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KERI PALLESEN, Recorder  
DAGGETT COUNTY  
For: DAGGETT COUNTY

## DAGGETT COUNTY REDEVELOPMENT AGENCY

Resolution No. 13-14

### A RESOLUTION APPROVING AND ADOPTING AN OFFICIAL PROJECT AREA PLAN FOR THE *GREENDALE COMMUNITY DEVELOPMENT PROJECT AREA*.

WHEREAS pursuant to the provisions of the Utah Community Development and Renewal Agencies Act (the "Act"), specifically Utah Code Annotated ("UCA") § 17C-4-101, the Daggett County Redevelopment Agency (the "Agency") adopted a resolution calling for and authorizing the preparation of the Draft Community Development Project Area Plan for the Greendale Community Development Project Area (the "Draft Plan" and "Project Area," respectively); and

WHEREAS the Draft Plan having been prepared for the Project Area pursuant to UCA § 17C-4-102 & -103, the Agency held a duly noticed public hearing pursuant to UCA § 17C-4-102(1)(d) to allow public comment on the Draft Plan as to whether it should be revised, approved, or rejected; and to receive all written and hear all oral objections to the Draft Plan; and

WHEREAS having received and heard all commentary on and objections to the Draft Plan submitted for its consideration, the Agency has passed upon such objections as it has received and/or has made such modifications and amendments to the Draft Plan as it deems appropriate, if any.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DAGGETT COUNTY REDEVELOPMENT AGENCY AS FOLLOWS:**

#### **SECTION 1 LEGAL DESCRIPTION.**

§ 1.1 The boundaries of the Project Area are delineated on the Project Area Map and Legal Description included in the Draft Plan and incorporated herein by this reference.

#### **SECTION 2 AGENCY PURPOSES AND INTENT WITH RESPECT TO THE PROJECT AREA.**

The purpose and intent of the Agency with respect to the Project Area are as follows:

§ 2.1 To satisfy the purposes of the Act, as defined therein, by encouraging, promoting, and providing for community development within the Project Area, as well as the provision of other improvements that benefit the community;

- § 2.2 To increase the tax base of Daggett County, Utah (the “County”) by developing the recreational infrastructure and commercial investment within the County’s boundaries so as to improve both the economic opportunities and the quality of life for all of its citizens;
- § 2.3 To promote, encourage, and bring to fruition within the Project Area the development contemplated by the Draft Plan which includes infrastructure improvements and incentives for commercial development of the tourism industry that will provide additional jobs, retain existing jobs and diversify the recreational opportunities within the County;
- § 2.4 To stimulate the economy of the County and the surrounding areas including Dutch John; and
- § 2.5 To take any or all additional steps which may be appropriate or necessary to promote or further the aim of improving the Project Area and the surrounding community.

### **SECTION 3 DESIGNATION, ADOPTION, AND INCORPORATION OF THE PLAN.**

- § 3.1 The Draft Project Area Plan for the Greendale Community Development Project Area attached hereto as **EXHIBIT A** is hereby designated the *Official Community Development Project Area Plan for the Greendale Community Development Project Area* (the “Official Plan”), and is incorporated herein by this reference.
- § 3.2 The Agency hereby officially approves and adopts the Official Plan for the Greendale Community Development Project Area.

### **SECTION 4 REQUIRED FINDINGS.**

- § 4.1 The Official Plan serves the public purpose of encouraging, promoting and providing for community development within the Project Area as authorized by law.
- § 4.2 Implementation of the Official Plan shall benefit residents of the County by encouraging development that will provide an enhanced tax base, employment opportunities, and other community benefits, as shown by the public benefit analysis included as a part of the Official Plan.
- § 4.3 The adoption and execution of the Official Plan is economically sound and feasible.
- § 4.4 The Official Plan conforms to the Daggett County General Plan.
- § 4.5 Implementation of the Official Plan will promote the public peace, health, safety, and welfare of the County of Daggett.

**SECTION 5 SUBMISSION OF THE OFFICIAL PLAN TO THE DAGGETT COUNTY COMMISSION FOR ADOPTION BY ORDINANCE.**

§ 5.1 Pursuant to UCA § 17C-4-105, the Agency Board hereby submits the Official Plan to the Daggett County Commission (the "County Commission") for review and adoption.

**SECTION 6 RECORDING AND TRANSMITTAL.**

§ 6.1 Pursuant to UCA §§ 17C-4-106(5), the Agency Staff is hereby directed to make the adopted Official Plan available to the general public at its offices during normal business hours.

§ 6.2 Pursuant to UCA §§ 17C-4-107, the Agency Staff is hereby directed and authorized to take the following actions within 30 days after adoption of the Official Plan by the County Commission:

- a/ record with the Daggett County Recorder a document containing a description of the land within the Project Area, a statement that the Official Plan for the Project Area has been adopted, and the date of its adoption by the County Commission;
- b/ transmit a copy of the description of the land within the Project Area and an accurate map or plat indicating the boundaries of the Project Area to the Automated Geographic Reference Center created under UCA § 63F-1-506;
- c/ transmit a copy of the description of the land within the Project Area, a copy of the County Commission ordinance adopting the Official Plan, and a map or plat indicating the boundaries of the Project Area to each of the following: (i) the Daggett County Auditor, Assessor, Recorder, and Attorney; (ii) the officer or officers performing the function of auditor or assessor for each taxing entity, if any, that does not use the county assessment roll or collect its taxes through the county; (iii) the legislative body or governing board of each taxing entity; (iv) the State Tax Commission; and (v) the State Board of Education.

**SECTION 7 EXECUTION OF THE PLAN.**

§ 7.1 Following adoption of the Official Plan by the County Commission, the Agency shall proceed to carry out the Official Plan.

§ 7.2 The Agency Staff is hereby directed and authorized to take all such actions as necessary to effectuate the purposes and aims of this resolution.

