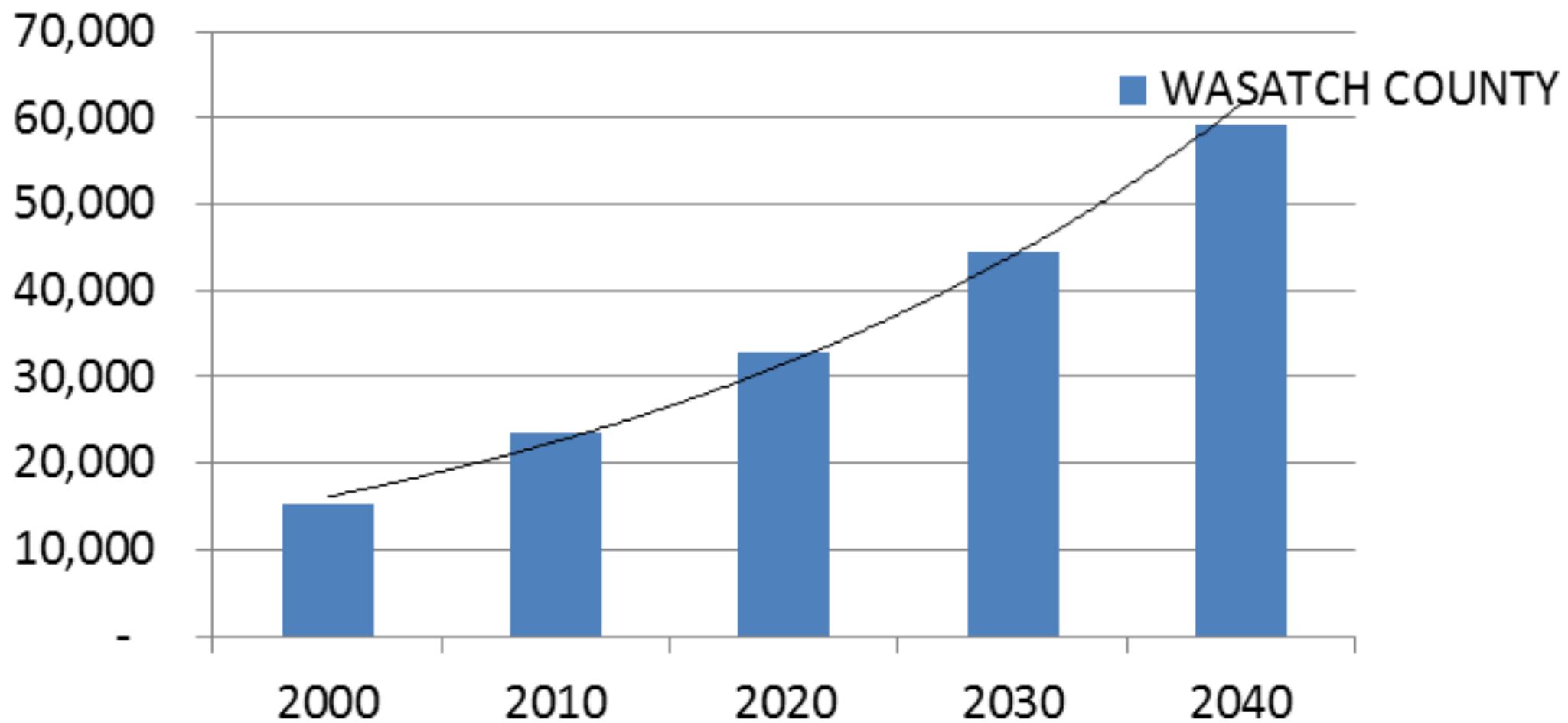


WASATCH COUNTY POPULATION

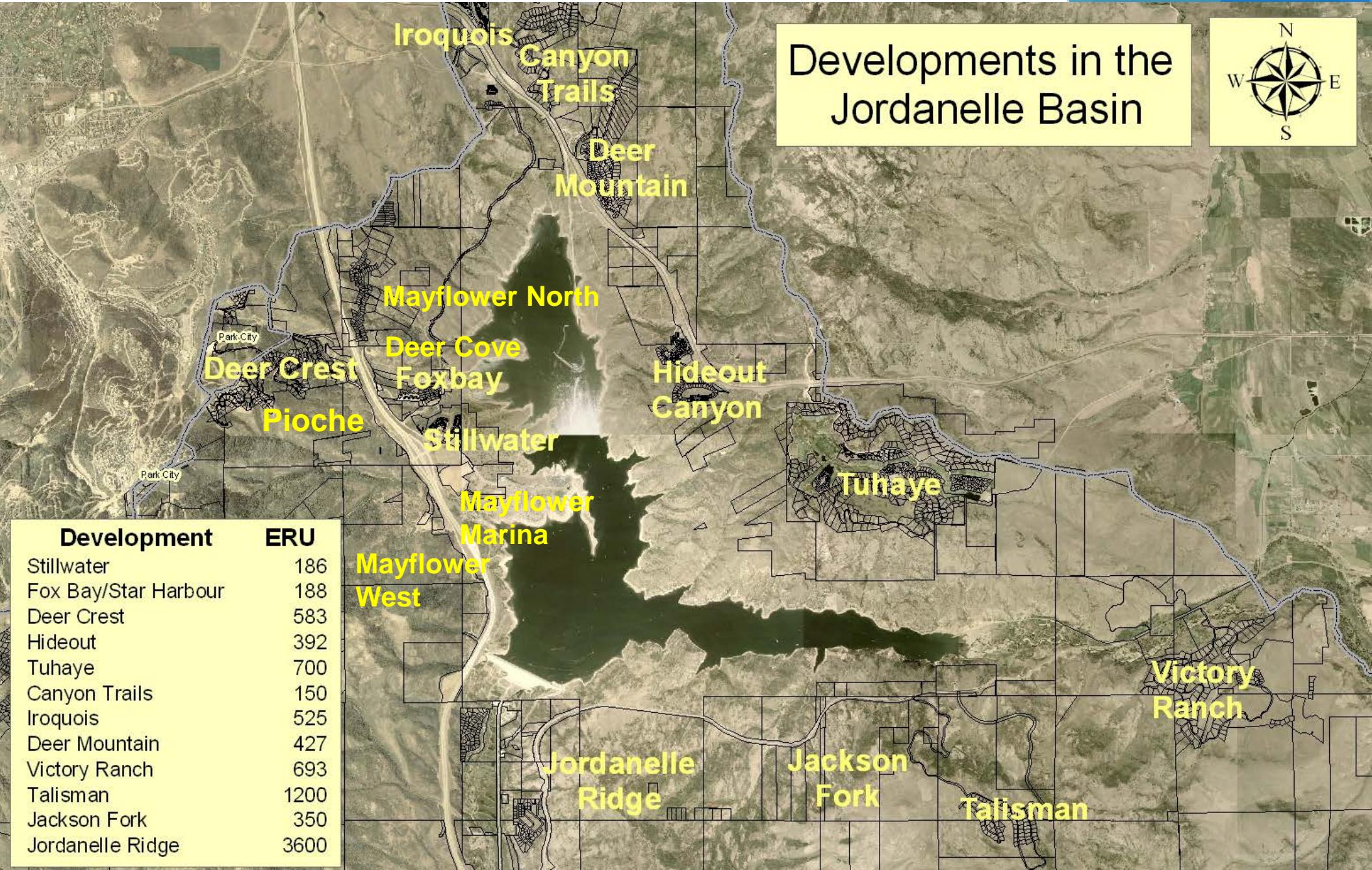
Growth Projections 2013 – 2040 = 140%



Building Permits by Year:

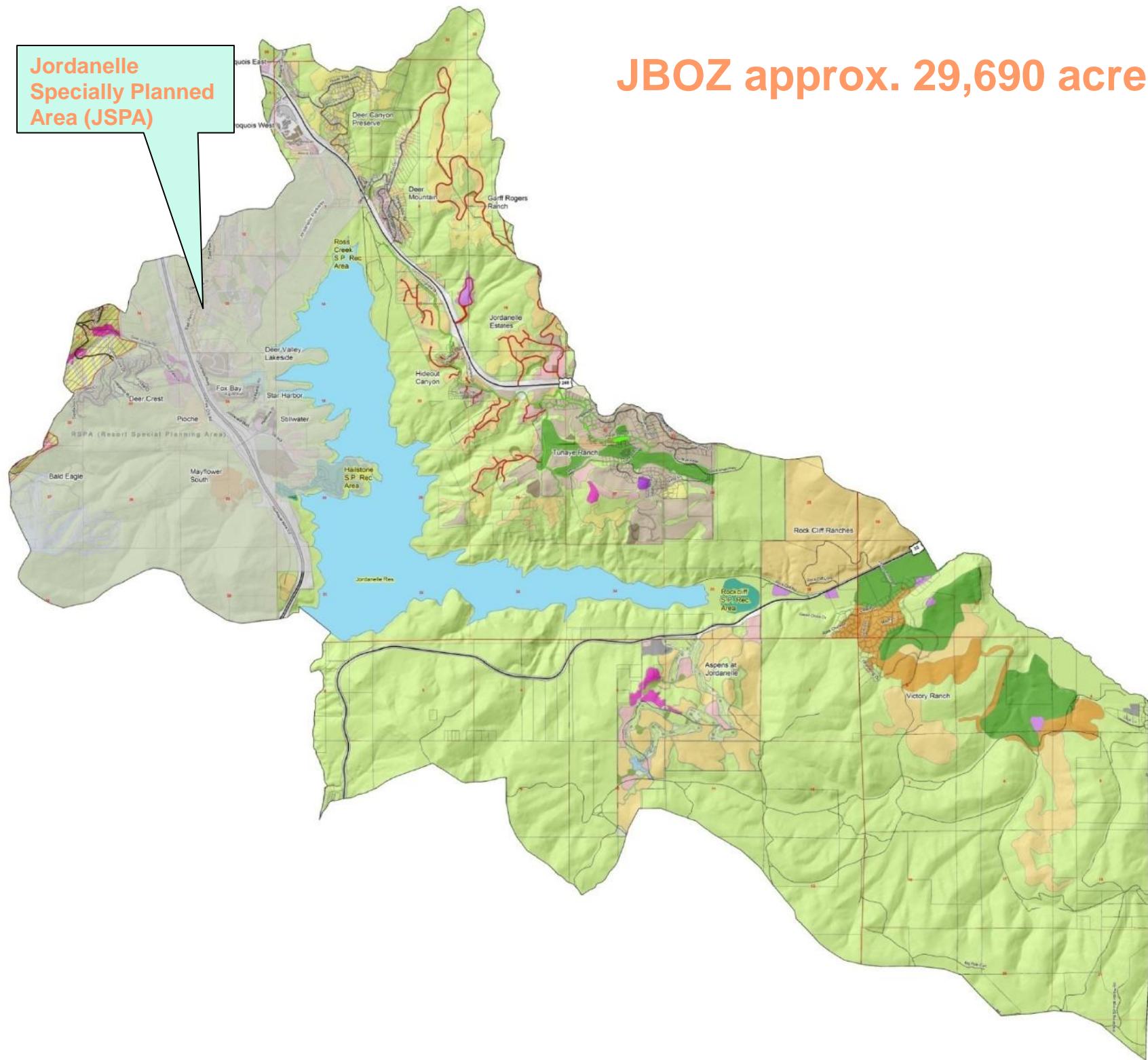
- ▶ 2005 - 140
- ▶ 2006 - 355
- ▶ 2007 - 155
- ▶ 2008 - 221
- ▶ 2009 - 91
- ▶ 2010 - 210
- ▶ 2011 - 176
- ▶ 2012 - 185
- ▶ 2013 - 284
- ▶ 2014 - 299
- ▶ 2015 - 275
- ▶ 2016 through July—161

