

Central Utah Agri-Park

A Utah Inland Port Project Area

Draft Project Area Plan & Budget Amendment #3

Original Approval Date:	September 12, 2023
Amendment #1 Approval Date:	December 11, 2024
Amendment #2:	November 6, 2025
Amendment #3:	Pending

UTAH INLAND PORT AUTHORITY
Moving Utah Forward

DEFINITIONS

Term	Definitions
Authority Infrastructure Bank	"Authority Infrastructure Bank" or "AIB" means the UIPA infrastructure revolving loan fund, established in Utah Code 63A-3-402, with the purpose of providing funding, through infrastructure loans, for infrastructure projects undertaken by a borrower for use within a Project Area.
Base Taxable Value	The taxable value of property within any portion of a Project Area, as designated by board resolution, from which the property tax differential will be collected, as shown upon the assessment roll last equalized before the year in which UIPA adopts a project area plan for that area.
Development Project	A project for the development of land within a Project Area
Effective Date	Date designated in the UIPA board resolution adopting the Project Area Plan on which the Project Area Plan becomes effective. It is also the beginning date UIPA will be paid Differential generated from a Project Area.
Project Area	As to land outside the authority jurisdictional land, whether consisting of a single contiguous area or multiple non-contiguous areas, real property described in a project area plan or draft project area plan, where the development project set forth in the project area plan or draft project area plan takes place or is proposed to take place. The authority jurisdictional land (see Utah Code Ann. sections 11-58-102(2) and 11-58-501(1)) is a separate project area.
Legislative Body	For unincorporated land, the county commission or council. For land in a municipality, it is the legislative body of such municipality.
Loan Approval Committee	Committee consisting of the individuals who are the voting members of the UIPA board.
Project Area Budget	Multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to a Project Area.
Project Area Plan	Written plan that, after its effective date, guides and controls the development within a Project Area.
Property Tax(es)	Includes a privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.
Property Tax Differential	The difference between the amount of property tax revenues generated each tax year by all Taxing Entities from a Project Area, using the current assessed value of the property and the amount of Property Tax revenues that would be generated from that same area using the Base Taxable Value of the property but excluding an assessing and collecting levy, a judgment levy, and a levy for a general obligation bond. This is commonly referred to as tax increment.
Taxing Entity	Public entity that levies a Property Tax on property within a Project Area, other than a public infrastructure district that UIPA creates.

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TABLE OF CONTENTS

EXECUTIVE SUMMARY 5

LOGISTICS INFRASTRUCTURE & VALUE PROPOSITION 7

Currant Creek Industrial Park 7

Nortonville Zone 7

Juab Valley Zone 7

Dog Valley Zone 8

Ash Grove Zone 8

Agri-Park Zone 8

Nebo North Zone 8

Logistics Considerations 8

Importers & Exporters in the Area (All Modes; Outbound only) 9

Disclosure Notes 9

OVERVIEW 10

Purposes and Intent 10

Area Boundaries 10

Legislative Body Consent 10

Landowner Exclusion 10

Project Area Budget 10

Environmental Review 10

Recruitment Strategy 11

Project Area Performance Indicators 12

Conclusion 12

Staff Recommendation 13

REQUIREMENTS 14

BOARD FINDINGS & DETERMINATION 15

Public Purpose 15

Public Benefit 16

Economic Soundness and Feasibility 16

Promote Statutory Goals and Objectives 18

APPENDICES 19

Appendix A: Legal Description of Project Area 19

Appendix B: Maps & Imagery of the Project Area 28

Appendix C: Legislative Body Written Consent 36

Appendix D: Project Area Budget Summary 39

Appendix E: Environmental Review Report 40

Appendix F: Recording & Trigger Resolution Log 66

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Amendment/Revision Table

Revision / Amendment	Board Approval / Updated Date	Summary of Revisions	Acres (+/-)	Total Acres
#1	December 11, 2024	New property to be amended includes: • Nortonville Rail properties originally intended to be included in the Plan and Budget but were inadvertently left out. • Ash Grove properties to encourage the expansion of an existing local company for new capital investment and job creation, as well as potential to recruit supporting companies. • Dog Valley properties for potential renewable energy production and the possibility to attract other businesses to the project area.	5,356.58	41,559.42
#2	November 6, 2025	• Renamed old Agri-Park Zone to Juab Valley Zone • Added new Agri-Park Zone to the Project Area to include acreage purchased by the R6 Regional Council for the creation of the Agri-Park, as well as adjacent properties for development/recruitment of utilities and complementary businesses.	3,748.39	45,307.81
#3	Pending	• Additions to the Agri-Park Zone to include parcels in Nephi City's Nebo South Annexation area located northwest of the J. Randy McKnight Nephi Municipal Airport for the potential development of a data center. • Added Rock Ridge Zone north of Mona Reservoir for the possible development of an electrical power generation & data center. • Updated Recruitment Strategy section and added Appendix F Recordings and Trigger Resolution Log	685.43	45,993.24

Executive Summary

The Utah Inland Port Authority (UIPA) was established to facilitate appropriate development of the Inland Port's jurisdictional land and other Project Areas within the state of Utah to further the policies and objectives of the Inland Port outlined in Chapter 58, Title 11 Utah Code Annotated 1953, as amended (UIPA Act). One mechanism for achieving these purposes is the creation of a Project Area where a Development Project is proposed to take place (Project Area). A Project Area is created as explained below under the Requirements section.

In order for a Project Area to be established by UIPA, the legislative body of the county or municipality in which the Project Area is located must provide written consent. The Juab County Commission passed a resolution on May 8, 2023 requesting the creation of a Port Project Area. The Juab County Commission passed resolutions on September 3, 2024, November 3, 2025, and April 06, 2026 to amend the resolution.

