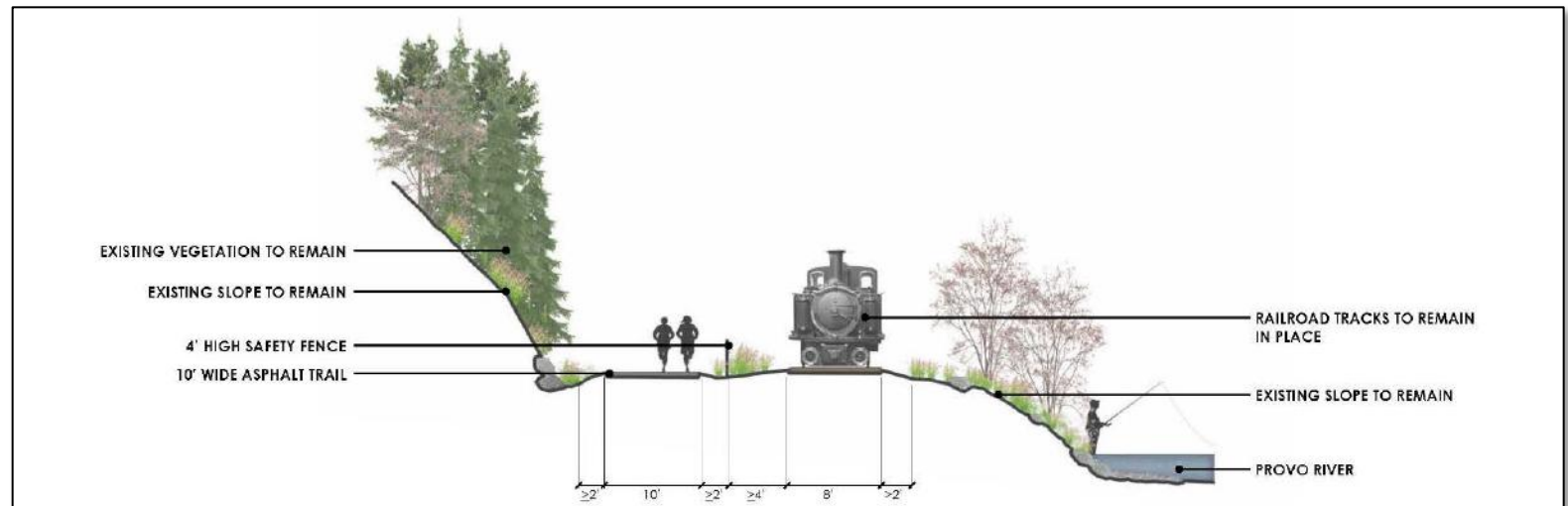
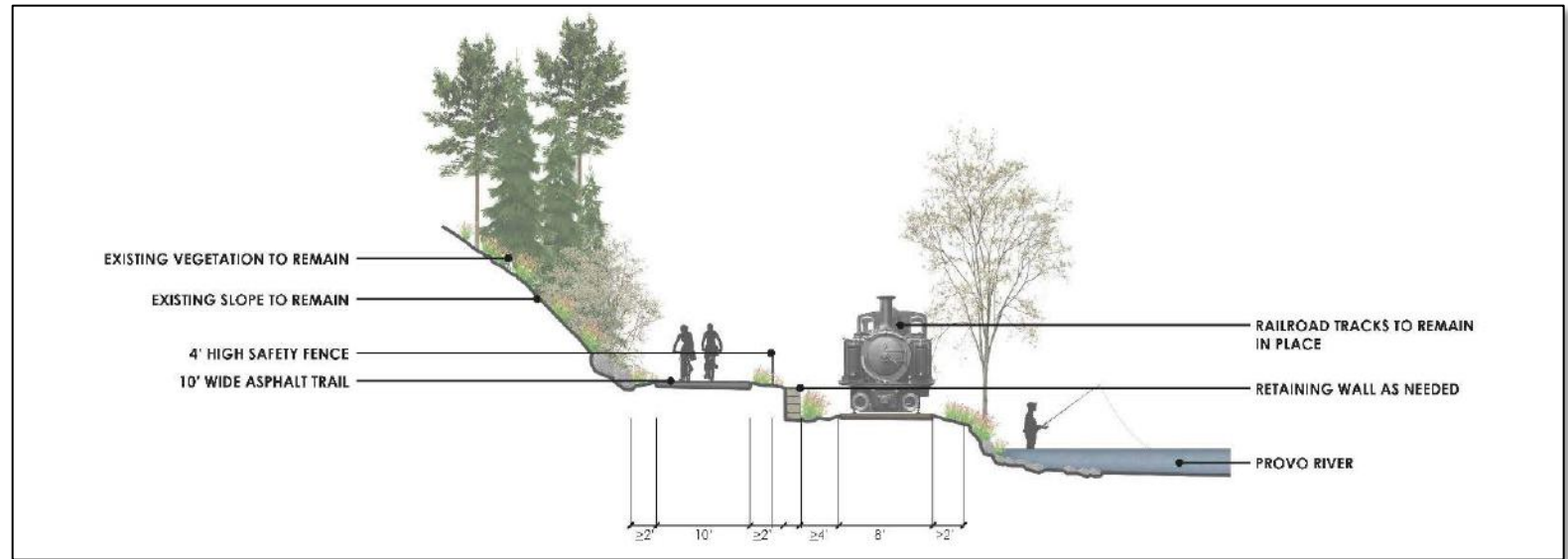
Ault's Crossing