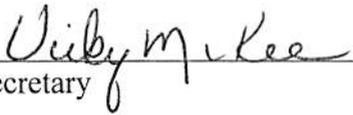
**SECTION 8 EFFECTIVE DATE**

§ 8.1 This Resolution shall take effect upon its adoption.

APPROVED AND ADOPTED this 9<sup>th</sup> day of July, 2013.

Chair 

Attest:

  
Secretary



**EXHIBIT A**

*Project Area Plan*

**GREENDALE COMMUNITY  
DEVELOPMENT PROJECT AREA  
PREPARED: MAY 15, 2013**

**Official Project Area Plan**

*Adopted by the Daggett County Redevelopment Agency  
Board on July 9, 2013*

*Prepared by*

**Brian Raymond**

**&**

*J. Craig Smith of Smith Hartvigsen PLLC*

*for the*

**DAGGETT COUNTY REDEVELOPMENT AGENCY  
95 North 1st West  
Manila, UT 84046**

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## **Executive Summary**

The Daggett County Redevelopment Agency (the “Agency”), following thorough consideration of the needs and desires of Daggett County, Utah (the “County”) and its residents, including in particular the unincorporated Dutch John community, as well as the County’s need and capacity for new development, has carefully crafted this Greendale Community Development Project Area Plan (the “Plan”) for the Greendale Community Development Project Area (the “Project Area”).

This Plan arises after considerable discussion, negotiation and planning with local businesses, consultants and others interested in potential development within the project area. Three businesses are included in the proposed area along with a large tract of land owned by the U.S. Forest Service that may or may not ever be developed. Initial conversations with, and feedback from, the existing business owners and those working on the Forest Service development has convinced the Agency that private development will not occur within the Project Area absent some public investment from the County and/or Agency. Therefore, one of the primary purposes of this Plan is to promote the completion of these developments through the provision of other development incentives such as planning, infrastructure installation, loans, grants, and development cost reimbursements.

The Project is undertaken as a community development project pursuant to the provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act, Title 17C of the Utah Code Annotated 1953, as amended (the “Act”). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project, the Project Area and this Plan.

### **Section 1 Description of the Project Area**

The Project Area consists of the three non-contiguous tracts of land in the Greendale area, of Daggett County which is south of Dutch John, Utah and near the area where U.S Highway 191 and State Highway 44 meet, as depicted on the Project Area map attached hereto as **Appendix A** (the “Project Area Map”). The legal description of the Project Area is attached hereto as **Appendix B**. All of the Appendices attached hereto are incorporated herein by reference. Most of the property within the Project Area is owned by the United States Forest Service, the Flaming Gorge Resort, the Red Canyon Lodge and Camperworld.

## **Section 2 Affect of Community Development on the Character of the Project Area**

### **A. Land Uses in the Project Area**

Most of the property within the Project Area is currently zoned under one zoning classification, as shown on the Daggett County Planning and Zoning Map attached hereto as **Appendix C**, as follows:

#### **■ MU-40: Multiple Use Area**

Several of the existing developments within the proposed Project Area are PUDs. The Agency anticipates that some of the zoning classifications and boundaries may need to shift to Commercial in order to accomplish the development contemplated by this Plan, while other zoning districts will remain unchanged. Development within the project zone is anticipated to assist the county, as a whole achieve greater year round benefits to tourism, while also contributing to the development of housing and other support businesses within the community of Dutch John. Accordingly, while the specific boundaries of each zoning classification may shift over time as development occurs, the community development will not adversely affect the existing land uses in the Project Area. Instead, the community development will proceed, in general, according to the land uses already contemplated under the Dutch John Zoning Map.

### **B. Layout of Principal Streets in the Project Area**

A map showing the layout of all roads, streets and highways within the Project Area is attached as **Appendix A**. The existing major roads within the Project Area are: U.S. Highway 191, Utah State Hwy 44, Red Canyon Rd and a variety of Forest Service Roads. In order to accommodate the proposed community development under this Plan, a new access road or two may need to be constructed or existing roads extended slightly. All roads and streets within the Project Area will be improved, upgraded and/or constructed according to site requirements and applicable County and Forest Service regulations. Additional improvements to adjacent roads, streets and highways may be needed to enhance traffic flow and safety and increase the carrying capacity of those streets. The construction of any proposed street improvements will be phased to match development that occurs within the Project Area.

### **C. Population Densities in the Project Area**

Upon development of the Project Area, the population density within the Project Area may slightly increase, though the Agency is unsure in what amount because of the lack of any significant growth in the areas recent history. Much of the housing needs for the development will be met by development within the community of Dutch John. It is anticipated that most development within the project area will be commercial in nature, but the plan does not preclude future residential development should the need and ability to do so exist at some point in time in the future.

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**D. Building Intensities in the Project Area**

One of the primary objectives of this Plan is to promote recreational resource development within the Project Area, while encouraging residential development in Dutch John. To accomplish that goal, this Plan will promote general economic development, including job creation and business development. This will significantly increase building intensities within the Project Area. Because of the unique and unknown nature of the market in the Project Area, the Agency is unsure how much residential, commercial, or other building square footage will be constructed within the Project Area. Generally, non-residential uses contemplated by the Agency might include recreational facilities, retail, office, hotel, motel or resort type uses and perhaps some form of mixed-use development. The development proposed by this Plan will result in almost entirely new construction, but the Agency may also encourage the rehabilitation, upgrade or improvement of existing buildings within the Project Area, as appropriate based on the new construction that is likely to occur within the Project Area.

**Section 3 Standards That Will Guide Community Development**

**A. Development Objectives**

The development contemplated by this Plan includes the construction of primarily residential and non-residential uses, including the construction and installation of the necessary public infrastructure improvements. The construction, expansion and extension of public infrastructure improvements is necessary to provide a foundation for the mixed-use employment, office, retail, and residential development that the Agency is seeking in the Project Area.

