

MIDA Mountain Veterans Program (MVP)

PROJECT AREA PLAN- Part 2

August 2024

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 strives to strengthen, support and facilitate Utah's military members and the facilities they utilize. In December 2023, MIDA partnered with Utah County to assist Utah County and Storyteller Canyon Property Owner, LP ("Storyteller") and its affiliates in the development of real property located in Utah County, Utah ("the Project Area") and the development of an accessible inn at the Sundance Mountain Resort that will be essential to providing a specialty wounded veterans assistance program. The first part of the project area plan was adopted by the MIDA Board as the Sundance Project Area. This document is the MIDA Mountain Veterans Program (MVP) Project Area Plan – Part 2 ("Part 2 Project Area Plan or Part 2 Project Area") and is an amendment to the Project 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. 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. The draft is then the subject to at least one public meeting held by the MIDA Board. The public meeting was a hybrid meeting (a combination of in-person and teleconferencing attendees) and was held on August 22, at 9:00 a.m. at the Utah State Capitol Building in Room 450 which is located in the Northeast Corner of the 4th floor. The public was invited to attend in person or virtually by registering through this [link](#):

https://us06web.zoom.us/webinar/register/WN_EGs2Q7hRTu6l_hWvaPvf0A

A recording of the meeting is available on <https://www.utah.gov/pmn/>.

Definitions

The definition of terms used in this Project Area Plan Part 2 Amendment are the same as those provided by the MIDA Act, at Utah Code Ann. § 63H-1-102.

Purposes and Intent/ Findings and Determinations

In accordance with the original intent to create a rehabilitative veterans program at the Sundance Mountain Resort, MIDA staff started the bond issuance process in April 2023. As the required documents and procedures for that process began, it became clear that several parcel adjustments were necessary to more effectively forecast revenue for bond purposes. This project area amendment improves the name, refines the boundary and reduces the footprint outside of the

resort area for the purpose of greater accuracy pertaining to pledged revenues for the bond issuance.

Legal/Technical Description of Project Area Changes

The initially approved Project Area consists of approximately 2,600 acres of private property located entirely within the boundaries of Sundance Mountain Resort; The associated military land for this project is The United States Department of Veterans Affairs, located in Salt Lake City. This Part 2 amendment makes several technical refinements to the previously described project area:

1. A minor road realignment is described more specifically in Exhibit B1.
2. The inclusion of the spa parcel that is described more specifically in Exhibit B2.
3. The original project area plan included 80.77 acres of the Salt Lake City Veterans Affairs Campus land. This amendment reduces the overall footprint of the SLC Veterans Affairs Campus in the project area, more specifically described in Exhibit B-3. This amendment reduces the acreage from 80.77 to 1.29 acres resulting in a net reduction of the overall project area acreage.

Parcel No.	Owners	Name	Acres	Parcel ID Tax Nos.
Military Land	United States Government	Salt Lake City Veterans Affairs Campus	-80.77	16044510020000

Exhibit B Parcel No.	Owners	Name	Acres	Parcel ID Tax Nos.
A-1	Storyteller Canyon LLC	Road realignment	+2.19	51:770:0015
A-2	Storyteller Canyon LLC	Spa Parcel	+0.04	52:278:0038
B-3	United States Government	Department of Veterans Affairs	+1.29	N/A
			TOTAL	-77.25

4. The project area name is changed from "The Sundance Project Area" to the "MIDA Mountain Veterans Program (MVP) Project Area" which more accurately reflects the mission and purpose of the project. It is more specifically described in Exhibit B4

Effect on Part 1 of the Sundance Project Area

This Part 2 MIDA MVP Project Area Plan updates and amends the Sundance Project Area Plan. To the extent that there are inconsistencies between the Part 1 Project Area Plan, and the Part 2 Project Area Plan, the Part 2 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 Sundance Part 1 Project Area continues to be 2022, and the base year for the Part 2 Project Area will be 2023.