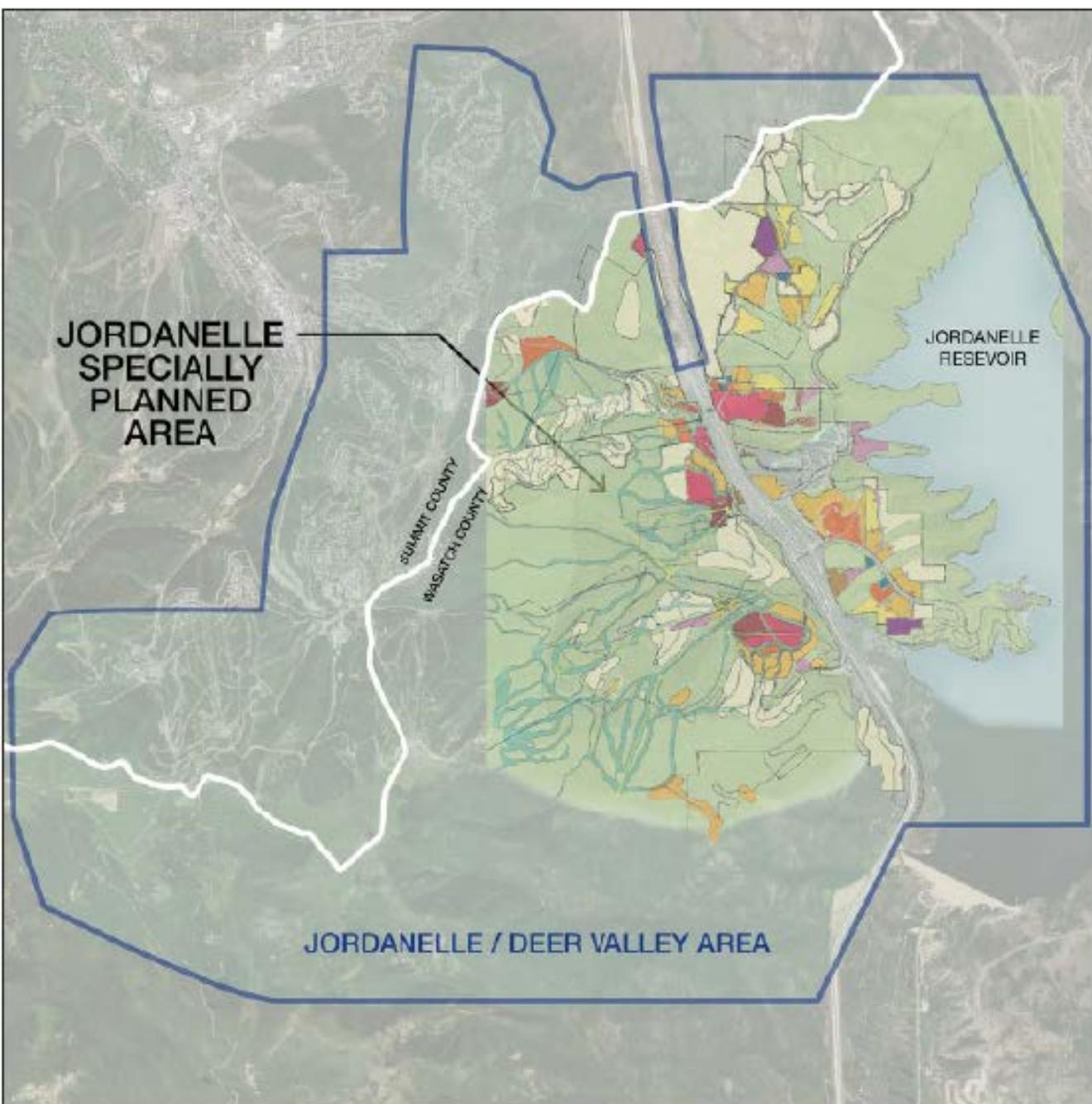
Developments in the Jordanelle Basin



JBOZ approx. 29,690 acres

Jordanelle Specially Planned Area (JSPA)





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).

JORDANELLE SPECIALLY PLANNED AREA OVERLAY ZONE



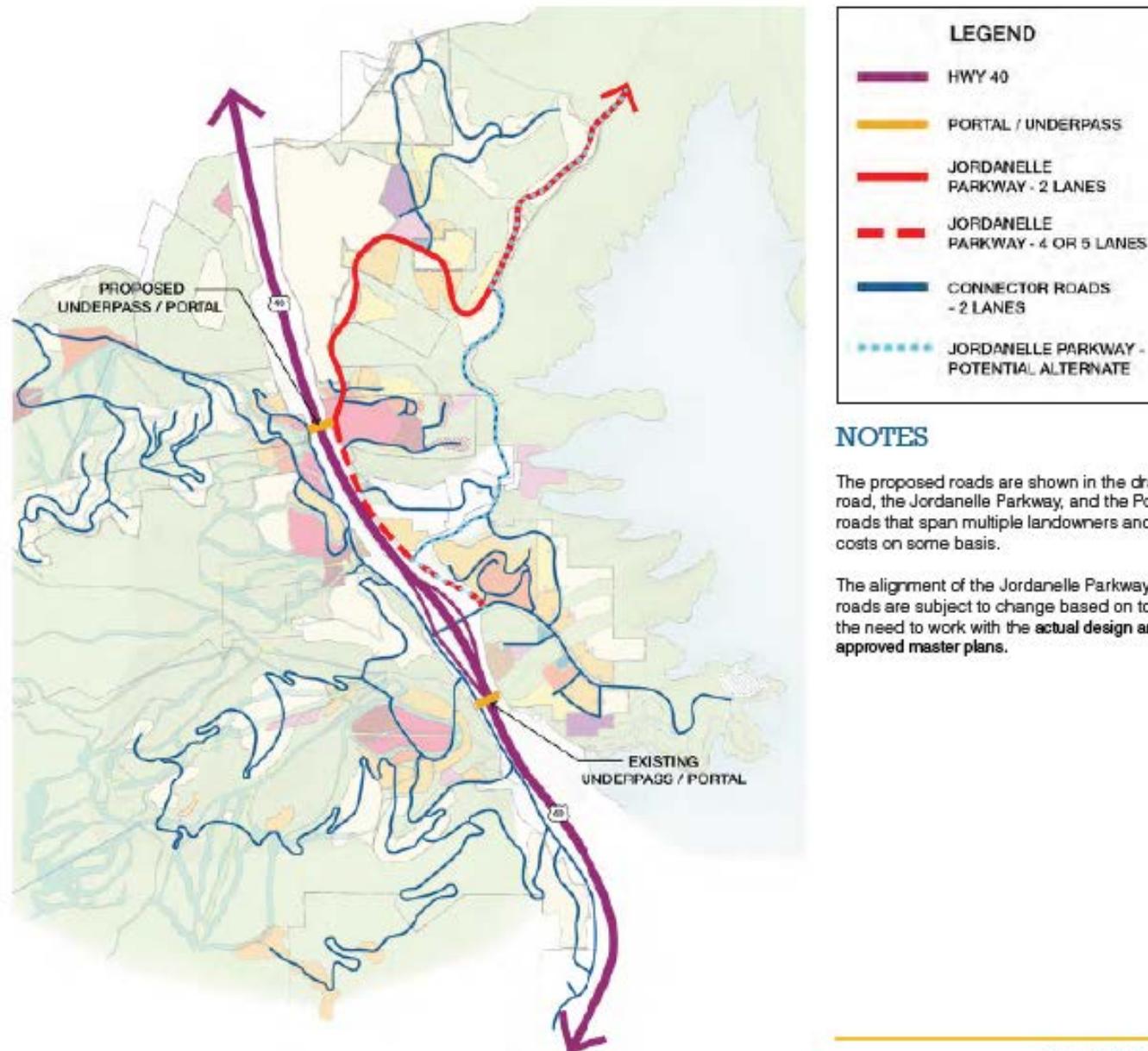
LAND USE SURVEY		NAME	DESCRIPTION	INTERVIEWER	WATER SOURCE
NAME	DESCRIPTION				
TPV	RESIDENTIAL VILLAGE IN TOWN	TPV	TPV	TPV	2.4 KM. DOWN
TPW	RESIDENTIAL VILLAGE IN TOWN	TPW	TPW	TPW	2.4 KM. DOWN
HC	RESIDENTIAL VILLAGE IN TOWN	HC	HC	HC	2.4 KM. DOWN
TPW	RESIDENTIAL VILLAGE IN TOWN	TPW	TPW	TPW	2.4 KM. DOWN
TPW	RESIDENTIAL VILLAGE IN TOWN	TPW	TPW	TPW	2.4 KM. DOWN
SC	SCHOOL	SC	SC	SC	2.4 KM. DOWN
CH	COMMUNAL APARTMENT	CH	CH	CH	2.4 KM. DOWN
CS	OFFICE	CS	CS	CS	NA