**B. General County Design Objectives**

Development within the Project Area will be held to high quality design and construction standards and will be subject to (1) appropriate elements of the County's General Plan; (2) applicable County building codes and ordinances; (3) County land use regulations; (4) Agency review to ensure consistency with this Plan.

All development and construction within the Project Area will be of a design and materials in harmony with the adjoining area and subject to design review and approval by the Agency pursuant to a participation agreement with the Developer specifically addressing these points.

All development will be accompanied by site plans, development data, and other appropriate material clearly describing the development, including land coverage, setbacks, heights, and any other data required by the County's land use code, including specifically the RC Zone Code, or requested by the County or the Agency.

C. Approvals

The Agency will review the design and construction documents of all development within the Project Area to ensure that development therein is consistent with this Plan. All County, State and Federal approvals will need to be completed prior to this review and approval by the Agency for any incentive. The County will, according to this request, notify the Agency of all applications or requests for (1) zoning changes; (2) design approval; (3) site plan approval; and (4) building permits within the Project Area. Development within the Project Area will be implemented as approved by the Agency in accordance with this Plan and the County in accordance with County land use ordinances.

**Section 4 The Purposes of State Law Will Be Attained by the Community Development Contemplated by the Plan**

It is the intent of the Agency, with assistance from the County and in cooperation with property owners and one or more consultants, to accomplish the proposed recreational development within the Project Area. The new development will (a) enhance the County's economic and tax base by increasing the property tax base and taxable sales within the County, and (b) provide employment opportunities to area residents. Thus, as required by state law, the components of the Project provided in this Plan will encourage, promote and provide for community development within the Project Area and the County generally for years to come.

**Section 5 This Plan is Consistent with the County's General Plan**

A. General Plan Goals and Policies

The County caused to be prepared a General Plan in 2008. The Plan includes this area as an area for additional Master Planning for the "Recreation/Resort Specific Region specified in the plan. Chapter 6-Page 52 addresses the need for additional development in this region:

"The County continues to support improvement and expansion of resort lodging and other amenities within these areas while being cautious to potential impacts . . . The County will look at ways to add additional opportunities to spread the use around and minimize the impacts of high use areas like the Green River and the Flaming Gorge Reservoir . . . Development of other recreational opportunities throughout the County like golf, trail riding and other amenities will show a need for sustainable growth in the Recreation/Resort Specific Region."

B. Zoning Ordinances

As noted previously, the Project Area currently falls primarily within the MU-40 classification, which generally allows recreational development: "to encourage use of  
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the land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat, and recreation.” The county has also looked at a Resort/Recreation Zone, which may be pertinent to these areas, but this zone has not been created yet. The Zoning ordinance allows “Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned or managed by the recreational facility to which it is accessory” as a conditional use. The County and Agency may agree to rezone certain portions of the Project Area in order to respond to changing market conditions or altered desires by the County and its residents with respect to the Project Area. The Agency anticipates some changes to the existing zones and possibly the creation of some overlay zones to specify mixed-use areas or Resort areas, but does not see any significant changes to the existing zoning classifications other than shifting the boundaries of the current zoning districts, as necessary to adapt to varying market conditions and resident desires with respect to the Project Area.

### C. Building Codes

Construction within the Project Area shall comply with the standards set forth in the County’s General Plan and with the applicable building codes. The County shall prepare and issue all building permits in connection with the Project so as to ensure that all construction and development within the Project Area is consistent with this Plan, the County’s General Plan and all applicable rules and regulations.

## **Section 6 Description of the Specific Projects That are the Object of the Proposed Community Development**

The Agency has identified its goals with respect to Phase I of the Project Area to include development of the Flaming Gorge Resort and the Red Canyon Lodge. Phase II would be the development of a Ski/Winter recreation site south of Hwy 191 and Hwy 44, but because of the size and nature of the Project and the fact that U.S. Forest Service owns and manages the land, specific developments may be years in coming to fruition. However, the final goal is increased lodging and recreational opportunities that will extend the season for the area and encourage visitors to stay longer once they arrive.

Consistent with this Plan, Phase I will include expansion of existing resorts such as increased lodging at Red Canyon and a recreational center/swimming pool area at the Flaming Gorge Resort.

Both of these entities have been actively involved in the development of the tourism industry within Daggett County and are currently key job providers for the area. The speed with which these projects are completed will be determined by the incentives available and the recovery of the economy as a whole.

Phase II of development is in the early stages and has some challenges that will shape the final look of the planned development. It is hoped that the development planned for this area will bring visitors to the area during the winter months which is historically a slow period for the area. The Agency anticipates several potential projects that are or may become the objectives, at least in part, of this phase of the Plan, including but not limited to:

- Planning and feasibility studies, including NEPA and any other U.S. Forest Service requirements
- Installation and construction of public infrastructure improvements
- Development and construction of a tubing hill and increased cross-country ski trails
- Development of existing and new snowmobile trails and snowmobile servicing areas.
- Development of downhill skiing and snowboarding infrastructure, including cat skiing and snowboarding
- Development of new recreational infrastructure for summer and winter activities

The provision of land, tax increment revenues and/or sales tax revenue incentives for specific projects within the Project Area will be conditional on the participant first meeting defined performance obligations under a Participation Agreement to be executed between the Agency and the participant.

## **Section 7 Project Area Development Partners**

The County has been interested for some time in attracting visitors in the winter months, but has not felt the timing was appropriate. With increased energy development in the Uintah Basin and all the associated growth, it appears that the time is coming when a local facility could be supported by the limited population within our regional market. There will need to be one or more private developers involved in this Phase and they have not been identified at this time. The Project Area is located in a remote and untested market, so private developers have generally appeared hesitant or altogether unwilling to invest the private capital that will ultimately be necessary for the successful development of the Project Area. The Agency may contract with a master developer for the entire project area, or may instead contract with multiple developers with respect to distinct development projects within the Project Area. Any developer selected by the Agency will be required to develop in accordance with a master plan and site plan as approved by the Agency with respect to the Project Area as a whole, and with respect to distinct sub-development projects within the Project Area.