Horseshoe
Bend

Horseshoe
Bend to Dam

Estimate

Options



Environmental Challenges

Purpose

Vivian Park

Vivian to Ault's

Environmental

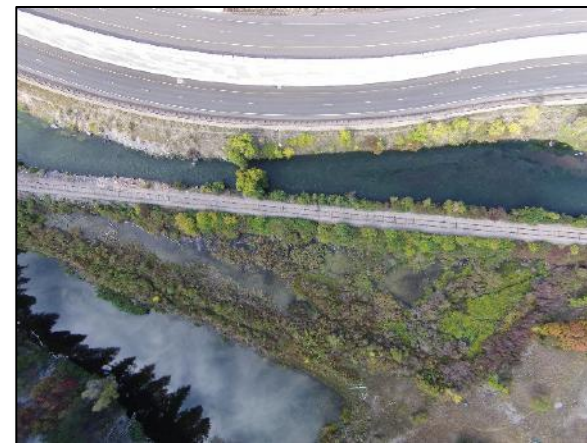
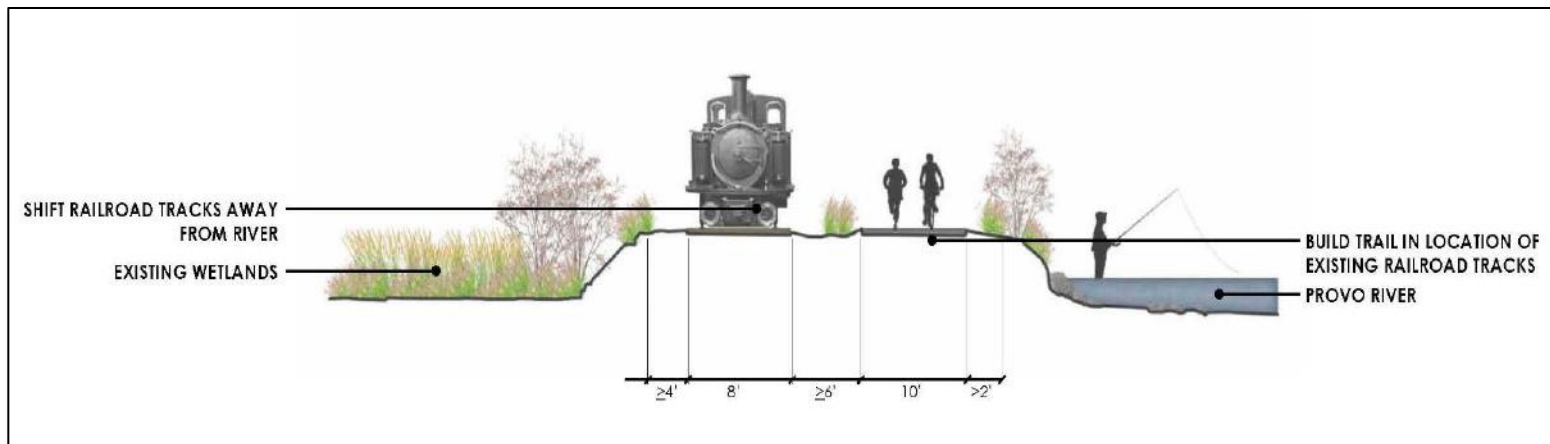
Ault's Crossing