The Central Utah Agri-Park (CUAP) anchors a six-county logistics corridor—Juab, Millard, Sanpete, Sevier, Piute, and Wayne—situated on I-15 with active Union Pacific rail access. Rail-served sites already moving volume (Central Utah Grain loop, Azomite, Canyon Fuel/Sharp loadout, Redmond) demonstrate the corridor's utility today, while Nortonville Rail (2019–2020 build) and the Ash Grove cement complex expand transload and heavy-industry options. The Currant Creek power plant and a proposed Dog Valley solar area create an energy platform for ag-processing, cold storage, and other power-sensitive users. Additionally, a proposed natural gas electrical power generation project near the Clover Substation would generate power for use within the Project Area.

Freight profile (outbound, all modes): Using the statewide logistics dashboard extract (Jan 2022–Jan 2023, with inputs from 2020–2022), outbound flows from the six-county region are carried almost entirely by truck (~91%) and rail carload (~9%). By weight, the region primarily ships coal, nonmetallic minerals, and farm products; by value, farm products, food/kindred, and petroleum/coal products lead. Units are short tons and USD. The current extract does not include inbound flows and does not isolate maritime containers, so TEU counts are not reported.

Value proposition:

- Proven **rail + interstate** platform with active shippers and available industrial land.
- **Energy proximity** (existing gas generation; proposed solar and additional gas) to underwrite processing and storage uses.
- **Program momentum:** The Agri-Park, established by UIPA in 2023; 2024 amendment added Nortonville, Ash Grove, and Dog Valley zones to accelerate private investment and jobs.; 2025 amendment to add new Agri-Park Zone to accommodate property purchased by the R6 Regional Council and adjacent acreage will expedite business recruitment for the Six County Agri-Park project.
- **Straightforward next steps:** Coordinated recruiting effort for the Agri-Park project, along with R6 Regional Council, targeted road/rail last-mile improvements, tenant-ready pads near rail, and utility extensions synchronized with demand.

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Logistics Infrastructure & Value Proposition

The Central Utah Agri-Park Project Area includes the following Zones or areas:

Currant Creek Industrial Park

Industrial land west of I-15 (Exit 233) with direct highway access and adjacent power. The Currant Creek combined-cycle plant anchors available capacity for industry, and a modern greenhouse (Longvine) demonstrates controlled-environment agriculture at scale. No on-site rail spur today; potential future spur would connect to the nearby UP Sharp Subdivision. The park is suited to ag-processing, light manufacturing, and distribution that benefit from I-15 access and abundant power.

Nortonville Zone

Purpose-built rail-served site south of Nephi constructed 2019–2020, specializing in steel coil and roll-formed product transfers between rail and truck. Two parallel tracks (one with enclosed loading) provide weather-protected handling; the site is <2 miles from I-15. Surrounding acreage supports expansion for additional tenants or track.

Juab Valley Zone

The Juab Valley Zone was known as the Central Utah Agri-Park Zone in the original Plan and Budget and in the Plan and Budget for Amendment #1. With the approval of Amendment #2, this Zone will be called the "Juab Valley Zone," as newly amended property will be designated the "Agri-Park Zone," as the location for the Agri-Park to be developed by the R6 Regional Council.

The Juab Valley Zone's north–south I-15 / UP Sharp Subdivision spine links rail-served agriculture and mineral shippers with the Wasatch Front and western gateways. Active rail users include Central Utah Grain (unit-train loop), Azomite Minerals (loadout), Canyon Fuel / Sharp coal loadout, and Redmond Minerals. The John Kuhni rendering spur exists but is inactive at this time. This corridor is the aggregation point for future transload, food manufacturing, and storage uses.

The Juab Valley Zone currently has five rail-served facilities:

- **Canyon Fuel Company Coal Loadout:** Mined coal from the Sufco Mine in Sevier County is transported via truck to be loaded into rail cars. The facility has 18,000 ft. siding with additional capacity for railcar storage.
- **Central Utah Grain:** Grain elevator and storage facility located directly on rail loop track with capacity to accommodate unit trains. The facility can move stored grain from silos into waiting hopper cars for shipment on the North American rail network. The facility has additional capacity for railcar storage.
- **Redmond Minerals:** Railcar loading facility to handle outbound exports of mineral blend that is mined 45 miles to the south in Redmond, Utah. Currently, the facility is a single track with a single loading point. The facility is located geographically near the Canyon Fuel Company.
- **Azomite Minerals:** Railcar loading facility to handle outbound exports of Azomite via railcar. Located on the Central Utah Grain loop track.

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- **John Kuhni Sons Inc.:** Rail-served animal waste processing facility. The facility is currently closed with plans to resume operations in the near future.

Interstate 15 is readily accessible via two exits at either end of the project area. SR-78 and SR-28 provide access to Nephi, I-15, and points further south in the state.

Dog Valley Zone

Dog Valley is a large, predominantly single-owner area west of Nephi with a proposed utility-scale solar development (timelines subject to permitting). The zone's value proposition is land availability and prospective clean-energy supply for co-located industry; road improvements and any future rail connections would be mission-driven as tenants materialize.

Ash Grove Zone

The Ash Grove Zone is a long-standing rail-served cement complex positioned on the Sharp Subdivision and SR-132. The site's active rail siding and on-site trackage support bulk movements. Inclusion in the CUAP encourages capital reinvestment and recruitment of supporting materials firms (e.g., aggregates, lime, bagging/distribution) within the zone.

Agri-Park Zone

The 2025 Amendment brings about 2,300 acres into the Project Area. This property is located northwest of Nephi City, and a short distance west of the Nortonville Rail Zone and just south of the Currant Creek Zone. The amendment is based on the R6 Regional Council's Agri-Park Board of Directors' purchase of about 920 acres for the development of the Agri-Park, which is the heart of the creation of this project area. After an exhaustive search for nearly two years inside and outside of the Project Area boundaries, the R6 board settled on this property as the best option to develop the Agri-Park. In addition to the 920 acres, an additional 1,400 acres of privately-owned adjacent land is included for the development of utilities and recruitment of other businesses to support the Agri-Park. It is anticipated that this property will be annexed into Nephi City with these expectations.