The existing businesses will direct their own development, while the future development partners needed for the winter recreation development area within the Project Area will be identified by one or more of the following processes: (1) public solicitation, (2) requests for proposals (“RFP”), (3) requests for bids (“RFB”), (4) private negotiation, or (5) some other reasonable and reliable method of identification approved by the Agency.

## **Section 8 Reasons for the Selection of the Project Area**

The Agency selected the Project Area for the development contemplated by this Plan for several reasons, including the following:

- Both the Flaming Gorge Resort and Red Canyon Lodge have indicated a desire to improve their facilities in the reasonably near future
- The Project Area lies in close proximity to multiple recreational hotspots, including the Flaming Gorge Reservoir and the Green River, which are home to some of the best fishing in the world
- The residents of the County have expressed a public desire for additional recreation infrastructure that supports the existing development with self-sustaining development within the Project Area

## **Section 9 Description of the Physical, Social and Economic Conditions Existing in the Area**

The Project Area consists of a few pockets of developed land surrounded by land that is largely undeveloped and primarily owned by the U.S. Forest Service. There are a few residents in and around the project area and the economic activity in the general area is centered in this project area and the Dutch John project area. The development of the Project Area under this Plan would enhance the physical, social and economic conditions of these existing businesses and the entire county.

The County and its businesses have been hit hard with the downturn in the economy. Competition from other recreational sites and a temporary change in the methods of marketing the area have all contributed to some hard times for the local businesses. The local Chamber of Commerce with assistance from the County has been working hard to better market the area.

There are two residential developments near the project area. Many of the property owners are secondary homeowners and reside elsewhere and come to their property to recreate and get away from the hustle and bustle of more urban areas. Some homeowners are retired and a few are currently employed. Jobs in and around the Project Area are of two main types, government and tourism. Daggett County, the Forest Service and the Bureau of Reclamation are the main government employers. The parcels of land within the Project Area are presently underutilized. For the most part tourism jobs are seasonal. There are four nearby employers not included in the project area: Cedar Springs Marina, Flaming Gorge Recreation Services, Trout Creek Flies and American Land and Leisure. Two of these are seasonal businesses and two are open year round. Of the existing businesses in the project area, all three are open year round, although they offer fewer services in the winter due to decreased visitation and lower demand for services. The restaurant at Red Canyon is one aspect of their business that could be open during the winter if the demand existed. In the past they have been open on weekends, but due to some staffing issues this year, they completely closed the restaurant.

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## **Section 10 Tax Incentives Offered to Private Entities for Development within the Project Area**

The primary incentive to be offered by the Agency under this Plan would be tax incentives or infrastructure development. As a new project area, there are no funds at this time to help with any other type of incentive. Over time, if a fund could be built up through tax increment financing there may be additional incentives that could be possible.

The Agency may also negotiate and enter into one or more interlocal agreements with the County and School District, which are currently the only two taxing entities in the Project Area. Collectively, the tax revenues collected may be used to reimburse the Agency and private developers for a portion of the cost of the public infrastructure improvements, tax incentives, or to provide other development incentives. The primary purpose of any incentives will be to defray the extraordinary infrastructure and site development costs associated with development in the Project Area, and to minimize the risk associated with the untested market in the Project Area.

All incentives provided to private landowners and/or developers, whether through land or tax increment financing, will be performance based and will be offered only according to the terms of a participation agreement that adequately protects the Agency and the taxing entities by ensuring performance by the Participant under the participant agreement. Subject to the provisions of the Act, the Agency may agree to pay for eligible development costs and other items from such tax revenues for any period of time the Agency and the taxing entities may deem appropriate under the circumstances.

The County may also provide development incentives from some or all of the sales tax revenues generated and resulting from the proposed development, if and when sales tax generating development becomes available.

The Agency's long-term objective in developing the Project Area and offering tax incentives is to bolster the County's economy and tax base, while providing employment opportunities to County residents. The Agency understands that tax increment and future sales tax revenues are best used as a catalyst to facilitate private investment within the Project Area. Without private investment in the development of improvements within the Project Area, the Project Area will not produce any property tax increment or incremental sales tax revenues. All proposed incentives will be evaluated by the Agency in order to best leverage private investment in the Project Area. However, the Agency understands that because of the remote and untested nature of the land within the Project Area, some public investment may be required before the Agency can expect private investment.

The proposed or anticipated tax incentives associated with the Project Area are more specifically outlined in the Project Area Budget attached as **Appendix D**.

## **Section 11 Analysis of the Anticipated Public Benefit to be Derived from the Community Development**

The public will realize significant benefits from the development of the Project Area as follows:

### *A. Beneficial Influences upon the Tax Base of the County*

The development, construction, and operation of the proposed development will provide significant benefit to the property tax base and the sales tax base of the County and the School District. There is a possibility of developing greater utilization of the existing developed properties and a completely new area of recreation services that could increase the tax bases and employment within the County. The creation of this Project Area using existing developed properties and one undeveloped parcel could lead to a substantial increase in the property tax base, and the promotion of commercial enterprise within the Project Area that will increase the sales tax base as well.

#### 1. Sales Tax Base

The existing tourism businesses collect sales tax for their services. As the capacity to provide services increases, the sales tax generated will also increase. The Agency's first major goal under this Plan is to incentivize the construction of recreational facilities at the Flaming Gorge Resort that would help them better compete with other resort areas outside the county and increase their occupancy rates. Greater occupancy would lead to increased spending at the restaurant, gift shop and fly shop. The Red Canyon's proposal to build additional cabins would have the same effect of bringing additional visitors to the area, which would have a positive effect on the taxable services provided at the Lodge and other local businesses. Any development done in the currently undeveloped Forest Service project would lead to additional visitors that are not here during the winter season, which would lead to the generation of new sales tax revenues at that location and could also help with greater sales and sales tax generation at other existing locations within the county.