B-8

LAND USE PLAN



18





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

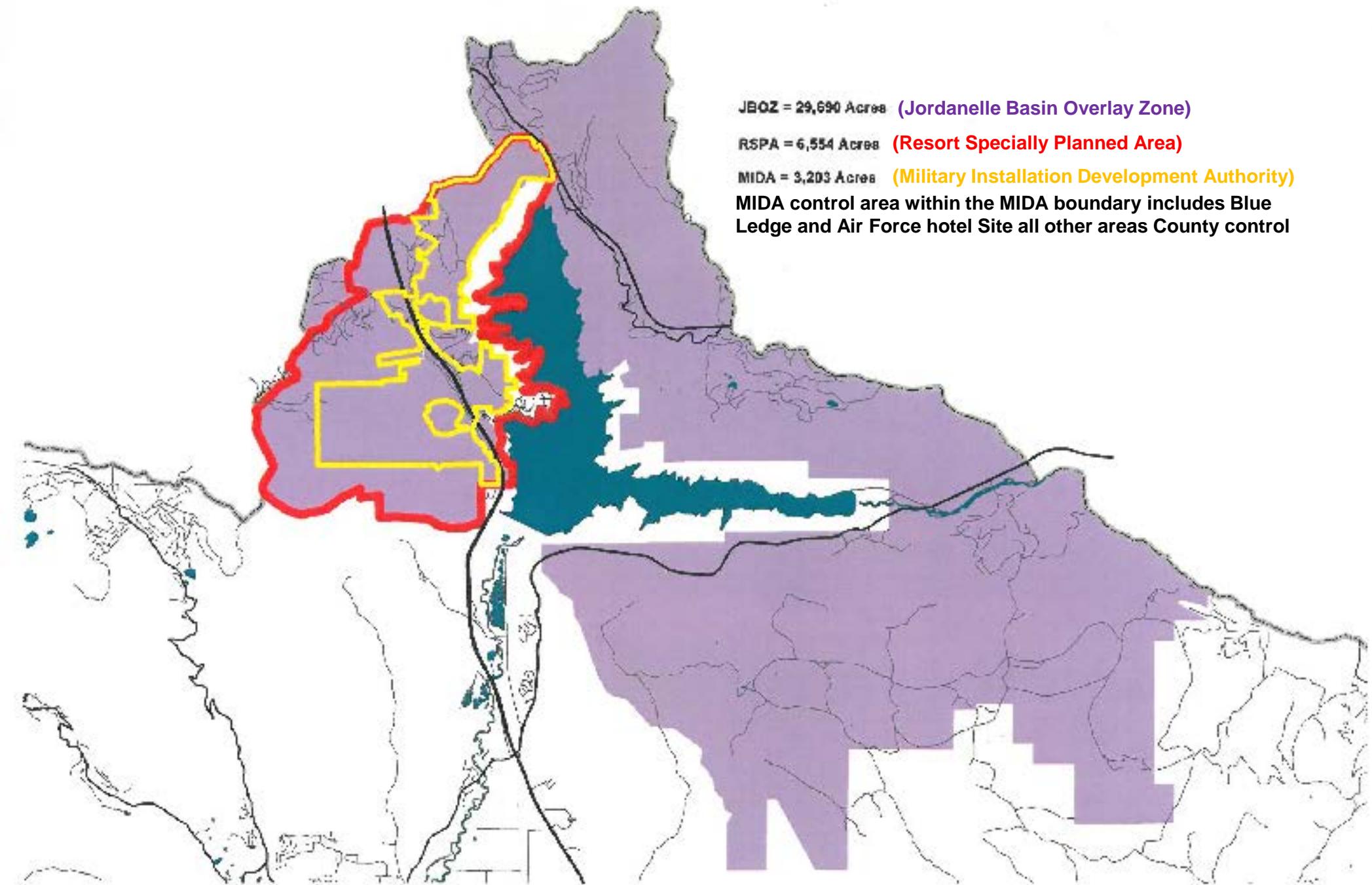
The more difficult Mountain trails will connect to the Park City, Deer Valley and Wasatch State Park trail system.

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.



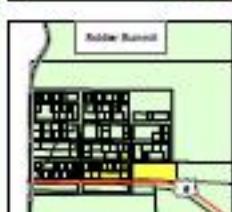
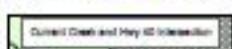
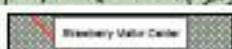
MIDA/JSPA update

- ▶ 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.