To avoid confusion, this amended property is named the "Agri-Park Zone," and the property previously recognized as "The Six County Agri-Park Zone," located between Nephi and Levan, is renamed the "Juab Valley Zone."

Nebo North Zone

Industrial land north of Mona Reservoir, includes about 475 acres. This area is the proposed location of a data center & power generation project that would significantly benefit the region's primary employment opportunities, public infrastructure, and electrical energy options.

Logistics Considerations

- **Highway:** The project relies on I-15 and connecting state routes; targeted turn-lane/intersection upgrades and industrial access roads should phase with tenant commitments.

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- **Rail:** The UP Sharp Subdivision is single-track with passing sidings; incremental siding extensions and customer spurs—coordinated with UP—will pace with new volume.
- **Energy/Utilities:** Proximity to existing generation (Currant Creek) and proposed solar (Dog Valley) supports power-sensitive uses; coordinates with utilities for capacity and interconnection.
- **Land & Phasing:** Prioritize sites with immediate highway/rail adjacency, then extend utilities and internal roads as pre-leases firm.

Importers & Exporters in the Area (All Modes; Outbound only)

Study window: Jan 2022–Jan 2023 extract; underlying data sources span 2020–2022.
Units: short tons (a unit of weight equal to 2,000 pounds) and USD.
Scope limitation: The current extract does not include inbound flows for the six-county aggregation and does not isolate maritime containerization; therefore, no TEU counts are presented.

Outbound totals (six-county aggregate):

Mode	Short tons	Value (USD)	Share of tons
Truck	**8,009,526**	**$1,786,972,000**	**90.95%**
Rail carload	**797,471**	**$211,618,212**	**9.05%**
Rail intermodal	—	—	—
Air	—	—	—
Total outbound	**8,806,997**	**$1,998,590,212**	**100%**

Disclosure Notes

- Outbound figures originate from the statewide logistics dashboard (six-county roll-up); inbound records are not available in this extract.
- Maritime/ocean container flows are not separately identified; no TEU conversions are presented.
- All facility descriptions rely on publicly available operator/agency information; no confidential data are included.

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Overview

Purposes and Intent

By adopting this Project Area Plan for the creation of and amendments to the Central Utah Agri-Park Project Area, UIPA will be maximizing long-term economic benefits to the Project Area, the region, and the State. Project Area creation and amendments will maximize the creation of high-quality jobs, and other purposes, policies, and objectives described herein and as outlined in the Port Authority Act.

Area Boundaries

A legal description of the proposed area boundaries and a map can be found in Appendices A and B.

Legislative Body Consent

Written consent from the Juab County Commission in the requested areas can be found in Appendix C.

Landowner Exclusion

Pursuant to UCA 11-58-501, "an owner of land proposed to be included within a project area may request that the owner's land be excluded from the project area." A project area exclusion request must be submitted by the respective landowner in writing to the UIPA board no more than 45 days after the public meeting under Subsection 11-58-502(1). Landowners may submit notarized written requests either in person or via certified mail to Attn: Larry Shepherd, 60 E. South Temple, 6th Floor, Salt Lake City, UT 84111.

Project Area Budget

UIPA will prepare a yearly budget for each year prior to expending tax differential revenues. A preliminary summary budget for the project area can be found in Appendix D.

Environmental Review

For the UIPA Board to adopt a Project Area Plan, an environmental review for the project area must be completed. To ensure that any required environmental studies, documentation, or action is conducted according to federal, state, and local regulatory standards, the project area's environmental considerations are reviewed to provide recommendations for next steps and/or approval before work, which could pose environmental impacts, may commence.

The environmental review consists of a desktop review of publicly available environmental data that considers the following elements as applicable: Environmental Justice, NEPA Reporting Requirements, Past and Present Land Uses, Geotechnical Resources, Historical and Cultural Resources including Tribal Lands, Natural Resources, Water Resources, Environmental Quality, and Air Quality.

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A brief summary of environmental considerations for the Central Utah Agri-Park Project Area is included below. The full environmental review report can be found in Appendix E.

SUMMARY OF CENTRAL UTAH AGRI-PARK ENVIRONMENTAL CONSIDERATIONS

- The following threatened (T), endangered (E), proposed threatened (PT), and proposed endangered (PE) may exist in the project area:
    - **Yellow-Billed Cuckoo** (T) - final critical habitat published in the Federal Register
    - **Monarch Butterflies** (PT) - final critical habitat published in the Federal Register
    - **Suckley's Cuckoo Bumble Bees** (PT) - no critical habitat has been designated
    - **Ute Ladies'-tresses** (T) - no critical habitat has been designated
        - critical habitats do not exist within or overlap with any portions of the project area
- 25 migratory birds on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern
    - breeding seasons ranging between December 1 and September 30
- Deep Creek Wildlife Management area of ~1,200 acres is east of the Agri-Park Zone
- Juab County is currently in attainment for all criteria pollutants

Recruitment Strategy

UIPA will coordinate with Juab County on the recruitment sourcing strategy and may work in conjunction with the Governor's Office of Economic Development, Economic Development Corporation of Utah, and other State and regional agencies on recruitment opportunities.

Incentives may be offered as post-performance rebates on generated property tax differential, based on capital investment dollars spent. Generally, incentive amounts will not exceed 20% of annual assessed property tax paid by any business up to a capped dollar amount for no more than 25 years, and final discretion for incentive amounts are with the UIPA Board. All incentives must be approved by the UIPA Board in a public meeting.

General guidelines for incentives are for businesses that are creating new growth as follows:

New Capital Investment	Incentive %*
$15M	10%
$25M	15%
$50M	20%

*Post performance incentive that is respectively the total tax burden (e.g. what the incentive recipient pays) minus UIPA admin, housing, and/or any environmental or other commitment(s). Incentives cannot exceed what UIPA receives in Project Area differential.