#### 2. Property Tax Base

There is a direct relationship of money spent on the development of the proposed facilities to increased property tax revenues. In the short term, much of this revenue may not directly benefit the county as it will be used for direct incentives to the property owners, but as the incentives expire it will directly improve the county's bottom line or be used for additional incentives that will benefit the county and its residents.

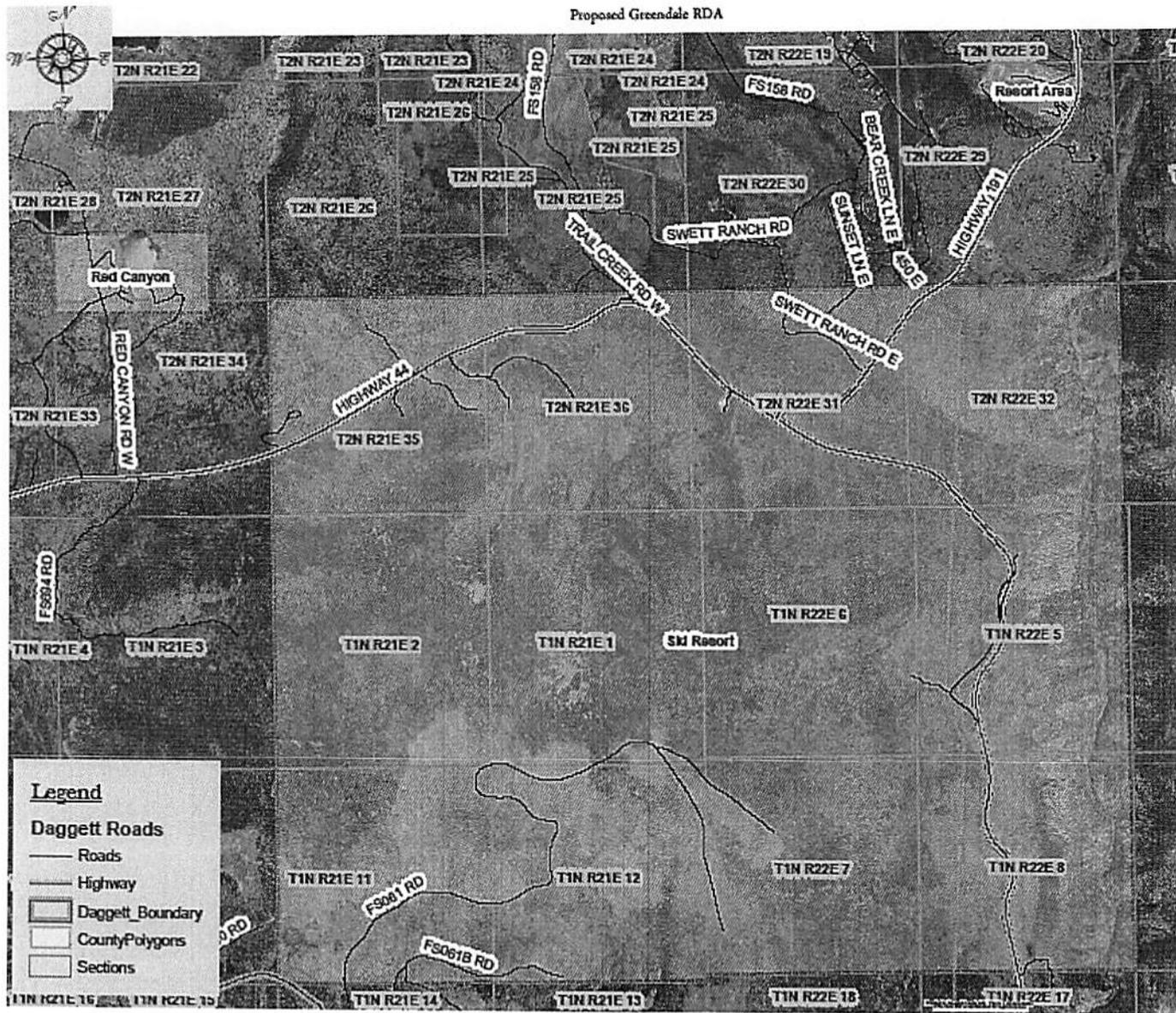
If additional jobs are added as expected, additional housing will be needed, which will directly increase the taxable property. Most of this residential development will probably take place outside of the project area and therefore go straight to the County's general fund.

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*B. Associated Business and Economic Activity Likely to Be Stimulated*

The Agency intends to encourage the development of additional services and businesses that could assist the economy of this Project Area and the entire county. The progression of development will likely proceed with commercial construction first, followed more slowly by very limited residential development in order to serve the needs of the expanded commercial market and needs for employee housing. The expansion of the commercial industry within the Project Area will create jobs, thus increasing the demand on existing residential housing outside of the project area, plus add a need for housing the construction workers. This will increase the housing market, which will further increase commercial development. The Agency is merely providing the catalyst to initiate this economic cycle. Therefore, the development of the Project Area will have a positive effect on business and economic activity within the Project Area and the entire county.

APPENDIX A Project Area Map



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APPENDIX B Project Area Legal Description

The Greendale Project Area is composed of 5 separate parcels. Parcels are named below and their descriptions given.