Zoning Map of Wasatch County

Adopted December 18, 2013

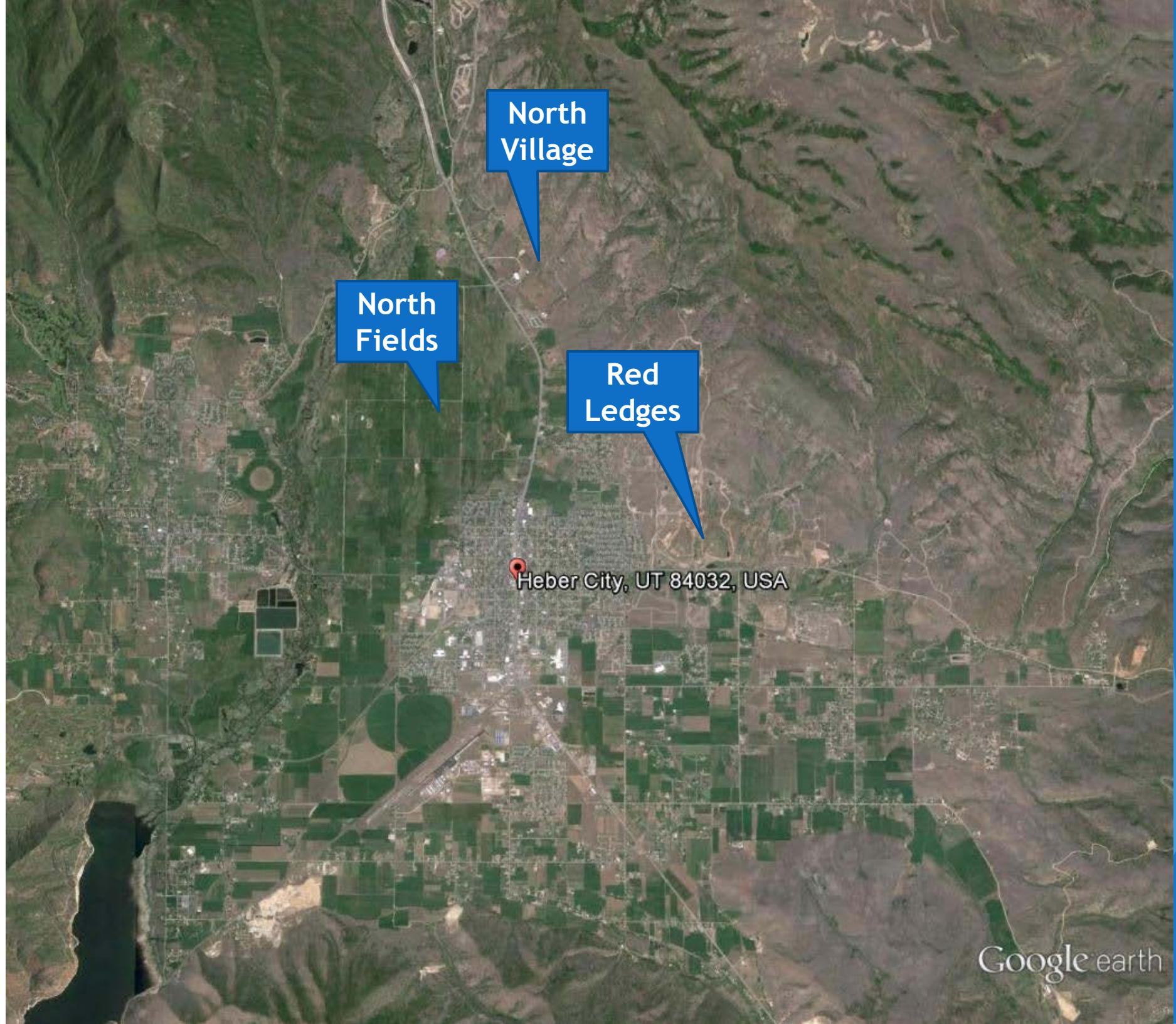


Signed by Wasatch County Council Chairman

第 14 章 会议与谈判 187



8 10 11 12 13



North
Village

North
Fields

Red
Ledges

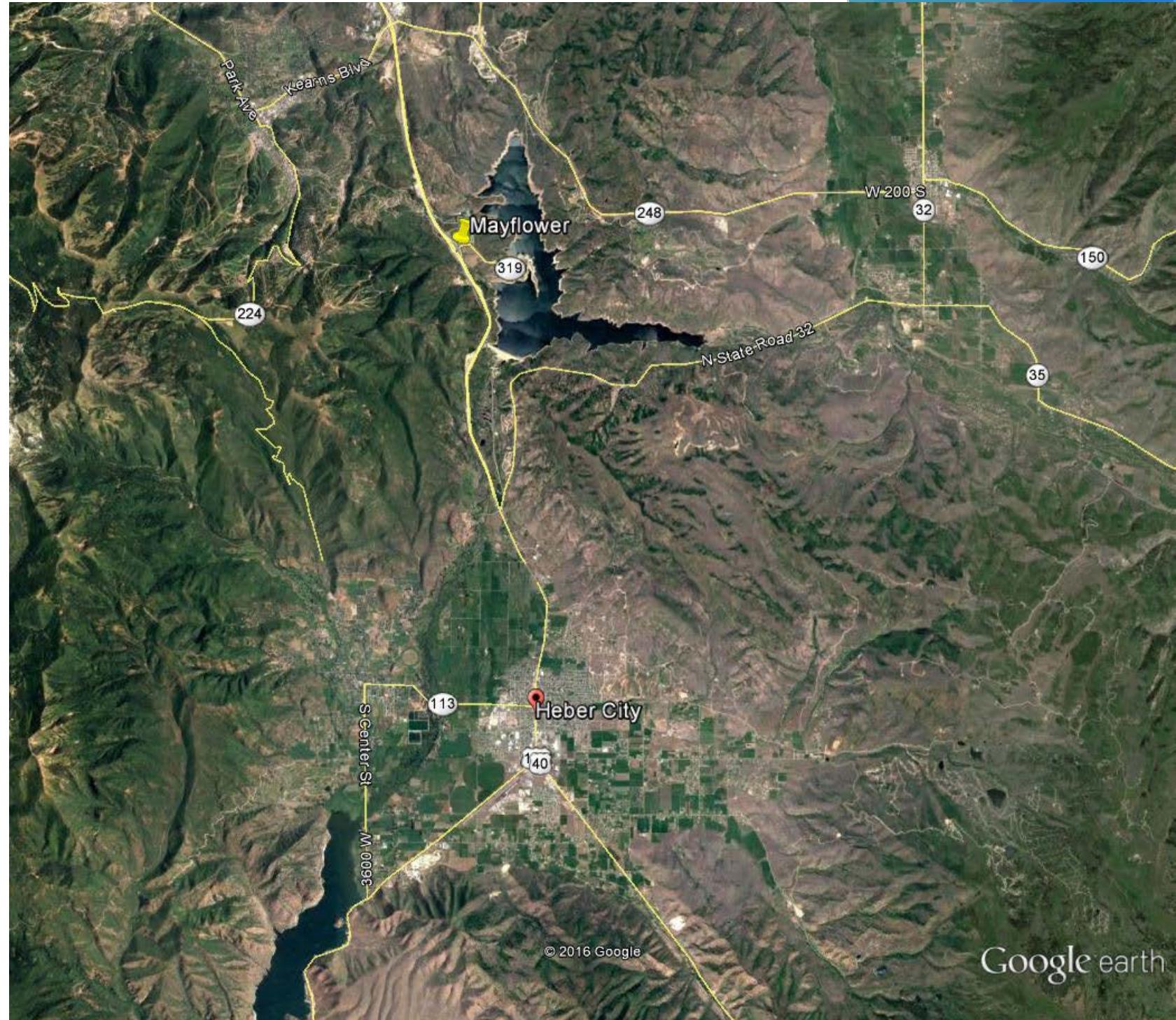
Heber City, UT 84032, USA