Incentives will generally favor industries such as those listed below:

- Protein and other agricultural processing facilities
- Agriculture technology
- Agriculture implements/tools
- Cold storage

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- Value added beef processing
- Advanced Manufacturing
- Technology

Variables that could impact the percent of tax differential awarded include the following:

- Preference for rail users
- Preference for high skilled employment

Project Area Performance Indicators

UIPA will monitor and record the economic benefit of this Project Area and report this information bi-annually to the UIPA Board and Juab County Commission and the Six County AOG. UIPA will work with Juab County and the Six County AOG to determine the right key performance indicators. The following represent likely performance indicators that UIPA will report on:

- Impact on ranching and agriculture
- Recruitment of Agri-Tech industries in the six-county area
- Number of high paying jobs as defined by state statute (110% of county wage or higher)
- Change in county poverty rate
- Total jobs created
- Total attrition values
- Improvements to road and rail
- Infrastructure improvements including power, water, wastewater, fiber, etc.
- Commodity flow by type and value
- Commodity transload by type and value

Conclusion

Juab County remains the firm backbone to the region and economy of central Utah. The county's place is critical in synergizing together the interests of all counties in central Utah's Six-county region. A Project Area in Juab County has the unique opportunity to provide regional economic growth to the surrounding region.

With I-15 bisecting the county, the Central Utah Agri-Park has the ability to capture significant cargo volume between truck and rail cargo. The six-county region has the significant opportunity to use this Project Area as a type of "hub and spoke" to catalyze logistics in a way that will benefit shippers throughout this entire region.

UIPA also intends to use as much existing rail infrastructure as is possible. There are already several facilities that could be utilized to optimize rail cargo in the region. UIPA intends to be very judicious in terms of optimizing existing rail opportunities wherever possible to support this project.

UIPA also understands the important role that infrastructure will play in helping to develop these areas. UIPA intends to be innovative in supporting other stakeholders, including Juab County and the R6 Regional Council (Six County Association of Governments), as we work to help find infrastructure solutions to help spur economic growth. As noted, UIPA will be collaborative as we work together to help businesses expand in the project areas. One of our top priorities is to create the type of economic growth, including those industries and jobs, that are important to the community.

The Clover Substation, located near Mona, is a critical high-voltage hub in the western U.S. power grid, acting as a terminus for the 416-mile 500-kV Energy Gateway South transmission line from Wyoming. It

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is central to regional energy expansion. The site has undergone significant expansions, including constructing a 345-kV substation to support local renewable energy and infrastructure upgrades to accommodate 500-kV capacity. The substation's proximity to the project area is key in attracting high power-use projects, such as power generation & data center projects that are considering the area for development.

The Central Utah Agri-Park has significant potential to optimize cargo, better utilize rail, serve as a strong regional economy and strengthen its surrounding counties. As community and state leaders work together to realize the potential of this area, we are confident that Juab County will emerge as one of the preeminent economic focal centers in the state.

Staff Recommendation

The Staff of the Utah Inland Port Authority recommends the Port Authority Board approve the request to create the Central Utah Agri-Park: A Utah Inland Port Project Area.

Additionally, the Staff of the Utah Inland Port Authority recommends the Port Authority Board approve the requests to amend new properties into the Central Utah Agri-Park Inland Port Project Area as described herein.

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Requirements

The UIPA Act outlines certain steps that must be followed before the Central Utah Agri-Park Project Area is adopted. The requirements are as follows:

Statutory Requirement

A draft of the Project Area Plan must be prepared.

A Project Area Plan shall contain:

(a) Legal description of the boundary of the project area;
(b) The Authority's purposes and intent with respect to the project area; and
(c) The board's findings and determination that:
    (i) there is a need to effectuate a public purpose;
    (ii) there is a public benefit to the proposed development project;
    (iii) it is economically sound and feasible to adopt and carry out the project area plan; and
    (iv) carrying out the project area plan will promote the goals and objectives stated in Subsection 11-58-203(1).

Adoption of the Project Area Plan is contingent on the UIPA Board receiving written consent to the land's inclusion in the project areas from:

Legislative Body (See Exhibit C)

Source: UCA 11-58-501 Preparation of project area plan -- Required contents of project area plan.

The UIPA Board shall hold at least one public meeting to consider the draft Project Area Plan.

At least 10 days before holding the public meeting, the board shall give notice of the public meeting:

(a) to each Taxing Entity;
(b) to a municipality where the proposed project area is located or any municipality that is located within one-half mile of the proposed area; and,
(c) on the Utah Public Notice Website.

After public input is received and evaluated and at least one public meeting is held, the UIPA Board may adopt this Project Area Plan, which such modifications as it considers necessary or appropriate.

Source: UCA 11-58-502 Public meeting to consider and discuss draft project are plan – Notice – Adoption of plan

In addition, after the Project Area Plan is adopted, its adoption must be property advertised and notice given to certain governmental entities, along with an accurate map or plat, all as provided in the UIPA Act.

Source: UCA 11-58-503 Notice of project area plan adoption – Effective date of plan – Time for challenging a project area plan or project area

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Board Findings & Determination

Pursuant to UIPA Act, the Board makes the following findings and determination:

Public Purpose

"There is a need to effectuate a public purpose."

The establishment of a public purpose for the Central Utah Agri-Park (Agri-Park) is imperative to address the pressing challenges faced by Utah's family farm-based agriculture. The R6 Regional Council acknowledges the vital role that local processing infrastructure plays in securing the future of the state's agriculture. Currently, there is a scarcity of processing facilities in comparison to the increasing local demand. This alarming decline in processing capacity has been a long-standing trend, and it poses a significant threat to the sustainability of the agricultural sector.

The Agri-Park project holds the promise of providing a much-needed solution by offering a centralized location equipped with essential infrastructure to bolster local processing capabilities in Utah. This cutting-edge approach represents a pioneering initiative that aims to propel agricultural innovation and modernization in the state.