EXHIBIT A
MAP OF PROJECT AREA INCLUDING PARTS 1-2

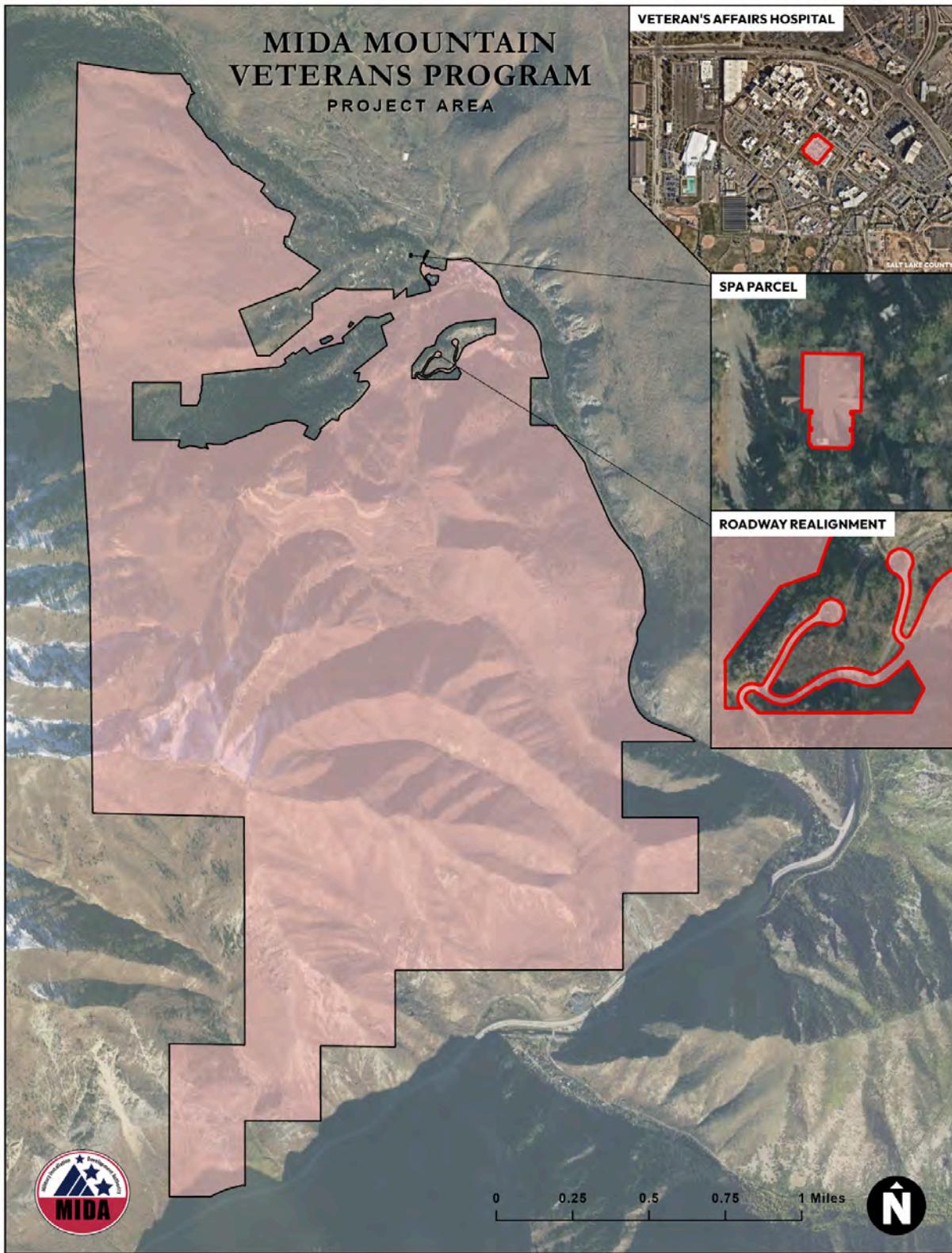


EXHIBIT B-1

LEGAL DESCRIPTION FOR THE ROAD REALIGNMENT

PARCEL "B" (INCLUDED IN MIDA AREA)

A portion of Mandan Road & Navajo Road, Plat K, The Ridge Lots at Sundance Community Preserve, A Sundance Recreational Resort Subdivision, and all of Parcel A, Plat K-2, The Ridge Lots at Sundance Community Preserve, A Sundance Recreational Resort Subdivision, being described as follows:

Beginning at a point on the south boundary of said Plat K and being located South 1537.05 feet and East 388.57 feet from the Northwest Corner of Section 14, T5S, R3E, SLB&M (Basis of Bearing: N00°07'50"W from the Southeast Corner to the East Quarter Corner of Section 10, T5S, R3E, SLB&M); thence along the arc of a non-tangent curve to the right 171.13 feet with a radius of 61.00 feet through a central angle of 160°44'21", chord: N33°45'15"E 120.28 feet; thence along the arc of a curve to the left 29.08 feet with a radius of 20.00 feet through a central angle of 83°17'42", chord: N72°28'34"E 26.58 feet; thence N30°49'43"E 95.34 feet; thence along the arc of a curve to the left 73.59 feet with a radius of 784.00 feet through a central angle of 05°22'40", chord: N28°08'23"E 73.56 feet; thence along the arc of a curve to the right 188.33 feet with a radius of 316.00 feet through a central angle of 34°08'47", chord: N42°31'26"E 185.55 feet; thence along the arc of a curve to the left 44.88 feet with a radius of 60.00 feet through a central angle of 42°51'39", chord: N38°10'00"E 43.84 feet; thence along the arc of a curve to the right 265.43 feet with a radius of 55.00 feet through a central angle of 276°30'29", chord: S25°00'35"E 73.24 feet; thence along the arc of a curve to the left 60.04 feet with a radius of 60.00 feet through a central angle of 57°19'53", chord: S84°34'43"W 57.56 feet; thence along the arc of a curve to the left 150.99 feet with a radius of 284.00 feet through a central angle of 30°27'43", chord: S40°40'55"W 149.22 feet; thence along the arc of a curve to the right 76.59 feet with a radius of 816.00 feet through a central angle of 05°22'40", chord: S28°08'23"W 76.56 feet; thence S30°49'43"W 95.44 feet; thence along the arc of a curve to the left 31.21 feet with a radius of 20.00 feet through a central angle of 89°23'46", chord: S13°52'10"E 28.13 feet; thence S58°34'03"E 5.88 feet; thence along the arc of a curve to the left 96.10 feet with a radius of 84.00 feet through a central angle of 65°32'52", chord: N88°39'31"E 90.94 feet; thence N55°53'05"E 124.99 feet; thence along the arc of a curve to the right 234.48 feet with a radius of 216.00 feet through a central angle of 62°11'47", chord: N86°58'59"E 223.13 feet; thence along the arc of a non-tangent curve to the left 46.33 feet with a radius of 75.00 feet through a central angle of 35°23'42", chord: N68°40'09"E 45.60 feet; thence N50°58'18"E 65.89 feet; thence along the arc of a curve to the left 67.83 feet with a radius of 175.00 feet through a central angle of 22°12'29", chord: N39°52'03"E 67.41 feet; thence along the arc of a curve to the left 23.04 feet with a radius of 15.00 feet through a central angle of 88°00'07", chord: N15°14'15"W 20.84 feet; thence along the arc of a curve to the right 88.91 feet with a radius of 66.00 feet through a central angle of 77°10'49", chord: N20°38'54"W 82.33 feet; thence along the arc of a non-tangent curve to the left 50.66 feet with a radius of 784.00 feet through a central angle of 03°42'08", chord: N16°05'27"E 50.65 feet; thence N14°14'23"E 69.40 feet; thence along the arc of a curve to the left 54.95 feet with a radius of 184.00 feet through a central angle of 17°06'42", chord: N05°41'02"E 54.75 feet; thence along the arc of a curve to the left 65.18 feet with a radius of 60.00 feet through a central angle of 62°14'26", chord: N33°59'32"W 62.02 feet; thence along the arc of a curve to the right 264.78 feet with a radius of 55.00 feet through a central angle of 275°50'10", chord:

N72°48'20"E 73.72 feet; thence along the arc of a curve to the left 43.50 feet with a radius of 60.00 feet through a central angle of 41°32'13", chord: S09°57'18"W 42.55 feet; thence along the arc of a curve to the right 94.45 feet with a radius of 216.00 feet through a central angle of 25°03'11", chord: S01°42'47"W 93.70 feet; thence S14°14'23"W 69.40 feet; thence along the arc of a curve to the right 52.73 feet with a radius of 816.00 feet through a central angle of 03°42'08", chord: S16°05'27"W 52.72 feet; thence along the arc of a curve to the left 41.06 feet with a radius of 34.00 feet through a central angle of 69°11'08", chord: S16°39'03"E 38.61 feet; thence along the arc of a curve to the left 26.29 feet with a radius of 15.00 feet through a central angle of 100°25'58", chord: N78°32'24"E 23.05 feet; thence N28°19'26"E 27.27 feet; thence along the arc of a curve to the left 92.56 feet with a radius of 975.00 feet through a central angle of 05°26'22", chord: N25°36'15"E 92.53 feet; thence N22°53'03"E 58.33 feet; thence along the arc of a curve to the right 230.91 feet with a radius of 245.00 feet through a central angle of 54°00'06", chord: N49°53'07"E 222.46 feet; thence S63°46'48"W 56.82 feet; thence S27°30'39"W 436.09 feet; thence S30°32'31"E 2.05 feet; thence along the arc of a non-tangent curve to the right 51.05 feet with a radius of 225.00 feet through a central angle of 12°59'56", chord: S44°28'20"W 50.94 feet; thence S50°58'18"W 65.89 feet; thence along the arc of a curve to the right 125.96 feet with a radius of 125.00 feet through a central angle of 57°44'01", chord: S79°50'18"W 120.69 feet; thence N71°17'41"W 44.80 feet; thence along the arc of a curve to the left 115.24 feet with a radius of 125.00 feet through a central angle of 52°49'14", chord: S82°17'42"W 111.20 feet; thence S55°53'05"W 31.96 feet; thence N34°06'55"W 9.00 feet; thence S55°53'05"W 95.88 feet; thence along the arc of a curve to the right 132.71 feet with a radius of 116.00 feet through a central angle of 65°32'52", chord: S88°39'31"W 125.59 feet; thence N58°34'03"W 67.57 feet; thence along the arc of a curve to the left 85.95 feet with a radius of 29.00 feet through a central angle of 169°49'17", chord: S36°31'18"W 57.77 feet; thence S44°59'25"W 32.03 feet to the point of beginning.

Contains: ± 2.19 acres.

EXHIBIT B-2
LEGAL DESCRIPTION FOR THE SPA PARCEL

PARCEL "C" (INCLUDED IN MIDA AREA)

All of Unit 38, Sundance Cottages, an Expandable Utah Condominium Project and being described as follows:

Beginning at the Northwest Corner of said Unit 38 and being located N0°07'50"W along the section line 616.73 feet and East 275.72 feet from the Southwest Corner of Section 11, T5S, R3E, SLB&M; thence S88°50'20"E 37.00 feet; thence S01°09'40"W 35.50 feet; thence N88°50'20"W 6.50 feet; thence S01°09'40"W 2.00 feet; thence S88°50'20"E 1.50 feet; thence S01°09'40"W 8.50 feet; thence N88°50'20"W 1.50 feet; thence S01°09'40"W 2.00 feet; thence S88°50'20"E 1.50 feet; thence S01°09'40"W 8.50 feet; thence N88°50'20"W 1.50 feet; thence S01°09'40"W 2.00 feet; thence N88°50'20"W 24.00 feet; thence N01°09'40"E 2.00 feet; thence N88°50'20"W 1.50 feet; thence N01°09'40"E 8.50 feet; thence S88°50'20"E 1.50 feet; thence N01°09'40"E 2.00 feet; thence N88°50'20"W 1.50 feet; thence N01°09'40"E 8.50 feet; thence S88°50'20"E 1.50 feet; thence N01°09'40"E 2.00 feet; thence N88°50'20"W 6.50 feet; thence N01°09'40"E 35.50 feet to the point of beginning.

Contains: ±0.04 acres.