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

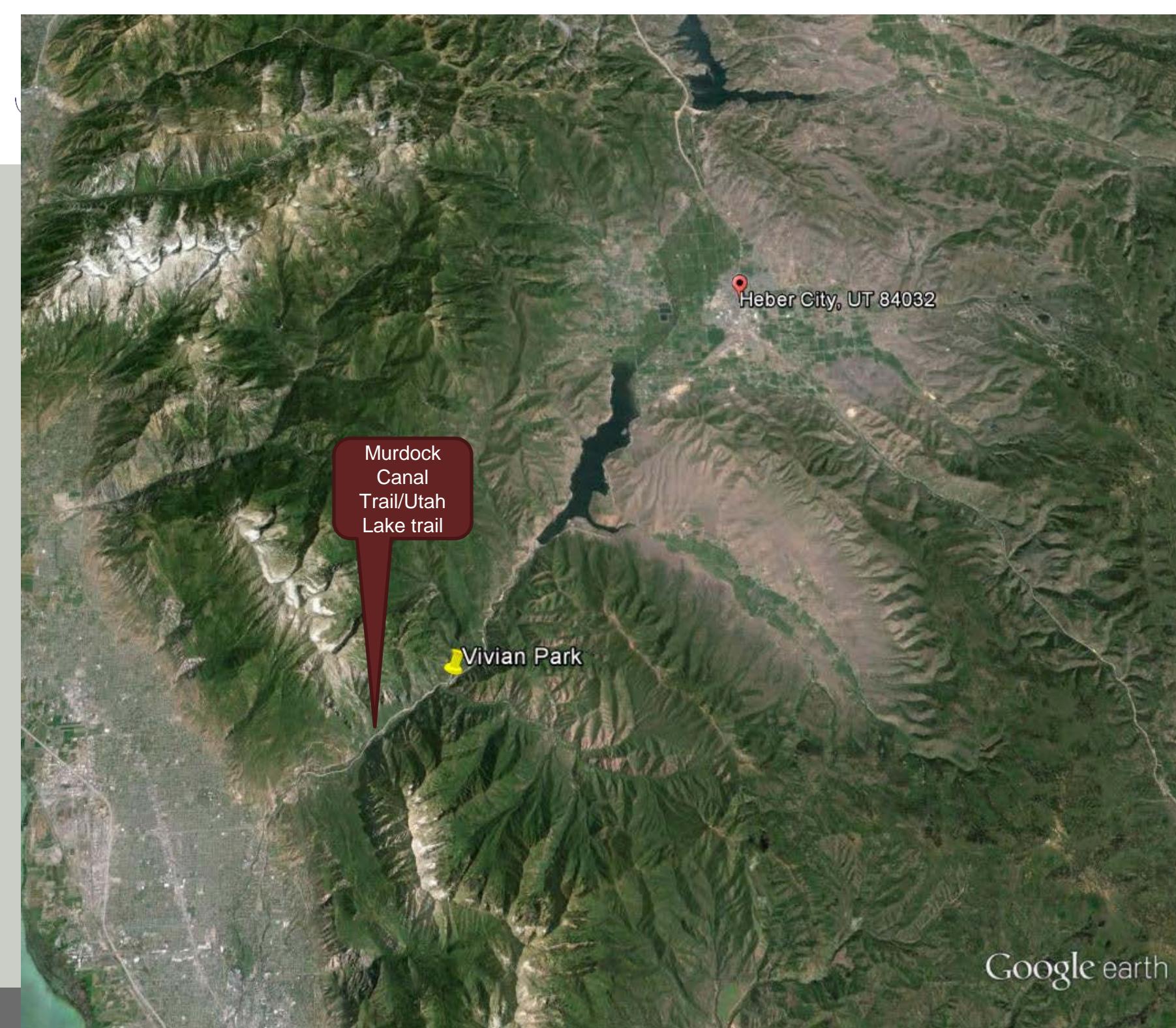


Utah County
HEART of UTAH



Prepared by







Vivian Park to Ault's Crossing

Purpose

Vivian Park

Vivian to Ault's

Environmental

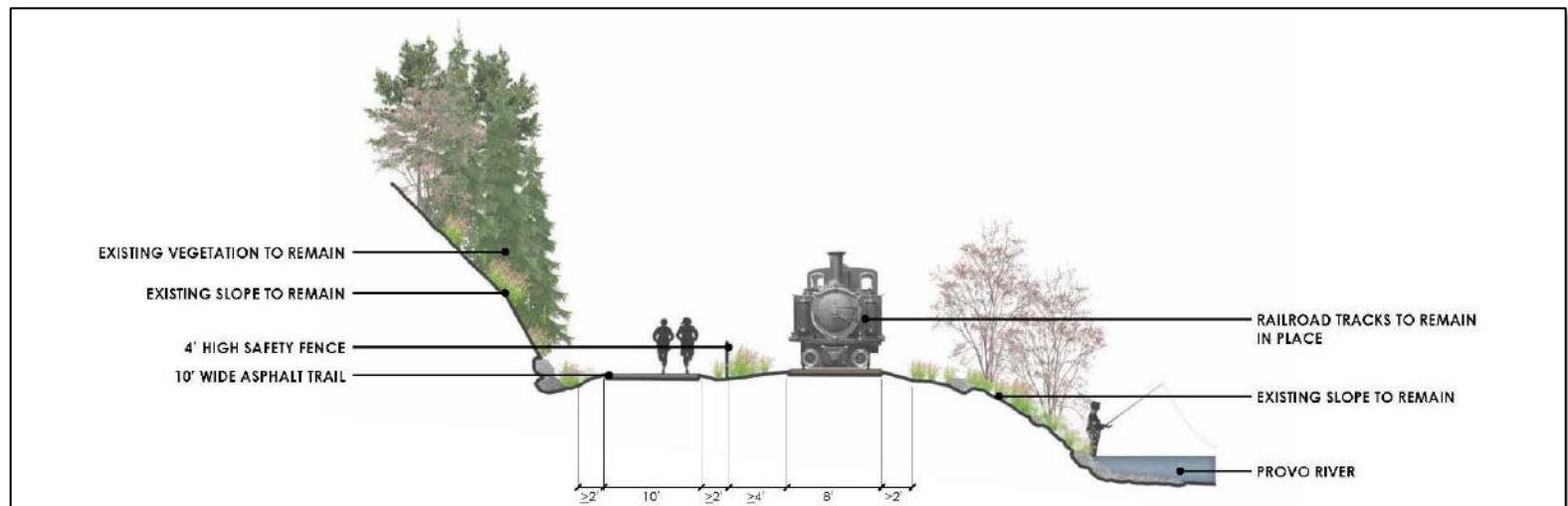