The significance of the Agri-Park goes beyond just the immediate local impact; it represents a collaborative effort on an unprecedented scale. Six independent counties have joined forces, contributing over $1 million of their own funds to finance the initial infrastructure and economic assessment plan, showcasing their commitment to the growth and prosperity of Utah's agriculture. The cooperative nature of this regional project ensures that the benefits will extend beyond county lines, benefitting not only the entirety of Utah but also the broader Intermountain West region. The partnership with key entities such as the Utah Inland Port Authority (UIPA), the Governor's Office of Economic Opportunity (GOEO), and the Utah Department of Agriculture and Food (UDAF) has played a pivotal role in guiding and supporting the Agri-Park project, highlighting the importance of intergovernmental cooperation in achieving such a transformative endeavor. By effectuating the public purpose of the Agri-Park, Utah will take a significant step forward in securing its agricultural future, promoting economic growth, and ensuring food security for generations to come.

In addition to the Agri-Park, the Project Area also includes zones for business development that fit Juab County's economic development strategy. These zones include industrial-zoned areas, some with railroad access, that are ideal for business expansion and recruitment efforts to attract light industrial industry. The Ash Grove zone is ideal for expansion and recruitment of heavier industrial users, including the Ash Grove Leamington plant and potential support businesses for this company.

Juab County is also well-positioned for business development where large electrical requirements are necessary, with Rocky Mountain Power's Mona and Clover Substations as key locations for the company's Energy Gateway transmission expansion. Additionally, access to large-scale natural gas resources opens the door for more energy generation for large, energy-heavy projects, such as data centers. The Dog Valley Zone of the Project area is prime for solar electricity generation.

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Public Benefit

"There is a public benefit to the proposed Project Area."

The UIPA Board determines and finds that there are many public benefits that will result from the Project Area. Specifically, the Central Utah Agri-Park Project Area will achieve the following:

1. Increase opportunities to ship and receive materials and increasing access to domestic and global markets by providing railroad access to businesses located in Juab County and throughout south-central Utah;
2. Enhance employment and income opportunities for community residents (thousands of whom commute daily to jobs outside the county), by increasing local employment opportunities within Juab County;
3. Increase the diversity of the local economy, giving Juab County better resilience against economic depressions and industry specific downturns;
4. Enhance the diversity of the tax base and increase the resources available for performing governmental services; and
5. Encourage and support the improvement and use of Juab County's transportation resources, including railroad, local, state and interstate roads and highways, and the J. Randy McKnight Nephi Municipal Regional Airport.

With the UIPA's participation, this Project Area supports and encourages appropriate public and private development efforts in the community. The Project Area allows UIPA to partner with the county's Economic Development director, as well as landowners to attract industry and create opportunities for sustainable long-term growth. As the proposed Agri-Park will be located in the Project Area, participation with the UIPA will help bolster and sustain agriculture in the Six County region, throughout Utah and the intermountain west.

The Agri-Park is expected to help make the region's "family farms" feasible again by increasing access to local protein, feed, dairy, fruit and vegetable processing, cold storage, and improved transportation infrastructure at feasible and sustainable pricing; Additionally, the Agri Park will help solve the food supply chain shortages that were manifest during and after the global pandemic by having more, locally controlled food processing facilities and warehousing. The supply chain limitations brought to light during the pandemic are now deemed a national security issue. The Project Area will bring the ability to bring more food production back to the United States and closer to the producers is part of the solution to this problem.

The Inland Port Project Area in Juab County greatly enhances the capability and potential for the Agri-Park, by allowing access to additional resources to support efficient growth and attraction of desired participants.

Economic Soundness and Feasibility

"It is economically sound and feasible to adopt and carry out the Project Area plan."

UIPA determines and finds that development of the Central Utah Agri-Park Project Area, as contemplated by UIPA, property owners, and the local governments, will be economically sound and feasible. A Project Area budget summary based on current estimates is included as Appendix D. Through the investment of Property Tax Differential, the Project Area will grow faster and in a more coordinated manner than would be possible otherwise. This will result in long-term financial returns for the Taxing Entities that are greater than would be achieved if the Project Area is not undertaken. The project area has infrastructure needs in order to optimize the project area and fully utilize rail in the area, and the

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project area will enable the use of property tax incentives to recruit companies that will provide jobs and make substantial economic investments in the area. The Project Area will allow for the coordinated construction of the SCAOG Agri-Park and provide for reinvestment of Differential in the area.

The Property Tax Differential collected from the Central Utah Agri-Park Project Area is 75 percent of the difference between the Property Tax revenues and the Property Tax revenue that would be generated from the Base Taxable Value, with the remaining 25 percent flowing through to the Taxing Entities. Differential collected shall begin on a parcel-by-parcel basis on the date specified by board resolution and continue for 25 years and may be extended for an additional 15 years by the board if it is determined that doing so produces a significant benefit. The expected initial trigger date for the tax differential is several years out and will depend on the progress of the Agri-Park and other industrial development.

In addition to the Differential and with a positive recommendation from Juab County, UIPA may sponsor a Public Infrastructure District (PID) in the Project Area. A PID is a separate taxing entity that may levy taxes and issue bonds. A PID is formed following consent of property owners and is governed by a separate board. UIPA will not manage or control the PID, and no liability of the PID will constitute a liability against UIPA. PIDs also require the creation of governing documents, which define the membership and tax rate of the PID. The purpose of PID-assessed taxes and bonds is to pay for public infrastructure needs in the district, especially those with a large benefit across the Project Area. Bonds issued by the district may be guaranteed and paid back by tax differential revenues. An Authority Infrastructure Bank (AIB) loan for rail infrastructure needs could also be granted via separate approval by the UIPA board, and such loan could be repayable from tax differential proceeds.