Parcel's A & B: Collett's Mountain Resort DBA as the Flaming Gorge Resort

BEG @ A PT ON THE HIGHWAY RIGHT-OF-WAY KNOWN AS PROJECT # 036-1, WHICH IS N 70 DEGREES 33' W 143 4' FROM COR #1 OF HE #129, FROM WHICH THE U.S. LOCATION MONUMENT #270 BEARS S 61 DEGREES 51' E 8.45 CHAINS; TH N 70 DEGREES 33' W 262.6'; TH S 29 DEGREES 19' W 848.68'; TH N 70 DEGREES 42' W 214' L TH S 29 DEGREES 19' W 208'; TH S 70 DEGREES 42' E 599.1' TO SAID HIGHWAY RIGHT-OF-WAY; TH NE 132.9' ALONG SAID HIGHWAY RIGHT-OF-WAY, WHICH IS ALONG THE ARC OF A 1366.7' RADIUS CURVE TO THE LEFT (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEG BEARS N 35 DEGREES 49' E); TH N 30 DEGREES 30' E 287.1 TO A PT OF TANGENCY WITH 1366.7 RADIUS CURVE TO THE LEFT; TH NORTHERLY 672.7' ALONG THE ARC OF SAID CURVE TO PT OF BEG; CONTAINING 10 AC MORE OR LESS ALL LAYING WITHIN THE SE END OF HE #129 SITUATED IN SEC 29, T2N R22E; 10.00AC

BEG @ A PT WHICH IS S 70° 33'E 439.75' FROM COR #4 TRACT HE #129, S29 T2N R22E SLB&M, TH S 70°33' E ' 1461.61' TO A PT 406' FROM COR #1 OF SAID TRACT; TH S 29°19' W 848.68'; TH N 70°42' W 214', TH S 29°19' W 208'; TH N 70°42' W 1079.56' TO A PT WHICH IS S 70° 42' E 555' FROM COR #3 OF SAID TRCT; TH N 20° 13' E 1037.4' M-O-L TO THE POB TOGETHER W/WATER RIGHTS KNOWN AS APPLICATION # 30525 FILED W/ THE UT STATE ENGINEER COVERING .10 CFS CULINARY WATER & 29.635 OF APPLICATION # 26616 & WATER USERS CLAIM # 41 -129,41-130; 41-131, 41-132,41-133, 41-135, 41-136, 41-2621 & 51-2151(TOTAL OF 32.0 AC) (RECORDER'S MEMO - SEE HISTORY REGARDING A SPLIT & COMBINATION OF THIS PARCEL IN THE PAST.)

Parcel C: Camperworld

BEG AT CORNER #4 OF HES #129, SAID PT BEING IN SEC 29, T2N, R22E, SLBM; TH S 70 DEGREES 33' E 439.75'; TH S 20 DEGREES 13' W 1037.4' MORE OR LESS TO A PT ON THE SOUTH LINE OF HE #129, 555' SE FROM CORNER #3 OF SAID HES; THENCE N 70 DEGREES 42' W 555' TO CORNER #3 OF SAID HES #129; TH N 26 DEGREES 24' E 1053.36' TO THE PT OF BEG HES #129 SEC 29 T2N R22E SLM 12.00 AC

APPENDIX B Project Area Legal Description (Cont'd)

Parcel D: Red Canyon Lodge

Beginning at a point North 89°00' East 3573 feet from a point which is a Brass cap, U.S. General Land Survey 1961. Which point is a Stone marker within Section 27, Township 2 North, Range 21 East, Salt Lake Base and Meridian.

North 68°45' West 354 feet; thence  
North 30°50' East 355 feet; thence  
North 26°55' East 175 feet; thence  
North 80°30' East 217 feet to highwater mark of East Greens Lake, Special Use Permit area boundary around the lake area is 10' outside of this high water level line except as shown at the Dam.  
And from the point of beginning North 68°45' West 354 feet; thence

South 17°55' East 653 feet; thence  
South 67°00' West 218 feet; thence  
North 88°30' West 17 feet; thence  
North 16°32' West 231 feet; thence  
South 60°57' West 248 feet; thence

North 50°00' West 400 feet; thence  
South 38°00' West 357.92 feet; thence  
South 30°50' East 537.24 feet; thence  
North 38°00' East 192.95 feet; thence

North 67°52' East 453 feet; thence  
North 56°26' East 30 feet; thence  
North 67°00' East 218 feet; thence  
South 25°45' East 927 feet; thence  
North 67°53' East 579 feet; thence  
North 06°25' West 938 feet; to the highwater mark of East Greens Lake

NOTE: WEST GREENS LAKE IS INCLUDED IN SPECIAL USE PERMIT AREA. THE AREA BOUNDARY AROUND THE WEST GREENS LAKE IS 10' - 0". OUTSIOE OF THE HIGH WATER LEVEL AND INCLUDES 100' x 100' AREA AROUND THE DAM AND OUTLET WORKS. SEE VICINITY MAP FOR LOCATION. APPROX. AREA 16 ACRES.

NOTE: WATER TRANSMISSION CANAL AS SHOWN ON VICINITY MAP IS INCLUDED IN SPECIAL USE PERMIT AREA. IMPROVEMENTS INCLUDE DIVERSION WORKS AT GREENDALE CANAL AND CANAL SYSTEM MAINTAINED TO PROVIDE WATER TO BOTH EAST AND WEST GREEN LAKES. CANAL IS APPROXIMATELY 1.4 MILES IN LENGTH AND 8' EACH SIDE OF CENTERLINE.

