



Military Installation Development Authority

12/19/2023

Population Report in the Sundance Project Area

Utah Code Section 59-12-401: “In addition to other sales and use taxes, a city or town in which the transient room capacity as defined in Section 59-12-405 is greater than or equal to 66% of the municipality's permanent census population may impose a sales and use tax of up to 1.1% on the transactions described in Subsection 59-12-103(1) located within the city or town.”

“For purposes of calculating the permanent census population within a project area, the board, as defined in Section 63H-1-102, shall:

- (i) use the actual number of permanent residents within the project area as determined by the board;
- (ii) include in the calculation of transient room capacity the number, as determined by the board, of approved high-occupancy lodging units, recreational lodging units, special lodging units, and standard lodging units, even if the units are not constructed;
- (iii) adopt a resolution verifying the population number; and
- (iv) provide the commission any information required in Section 59-12-405.”

MIDA staff has analyzed the current residency and potential residency within the Sundance Project Area (the “Project Area”), and the approved site and master plans for the Project Area, which includes the following parcels:

1	Owner	Parcel	Notes
2	Storyteller Canyon Property Owner LP	66:789:0001	Ski area and open space area. Potential to expand ski area and skier services
3	Storyteller Canyon Property Owner LP	66:789:0002	Development site for 6 townhomes
4	Storyteller Canyon Property Owner LP	66:789:0008	Existing amphitheater site
5	Storyteller Canyon Property Owner LP	66:789:0009	Existing amphitheater site
6	Storyteller Canyon Property Owner LP	66:789:0010	Upper parking/base area. Potential future commercial development site
7	Storyteller Canyon Property Owner LP	66:789:0011	Upper parking/base area. Potential future commercial development site
8	Storyteller Canyon Property Owner LP	66:789:0012	Existing maintenance yard. Potential future development for residential/hospitality
9	Storyteller Canyon Property Owner LP	66:789:0013	Existing maintenance yard. Potential future development for residential/hospitality
10	Storyteller Canyon Property Owner LP	66:789:0014	Ski area. Potential site future mid-mountain skier lodge
11	Storyteller Canyon Property Owner LP	66:789:0015	Nordic skiing center and horse stables. Potential future development site
12	Storyteller Canyon Property Owner LP	66:789:0020	Potential future residential development site
13	Storyteller Canyon Property Owner LP	66:789:0021	Open space area
14	Storyteller Canyon Property Owner LP	66:789:0022	Ski area and open space area
15	Storyteller Canyon Property Owner LP	66:789:0023	Open space area
16	Storyteller Canyon Property Owner LP	66:789:0024	Ski area and open space area
17	Storyteller Canyon Property Owner LP	66:789:0025	Open space area
18	Storyteller Canyon Property Owner LP	66:789:0033	Existing base area
19	Storyteller Canyon Property Owner LP	66:789:0034	Existing base area
20	Storyteller Canyon Property Owner LP	66:789:0035	Future Sundance Inn parcel

MIDA staff has determined that there are 0 permanent residents living in the Project Area boundaries. This finding was made in consultation with the North Fork Special Service District and is based on the plans for the development parcels within the Project Area:

NORTH FORK **Special Service District**

8838 North Alpine Loop Road
RR3 Box B1
Provo, UT 84604
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12/13/2023

To whom it may concern,

North Fork Special Service District provides water, sewer, garbage, fire, and EMS services to the North Fork District area. The North Fork District is not aware of any permanent residents within the boundaries of Sundance Mountain Resort, nor the property outlined in the below map titled "Storyteller Canyon Property Exhibit".

Please contact me if you have any further questions. Thank you.


Chris Wright

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North Fork Special Service District
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MIDA staff has analyzed the planned lodging units reflected in the application for site plan approval submitted to Utah County. Staff has determined that the number of intended standard lodging units, as reflected in the site plan application, is 63 rooms. These numbers, in combination, net a ratio of transient to permanent residents equal to 63/0. Well above the 66% threshold.

MIDA Staff recommends that the MIDA Board certify the Sundance project area as a resort community, authorized to implement the Transient Room Tax by adopting the following findings and resolutions:

1. The number of permanent residents in the Project Area is equal to 0 people.
2. The number of planned hotel rooms in the Project Area is equal to 63 units.
3. Resolved to implement the transient room tax based on the analysis that as growth materializes, it is and will continue to be consistent with the criteria found in section 59-12-401 of the Utah State Code, namely that the transient room capacity, as defined in Section [59-12-405](#), is greater than or equal to 66% of the municipality's permanent census population.