Projected tax differentials received by UIPA for the 25-year term of the Project Area are approximately $389 million. UIPA will prepare and adopt a formal budget prior to expending tax differential funds, and current projections are preliminary and expected to change. UIPA may apply the funds collected to encourage the Project Area as deemed appropriate by UIPA and the participating entities as contemplated in the Project Area Plan, including but not limited to the cost and maintenance of public infrastructure and other improvements located within or benefitting the Project Area. UIPA will contract with qualified developers and other parties to spend Tax Differential on public infrastructure that benefits the community. Allowable uses of tax differential include:

- Agri-Park development
- Utilities
- Roads
- Associated costs of public utilities
- Business recruitment incentives
- Administrative expenses
- Infrastructure bank loan repayment
- Repayment of PID bonds used for public infrastructure
- Rail and Rail Crossings
- Other Logistics Infrastructure
- Purchase of land

UIPA will establish auditing rights with developers to ensure provided funding is used only for allowable uses and report findings to participating entities. Following the initial planned development and agreements, UIPA staff will coordinate with participating entities to determine if unencumbered differential should be used for additional development by the owners or on other public infrastructure. Not less than every five years, UIPA will review with major Taxing Entities the Differential being remitted to UIPA and determine if any adjustments to the amount passed through to Taxing Entities or the administration percentage should be adjusted.

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Promote Statutory Goals and Objectives

"Carrying out the Project Area Plan will promote UIPA goals and objectives."

The Central Utah Agri-Park Project Area promotes the following goals and objectives (U.C.A. 11-58-203) to be considered a UIPA Project Area:

(a) maximize long-term economic benefits to the area, the region, and the state;
(b) maximize the creation of high-quality jobs;
(c) respect and maintain sensitivity to the unique natural environment of areas in proximity to the authority jurisdictional land and land in other authority project areas;
(d) improve air quality and minimize resource use;
(e) respect existing land use and other agreements and arrangements between property owners within the authority of jurisdictional land and within other authority project areas and applicable governmental authorities;
(f) promote and encourage development and uses that are compatible with or complement uses in areas in proximity to the authority jurisdictional land or land in other authority project areas;
(h) facilitate the transportation of goods;
(i) coordinate trade-related opportunities to export Utah products nationally and internationally;
(j) support and promote land uses on the authority jurisdictional land and land in other authority project areas that generate economic development, including rural economic development;
(k) establish a project of regional significance;
(m) support uses of the authority jurisdictional land for inland port uses, including warehousing, light manufacturing, and distribution facilities;
(n) facilitate an increase in trade in the region and in global commerce;
(o) promote the development of facilities that help connect local businesses to potential foreign markets for exporting or that increase foreign direct investment;
(q) encourage the development and use of cost-efficient renewable energy in project areas; and
(r) aggressively pursue world-class businesses that employ cutting-edge technologies to locate within a project area.

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APPENDICES

Appendix A: Legal Description of Project Area

Disclaimer

No warranties or certification, express or implied, are provided for any and all property boundary descriptions provided by the Utah Geospatial Resource Center (UGRC). The following property boundary descriptions have been compiled as a best effort service strictly for general purpose informational use and any interpretations made are the responsibility of the User.

The State of Utah and County Governments, their elected officials, officers, employees, and agents assume no legal responsibilities for the information contained herein and shall have no liability for any damages, losses, costs, or expenses, including, but not limited to attorney's fees, arising from the use or misuses of the information provided herein. The User's use thereof shall constitute an agreement by the User to release The State of Utah and County Government, its elected officials, officers, employees, and agents from such liability.

By using the information contained herein, the User is stating that the above Disclaimer has been read and that he/she has full understanding and is in agreement with the contents of this disclaimer. Property boundary information depicted in this document is derived by one of two methods; it is either based directly on the legal descriptions provided on recorded documents on file in County Recorders' Offices, or it has been calculated and formatted using digital tools and existing polygon boundaries provided by the Utah Inland Port Authority or local county parcel data.

In both cases, these descriptions are NOT intended to be used for legal litigation, boundary disputes, or construction planning. These descriptions are for general reference or informational use only. Users interested in pursuing legal litigation and/or boundary disputes should consult an attorney or licensed surveyor, or both.

NORTONVILLE RAIL

Parcels: XBOO-1918-1 BEG 104 RDS W OF SE COR OF NE 1/4 OF SEC 20, T 12S, R 1E, SLM TH N 81 RDS TO 40 LN W 58 RDS TO E LN OF R/RR OF W TH SE'LY FOLLOWING ELN OF R/R R OF W 81 RDS M/L TO 1/4 SEC LN E 46 RDS M/L TO BEG. CONT.22.07 AC. LESS THE 0.79 AC DEEDED TO "JACKSON" IN B 595 P 1906 DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N 00°01'03" W 516.33 FEET ALONG THE 1/16 LINE TO THE WESTERLY RIGHT-OF-WAY OF THE RAILROAD; THENCE S 14°34'16" E 532.81 FEET ALONG SAID RIGHT-OF-WAY TO THE QUARTER SECTION LINE; THENCE S 89°43'09" W 133.89 FEET TO THE POINT OF BEGINNING. LEAVING A BALANCE OF 21.28 AC. M/L.

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CURRANT CREEK INDUSTRIAL PARK

Parcels: XB00-1731-CCIP01, XB00-1731-CCIP11, XB00-1731-CCIP10, XB00-1731-CCIP09, XB00-1731-CCIP08, XB00-1731-CCIP07, XB00-1731-CCIP06, XB00-1731-CCIP05, XB00-1731-CCIP04, XB00-1731-CCIP03, XB00-1731-CLIP02, XB00-1731-CCIP12, XB00-1731-CCIP13, XB00-1731-CCIP14

Commencing at the West ½ of Southeast ¼ of Section 26, Township 11 South, Range 1 West, Salt Lake Meridian, US Survey.