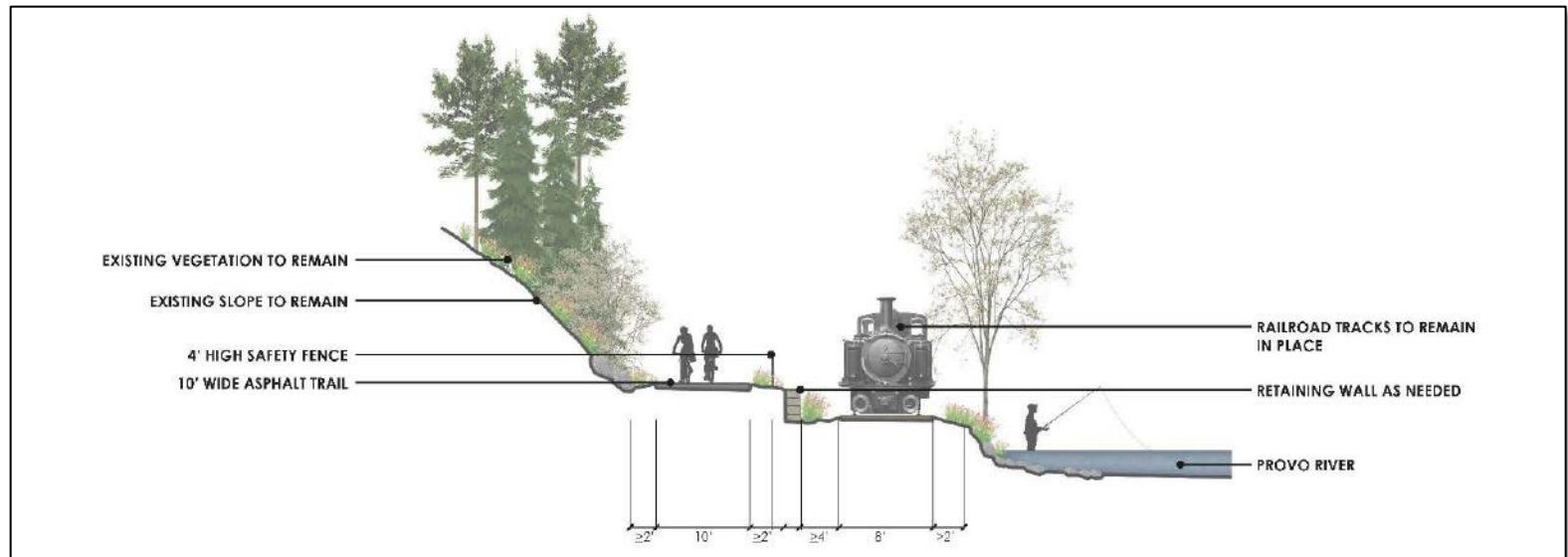
Ault's Crossing

Horseshoe
Bend

Horseshoe
Bend to Dam

Estimate

Options



Environmental Challenges

Purpose

Vivian Park

Vivian to Ault's

Environmental

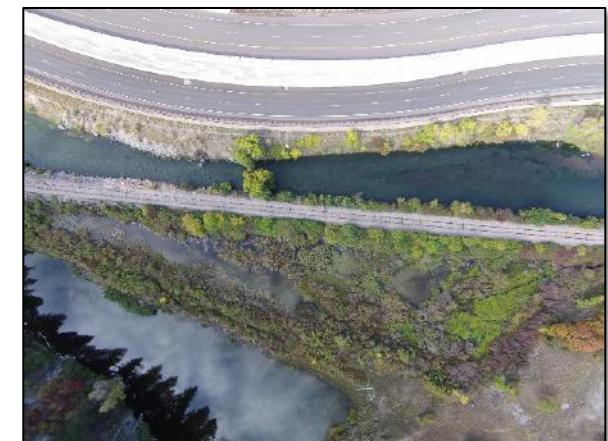
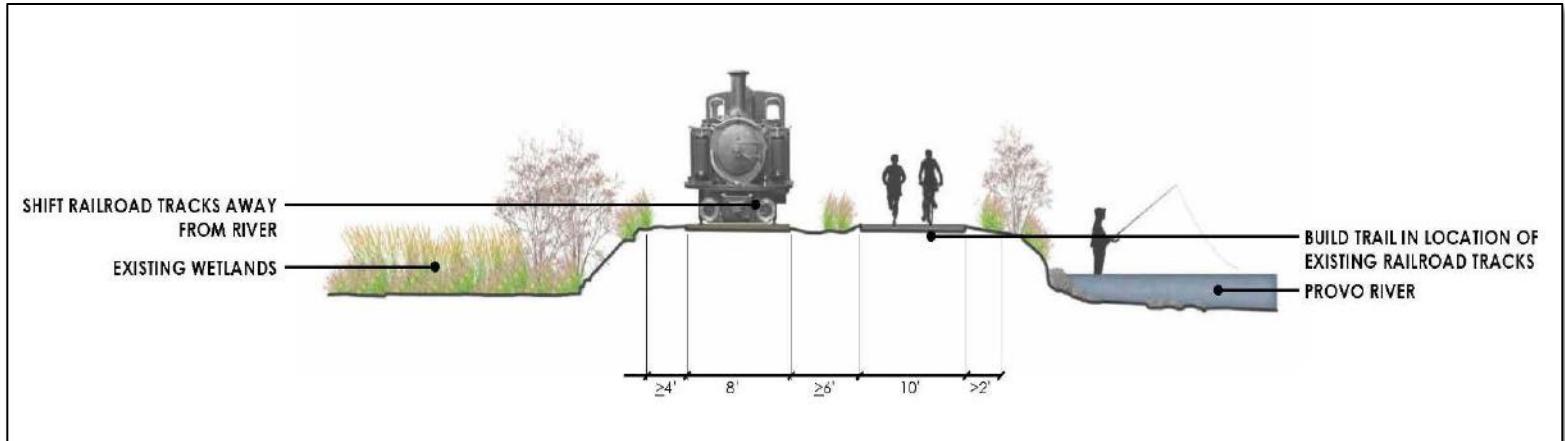
Ault's Crossing