EXHIBIT B-3

**LEGAL DESCRIPTION FOR THE REDUCED FOOTPRINT OF THE VETERANS
AFFAIRS CAMPUS IN SALT LAKE CITY**

REDUCED FOOTPRINT OF THE VETERANS AFFAIRS CAMPUS IN SALT LAKE CITY

A part of Section 4, Township 1 South, Range 1 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 89° 49' 20" West for a distance of 1307.01 feet and North 0° 1' 13" East for a distance of 132.08 feet from the Southeast Corner of Section 4, Township 1 South, Range 1 East, Salt Lake Base & Meridian or POINT OF BEGINNING; and running thence South 39° 24' 50" West, a distance of 20.60 feet to a point on a 37.77 foot radius curve to the right; thence along said curve a distance of 49.48 feet chord bearing South 54° 32' 20" West; thence North 50° 39' 0" West, a distance of 134.36 feet to a point on a 37.37 foot radius curve to the right; thence along said curve a distance of 42.21 feet chord bearing North 56° 3' 57" West; thence along a 16.07 foot radius curve to the left a distance of 15.46 feet chord bearing North 6° 11' 29" East; thence North 51° 24' 27" West, a distance of 10.42 feet; thence North 51° 24' 27" West, a distance of 190.08 feet; thence South 50° 35' 6" East, a distance of 24.31 feet; thence North 39° 24' 51" East, a distance of 36.74 feet; thence South 50° 35' 10" East, a distance of 205.71 feet; thence South 39° 24' 50" West, a distance of 203.34 feet to the POINT OF BEGINNING.

Contains: ±1.29 acres.

EXHIBIT B-4

APPROVED RESOLUTION FOR SUNDANCE PROJECT AREA NAME CHANGE

MIDA SUNDANCE PUBLIC INFRASTRUCTURE DISTRICT

RESOLUTION 2024-05

A RESOLUTION OF THE MIDA SUNDANCE PUBLIC INFRASTRUCTURE DISTRICT (“DISTRICT”) CHANGING THE NAME OF THE DISTRICT TO THE MIDA MOUNTAIN VETERANS PROGRAM PUBLIC INFRASTRUCTURE DISTRICT.

WHEREAS, the District is a Utah Public Infrastructure District, a political subdivision and body corporate and politic, and a subsidiary of the Military Installation Development Authority (“MIDA”), duly organized and existing under the Constitution and laws of the State of Utah (the “State”), including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4, Utah Code Annotated 1953, as amended and the Military Installation Development Authority Act (Utah Code § 63H-1-101, *et seq.*); and

WHEREAS, the District was incorporated on May 10, 2024, upon the issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State and recorded in the real property records of Wasatch County, Utah on June 6, 2024; and

WHEREAS, at the time that the District was created, the military related program that the District was created to support had not yet been named; and

WHEREAS, the military program supported by the District has since been named the Mountain Veterans Program, which will be located at the Sundance Resort in Utah County, Utah, which is within the boundaries of the District; and

WHEREAS, Section 17B-1-105 Utah Code Annotated 1953, as amended, allows the Board of the District to change the name of the District as set forth in that section; and

WHEREAS, both the MIDA and District staff, the owner of the property within the District and the operator of the Mountain Veterans Program all support the name of the District being changed to the MIDA Mountain Veterans Program Public Infrastructure District, to more accurately reflect the military purpose of the District, and

WHEREAS, the Board of Trustees of the District have held a public hearing as required by Section 17B-1-105, Utah Code Annotated 1953, as amended, and have determined that it is in the best interest of the District, the property owner of the land within the district, and the operator of the Mountain Veterans Program to change the name of the District to the MIDA Mountain Veterans Program Public Infrastructure District.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF TRUSTEES as follows:

That the name of the District is hereby changed to the “MIDA Mountain Veterans Program Public Infrastructure District.”

BE IT FURTHER RESOLVED BY THE DISTRICT BOARD OF TRUSTEES that:

The District shall submit to the Lieutenant Governor’s Office a notice of an impending name change in the form attached to this resolution as Exhibit A, for the issuance of a Certificate of Name Change as set forth in Section 17B-1-105, Utah Code Annotated.

AND BE IT FURTHER RESOLVED BY THE DISTRICT BOARD OF TRUSTEES that:

The name change of the District shall become effective upon the issuance of the Certificate of Name Change and the recording of the Certificate of Name Change and other required documents with the Office of the Utah County Recorder. Upon the effective date of the District’s name change, any actions previously taken contemplating the name “MIDA Sundance Public Infrastructure District” shall be deemed as having been taken under the revised name of “MIDA Mountain Veterans Program Public Infrastructure District.”

PASSED AND APPROVED by the Board of Trustees of the MIDA Sundance Public Infrastructure District this 30th day of July 2024.

MIDA Sundance Public Infrastructure District

Nicole Cottle

Nicole Cottle (Aug 2, 2024 11:37 MDT)

Chair



Staff