Beginning at a point, said point being the POINT OF BEGINNING; thence South 89°43'32" East 2629.81 feet; thence North 00°36'08" West 10.00 feet; thence North 00°39'37" West 2.21 feet; thence North 00°39'51" West 891.50 feet; thence North 88°35'18" East 5333.65 feet; thence South 00°52'48" East 964.01 feet; thence North 88°59'01" East 1217.81 feet; thence North 02°31'12" West 54.65 feet; thence North 89°11'38" East 98.56 feet; thence South 00°37'11" East 2912.13 feet; thence North 89°14'04" East 63.63 feet; thence South 1072.15 feet; thence South 89°26'35" West 49.83 feet; thence South 00°55'03" East 7.21 feet; thence South 89°16'23" West 2.77 feet; thence South 01°06'44" East 1326.91 feet; thence South 89°26'38" West 1317.81 feet; thence South 00°37'07" East 2664.99 feet; thence South 88°45'38" West 5052.99 feet; thence North 01°14'51" West 220.63 feet; thence South 88°31'57" West 209.86 feet; thence North 01°27'27" West 5094.97 feet; thence South 88°18'35" West 452.88 feet; thence North 00°34'15" West 70.00 feet; thence South 88°18'39" West 49.99 feet; thence South 00°36'40" East 70.00 feet; thence South 88°18'35" West 820.03 feet; thence South 87°48'54" West 1328.19 feet; thence North 88°46'19" West 0.01 feet; thence North 00°17'15" West 2749.61 feet to the POINT OF BEGINNING. Containing 61,193,445.18 square feet or 1,404.81 acres, more or less.

SIX COUNTY AGRI-PARK (RENAMED THE JUAB VALLEY ZONE)

Part of the Southeast Quarter of Section 26, Township 13 South, Range 1 West, Salt Lake Base and Meridian, US Survey: Begin at the Northwest corner of the Southeast Quarter of said Section 26, said point being the POINT OF BEGINNING; thence North 89°27'40" East 6679.68 feet; thence South 00°19'40" East 1327.99 feet; thence North 89°44'27" East 3950.64 feet; thence South 00°39'50" East 6629.88 feet; thence South 89°22'43" West 990.14 feet; thence South 00°43'45" East 2668.42 feet; thence South 88°10'29" West 0.01 feet; thence South 88°53'02" West 989.26 feet; thence South 00°41'43" East 5322.82 feet; thence South 89°15'20" West 660.77 feet; thence South 00°45'38" East 1324.85 feet; thence South 89°18'51" West 2645.55 feet; thence South 00°31'03" East 5308.40 feet; thence South 89°20'02" West 1326.50 feet; thence South 00°31'50" East 1321.48 feet; thence South 89°24'00" West 1327.67 feet; thence South 00°28'56" East 1320.15 feet; thence South 89°07'18" West 647.46 feet; thence South 00°39'17" East 1318.26 feet; thence South 00°37'17" East 0.19 feet; thence North 89°45'49" East 640.00 feet; thence North 89°16'50" East 1333.44 feet; thence South 00°43'46" East 2629.72 feet; thence South 89°19'07" West 3984.05 feet; thence South 00°41'10" East 10674.66 feet; thence South 89°20'18" West 2664.17 feet; thence South 00°46'23" East 2686.82 feet; thence North 89°27'55" East 5318.86 feet; thence South 00°45'30" East 13300.88 feet; thence North 88°14'02" East 2676.60 feet; thence South 01°08'17" East 4079.21 feet; thence South 27°23'06" West 15050.41 feet; thence South 19°15'05" West 691.94 feet; thence South 16°41'14" West 695.02 feet; thence South 15°27'51" West 798.99 feet; thence South 09°08'49" West 0.01 feet; thence South 15°16'39" West 0.01 feet; thence South