Horseshoe
Bend

Horseshoe
Bend to Dam

Estimate

Options



Ault's Crossing

Purpose

Vivian Park

Vivian to Ault's

Environmental

Ault's Crossing

Horseshoe
Bend

Horseshoe
Bend to Dam

Estimate

Options



Conceptual Rendering



Horseshoe Bend

Purpose

Vivian Park

Vivian to Ault's

Environmental

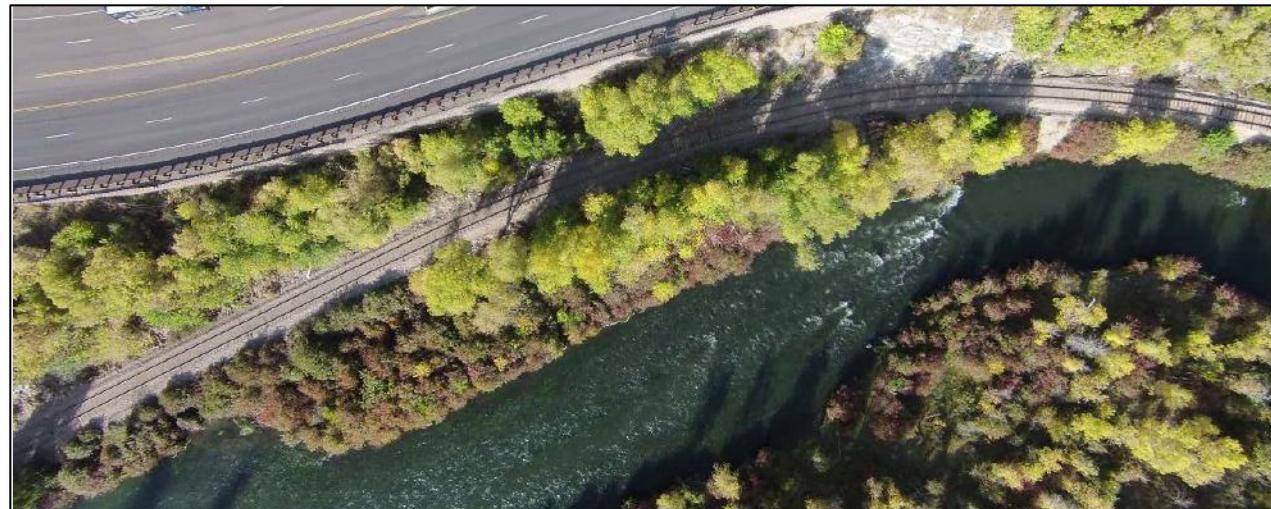
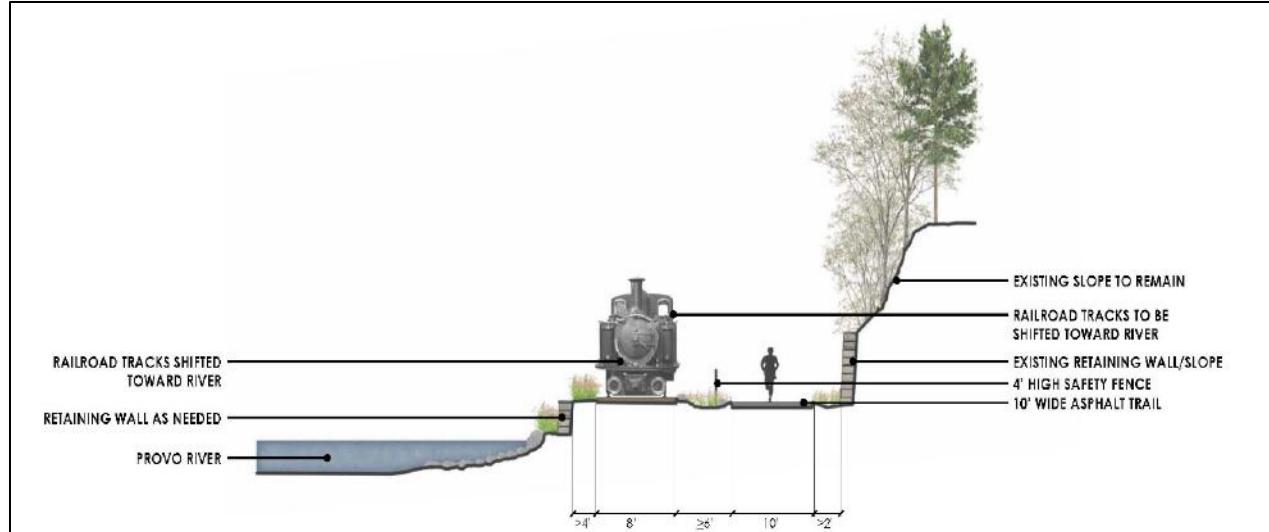
Ault's Crossing

**Horseshoe
Bend**

Horseshoe
Bend to Dam

Estimate

Options



Questions?