Horseshoe
Bend

Horseshoe
Bend to Dam

Estimate

Options



Purpose

Vivian Park

Vivian to Ault's

Environmental

Ault's Crossing

Horseshoe
Bend

Horseshoe
Bend to Dam

Estimate

Options

Ault's Crossing



Conceptual Rendering



Purpose

Vivian Park

Vivian to Ault's

Environmental

Ault's Crossing

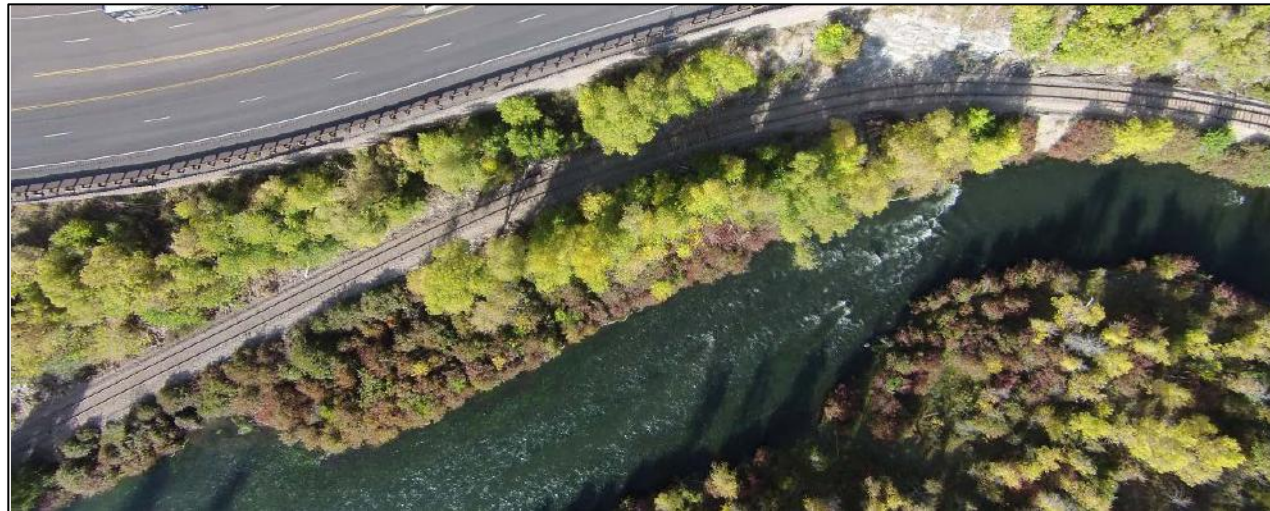
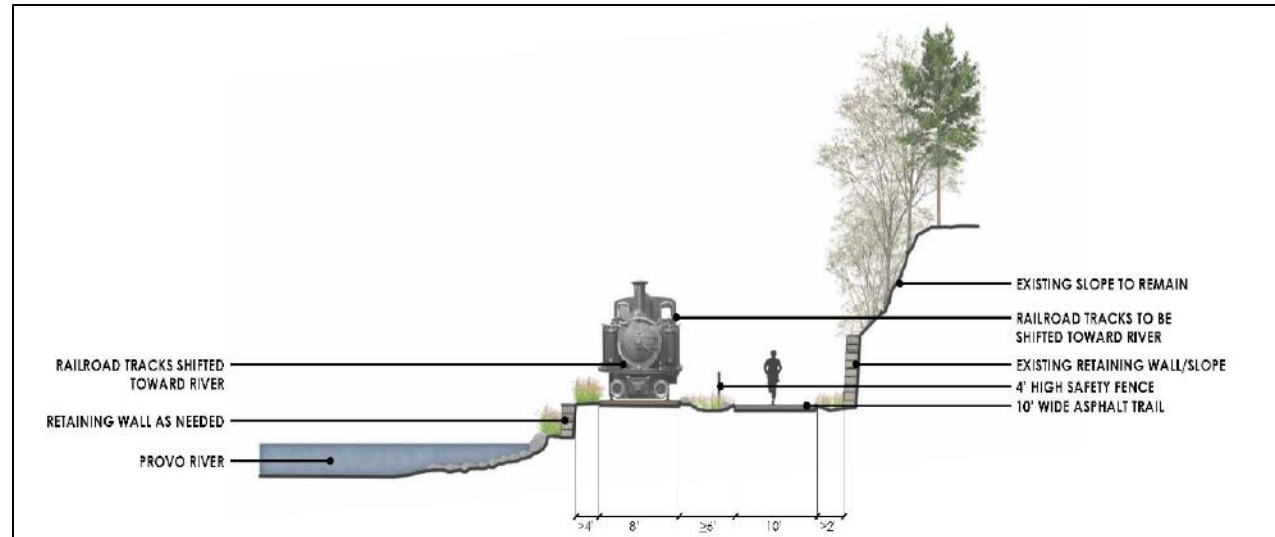
**Horseshoe
Bend**

Horseshoe
Bend to Dam

Estimate

Options

Horseshoe Bend



The background features abstract, overlapping geometric shapes in various shades of blue, primarily on the right side, creating a modern and dynamic feel. The word "Questions?" is centered in a blue, sans-serif font.

Questions?