**TOTAL SIZE OF PERMIT AREA: 72.89 ACRES**

Ent 026277 Bk 0079 Pg 0380

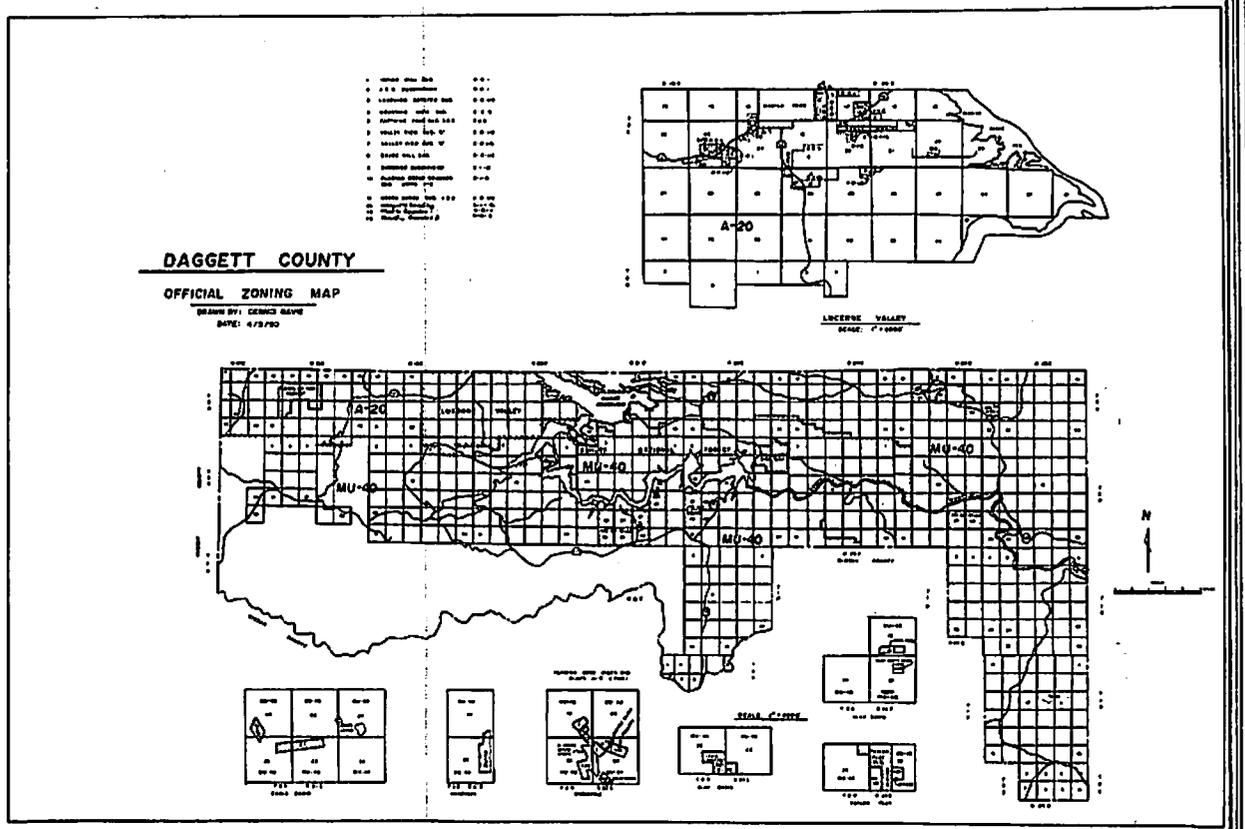
Parcel E: Forest Service lands

PARCEL IS INCLUSIVE OF ALL LANDS WITHIN 12 SECTIONS OF LAND INCLUDING:

SECTIONS 35 AND 36 OF TOWNSHIP 2 NORTH, RANGE 21 EAST, SLBM  
SECTIONS 1,2,11, & 12 OF TOWNSHIP 1 NORTH, RANGE 21 EAST, SLBM  
SECTIONS 31 AND 32 OF TOWNSHIP 2 NORTH, RANGE 22 EAST, SLBM  
SECTIONS 5,6,7,8 OF TOWNSHIP 1 NORTH, RANGE 22 EAST, SALT  
LAKE BASE AND MERIDIAN

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# APPENDIX C Daggett County Zoning Map



Ent 026277 Bk 0079 Pg 0382

**APPENDIX D**  
**Project Area Budget**

Ent 026277 Bk 0079 Pg 0383

Estimated Revenues and Expenses for Greendale Project Area								
	2013	2014	2015	2016	2017	2018	2019	Totals
<b>Revenues:</b>								
<b>Intergovernmental</b>								
Transfers from ED Fund	2,000			0	0	0		\$2,000
TIF funds Received	0	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00	\$48,000
Misc. Grants	0							\$0
Carryover from Previous Year	0	\$0.00	\$6,000.00	\$5,400.00	\$4,800.00	\$4,200.00	\$2,500.00	\$22,900
<b>Total Intergovernmental</b>	<b>\$2,000.00</b>	<b>\$8,000.00</b>	<b>\$14,000.00</b>	<b>\$13,400.00</b>	<b>\$12,800.00</b>	<b>\$12,200.00</b>	<b>\$10,500.00</b>	<b>\$72,900</b>
<b>Misc. Revenues</b>								<b>\$0</b>
Loan Repayments								\$0
Interest Revenues								\$0
<b>Total Misc. Revenues</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0</b>
								\$0
<b>Total Projected Funds Avail.</b>	<b>\$2,000.00</b>	<b>\$8,000.00</b>	<b>\$14,000.00</b>	<b>\$13,400.00</b>	<b>\$12,800.00</b>	<b>\$12,200.00</b>	<b>\$10,500.00</b>	<b>\$72,900.00</b>
								\$0
<b>Expenses:</b>								<b>\$0</b>
<b>Administration</b>								
County Expenses	0	1000	500	500	500	1000	1000	\$4,500
Legal Fees	2000	1000	500	500	500	1100	1000	
Misc. Expenses								\$0
<b>Total Administration Expenses</b>	<b>2000</b>	<b>2000</b>	<b>1000</b>	<b>1000</b>	<b>1000</b>	<b>2100</b>	<b>2000</b>	<b>4500</b>
<b>Affordable Housing</b>								<b>\$0</b>
<b>Tax Incentives</b>			7600	7600	7600	7600	7600	<b>\$38,000</b>
<b>Infrastructure Incentives</b>								<b>\$0</b>
<b>Loans for RDA improvements</b>								<b>\$0</b>
<b>Total Greendale Area Expenses</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$8,600.00</b>	<b>\$8,600.00</b>	<b>\$8,600.00</b>	<b>\$9,700.00</b>	<b>\$9,600.00</b>	<b>\$42,500.00</b>
<b>Revenue or Loss</b>	<b>\$0.00</b>	<b>\$6,000.00</b>	<b>\$5,400.00</b>	<b>\$4,800.00</b>	<b>\$4,200.00</b>	<b>\$2,500.00</b>	<b>\$900.00</b>	<b>\$23,800</b>

**Estimated Revenues and Expenses for Greendale Project Area**

	2020	2021	2022	2023	2024	2025	2026	Totals
<b>Revenues:</b>								
<b>Intergovernmental</b>								
Transfers from ED Fund	0			0	0	0		\$0
TIF funds Received	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00	\$56,000
Misc. Grants	0							\$0
Carryover from Previous Year	\$900.00	\$820.00	\$1,120.00	\$1,800.00	\$2,860.00	\$4,300.00	\$6,120.00	\$17,920
<b>Total Intergovernmental</b>	<b>\$8,900.00</b>	<b>\$8,820.00</b>	<b>\$9,120.00</b>	<b>\$9,800.00</b>	<b>\$10,860.00</b>	<b>\$12,300.00</b>	<b>\$14,120.00</b>	<b>\$73,920</b>
<b>Misc. Revenues</b>								\$0
Loan Repayments								\$0
Interest Revenues								\$0
<b>Total Misc. Revenues</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0</b>
								\$0
<b>Total Projected Funds Avail.</b>	<b>\$8,900.00</b>	<b>\$8,820.00</b>	<b>\$9,120.00</b>	<b>\$9,800.00</b>	<b>\$10,860.00</b>	<b>\$12,300.00</b>	<b>\$14,120.00</b>	<b>\$73,920.00</b>
								\$0
<b>Expenses:</b>								\$0
<b>Administration</b>								
County Expenses	1000	1000	1000	1000	1000	1000	1000	\$7,000
Legal Fees	1000	1000	1000	1000	1000	1000	1000	
Misc. Expenses								\$0
<b>Total Administration Expenses</b>	<b>2000</b>	<b>2000</b>	<b>2000</b>	<b>2000</b>	<b>2000</b>	<b>2000</b>	<b>2000</b>	<b>7000</b>
<b>Affordable Housing</b>								\$0
Tax Incentives	6080	5700	5320	4940	4560	4180	3800	\$34,580
Infrastructure Incentives								\$0
Loans for RDA improvements								\$0
<b>Total Greendale Area Expenses</b>	<b>\$8,080.00</b>	<b>\$7,700.00</b>	<b>\$7,320.00</b>	<b>\$6,940.00</b>	<b>\$6,560.00</b>	<b>\$6,180.00</b>	<b>\$5,800.00</b>	<b>\$41,580.00</b>
<b>Revenue or Loss</b>	<b>\$820.00</b>	<b>\$1,120.00</b>	<b>\$1,800.00</b>	<b>\$2,860.00</b>	<b>\$4,300.00</b>	<b>\$6,120.00</b>	<b>\$8,320.00</b>	<b>\$25,340</b>

**Estimated Revenues and Expenses for Greendale Project Area**

	2027	2028	2029	2030	2031	2032	Page Totals	Grand Total
<b>Revenues:</b>								
<b>Intergovernmental</b>								
Transfers from ED Fund	0			0	0	0	\$0	\$2,000
TIF funds Received	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00	\$48,000	\$152,000
Misc. Grants	0						\$0	\$0
Carryover from Previous Year	\$8,320.00	\$10,520.00	\$12,720.00	\$14,920.00	\$17,120.00	\$19,320.00	\$82,920	\$123,740
<b>Total Intergovernmental</b>	<b>\$16,320.00</b>	<b>\$18,520.00</b>	<b>\$20,720.00</b>	<b>\$22,920.00</b>	<b>\$25,120.00</b>	<b>\$27,320.00</b>	<b>\$130,920</b>	<b>\$277,740</b>
<b>Misc. Revenues</b>								0
Loan Repayments							\$0	\$0
Interest Revenues							\$0	\$0
<b>Total Misc. Revenues</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$0</b>
								0
<b>Total Projected Funds Avail.</b>	<b>\$16,320.00</b>	<b>\$18,520.00</b>	<b>\$20,720.00</b>	<b>\$22,920.00</b>	<b>\$25,120.00</b>	<b>\$27,320.00</b>	<b>\$130,920</b>	<b>\$277,740</b>
								0
<b>Expenses:</b>								0
<b>Administration</b>							\$0	\$0
County Expenses	1000	1000	1000	1000	1000	1000	\$6,000	\$17,500
Legal Fees	1000	1000	1000	1000	1000	1000		
Misc. Expenses							\$0	\$0
<b>Total Administration Expenses</b>	<b>2000</b>	<b>2000</b>	<b>2000</b>	<b>2000</b>	<b>2000</b>	<b>2000</b>	<b>\$12,000</b>	<b>\$23,500</b>
<b>Affordable Housing</b>							\$0	\$0
Tax Incentives	3800	3800	3800	3800	3800	3800	\$22,800	\$95,380
Infrastructure Incentives							\$0	\$0
Loans for RDA improvements							\$0	\$0
<b>Total Greendale Area Expenses</b>	<b>\$5,800.00</b>	<b>\$5,800.00</b>	<b>\$5,800.00</b>	<b>\$5,800.00</b>	<b>\$5,800.00</b>	<b>\$5,800.00</b>	<b>\$34,800</b>	<b>\$118,880</b>
<b>Revenue or Loss</b>	<b>\$10,520.00</b>	<b>\$12,720.00</b>	<b>\$14,920.00</b>	<b>\$17,120.00</b>	<b>\$19,320.00</b>	<b>\$21,520.00</b>	<b>\$96,120</b>	<b>\$145,260</b>