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15°27'51" West 618.79 feet; thence South 88°07'29" West 2466.67 feet; thence South 02°24'03" East 1340.77 feet; thence South 88°07'49" West 5273.90 feet; thence North 02°18'53" West 25.48 feet; thence South 89°57'47" West 1325.35 feet; thence South 02°12'39" East 24.65 feet; thence South 89°59'56" West 1155.14 feet; thence continue Westerly along said line, a distance of 170.29 feet; thence North 02°02'35" West 2694.19 feet; thence South 89°55'59" West 2242.13 feet; thence South 00°09'09" West 305.57 feet; thence North 89°28'00" West 11817.50 feet; thence North 89°25'44" West 6.34 feet; thence South 00°14'54" East 2638.43 feet; thence North 89°27'13" West 3452.66 feet; thence South 00°36'37" West 124.76 feet; thence North 89°45'48" West 3852.98 feet; thence North 01°13'23" East 196.41 feet; thence North 03°43'49" West 208.12 feet; thence North 00°30'34" West 107.95 feet; thence North 18°40'39" West 213.68 feet; thence North 28°40'04" West 213.69 feet; thence North 46°50'36" West 107.94 feet; thence North 43°29'45" West 293.60 feet; thence North 18°25'29" East 283.63 feet; thence North 25°12'49" East 685.41 feet; thence North 29°44'13" East 666.93 feet; thence North 38°32'47" East 261.89 feet; thence North 37°52'30" East 243.61 feet; thence North 31°12'44" East 262.31 feet; thence North 42°16'13" East 2745.50 feet; thence North 40°15'08" East 2127.06 feet; thence North 41°43'37" East 1971.99 feet; thence North 43°47'18" East 1988.70 feet; thence North 31°40'17" East 105.31 feet; thence North 41°46'57" East 1300.20 feet; thence North 49°23'50" East 118.91 feet; thence North 42°52'30" East 40.66 feet; thence South 89°47'17" East 177.49 feet; thence North 00°25'24" East 5267.90 feet; thence North 00°18'43" West 2643.65 feet; thence North 00°26'54" East 3965.44 feet; thence North 00°01'44" West 1321.77 feet; thence South 89°43'35" East 4999.00 feet; thence North 00°29'20" West 10407.17 feet; thence North 89°54'52" East 5163.90 feet; thence North 00°32'02" West 5922.42 feet; thence North 00°54'58" East 3900.73 feet; thence North 00°55'09" East 1306.36 feet; thence North 00°15'53" East 1301.87 feet; thence North 00°15'33" East 1304.50 feet; thence North 00°15'09" East 1304.68 feet; thence continue Northerly along said line, a distance of 578.59 feet; thence continue Northerly along said line, a distance of 726.13 feet; thence North 89°20'40" East 1294.57 feet; thence continue Easterly along said line, a distance of 1294.61 feet; thence North 89°52'15" East 1298.23 feet; thence North 89°52'04" East 1298.17 feet; thence North 00°14'30" East 66.02 feet; thence North 00°16'25" East 1250.09 feet; thence North 00°17'07" East 80.84 feet; thence North 89°56'10" East 1316.00 feet; thence North 00°02'59" East 1324.77 feet; thence South 89°47'46" East 1310.94 feet; thence North 00°10'18" West 1333.59 feet; thence North 89°46'02" West 1310.61 feet; thence North 00°09'35" West 1334.18 feet; thence North 89°44'29" West 1310.34 feet; thence North 00°14'56" East 1191.87 feet; thence North 00°17'07" East 94.01 feet; thence North 00°14'59" East 517.88 feet; thence continue Northerly along said line, a distance of 421.21 feet; thence continue Northerly along said line, a distance of 284.06 feet; thence North 00°21'49" West 62.68 feet; thence North 00°21'58" West 1258.17 feet; thence North 00°21'42" West 31.41 feet; thence North 00°21'57" West 1289.45 feet; thence North 89°49'16" East 1313.87 feet; thence North 89°49'06" East 1313.92 feet; thence South 89°14'52" East 1276.59 feet; thence South 89°15'03" East 1276.59 feet; thence North 00°16'59" West 156.63 feet; thence South 89°01'01" East 1332.64 feet; thence South 89°01'23" East 1332.64 feet; thence North 00°50'03" West 677.26 feet; thence continue Northerly along said line, a distance of 683.68 feet; thence North 00°50'02" West 1360.95 feet; thence North 88°50'50" East 1296.83 feet; thence North 88°50'29" East 621.92 feet; thence North 00°40'08" West 500.17 feet; thence continue Northerly along said line, a distance of 194.37 feet; thence continue Northerly along said line, a distance of 361.47 feet; thence North 88°59'38" East 660.21 feet; thence North 01°27'51" West 294.24 feet; thence North 02°44'28" East 1333.11 feet; thence North 04°06'34" West 1339.93 feet;

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thence North 00°29'06" West 1313.32 feet; thence North 00°44'43" East 1326.80 feet; thence North 00°10'06" East 711.02 feet; thence continue Northerly along said line, a distance of 138.61 feet; thence continue Northerly along said line, a distance of 511.86 feet; thence South 87°48'43" West 85.31 feet; thence North 00°23'00" West 5328.43 feet; thence North 00°19'05" West 0.02 feet to the POINT OF BEGINNING. Containing 1514875434.82 square feet or 34776.75 acres, more or less.

DOG VALLEY

Parcels: XC00-2978-, XC00-2974-21, XC00-2975-21, XC00-2970-, XC00-2968-121, XC00-2963-, XC00-2964-, XC00-2965-A2, XC00-2965-3, XC00-2965-A1, XC00-2965-2, XC00-2965-1, XC00-2973-, XC00-2968-111, XC00-3138-11, XC00-3126-11, XC00-3129-2, XC00-3128-11, XC00-3111-, XC00-3110-, XC00-3125-, XC00-2915-2, XC00-2916-, XC00-2913-, XC00-2912-112, XC00-2912-122, XC00-2912-121, XC00-2914-, XC00-2912-2,XC00-2853-

Contains parts of Section 36, Township 12 South, Range 2 West and Section 31, Township 12 South, Range 1 West. Includes parts of Sections 1 and 12, Township 13 South, Range 2 West and parts of Sections 5-8, Township 13 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey;

Beginning at a point, said point being North 89°56'29" West for 30.74 feet and North 0°02'56" West for 5.74 feet from the Southeast Corner of Section 11, Township 13 South, Range 2 West or POINT OF BEGINNING; thence North 89°56'29" West 30.74 feet; thence North 0°02'56" West 5.74 feet; thence North 0°21'28" East 1,315.07 feet; thence North 0°21'20" East 1,315.07 feet; thence North 0°21'28" East 1,315.14 feet; thence North 0°21'20" East 1,315.08 feet; thence North 0°11'11" West 1,317.36 feet; thence North 0°11'18" West 1,317.42 feet; thence North 0°03'30" East 1,318.37 feet; thence North 0°07'24" East 975.87 feet; thence North 0°44'00" West 1,321.47 feet; thence North 0°44'00" West 1,321.47 feet; thence North 0°44'00" West 1,321.40 feet; thence North 89°18'03" East 1,317.50 feet; thence North 89°18'02" East 1,317.51 feet; thence North 89°18'01" East 337.84 feet; thence North 89°18'01" East 979.62 feet; thence North 89°17'53" East 163.18 feet; thence North 89°17'51" East 88.83 feet; thence North 89°17'53" East 1,062.27 feet; thence South 3°40'14" East 65.97 feet; thence South 0°51'53" East 1,259.69 feet; thence South 0°51'53" East 1,325.57 feet; thence South 0°51'53" East 1,325.54 feet; thence North 88°59'07" East 830.83 feet; thence North 89°07'35" East 515.05 feet; thence North 1°10'31" West 1,327.96 feet; thence North 88°56'12" East 1,346.96 feet; thence North 88°35'31" East 1,346.10 feet; thence South 1°33'49" East 327.10 feet; thence South 1°33'49" East 330.01 feet; thence South 1°33'49" East 330.01 feet; thence South 1°33'49" East 340.50 feet; thence North 88°28'26" East 685.14 feet; thence North 88°28'25" East 106.42 feet; thence North 87°53'52" East 564.96 feet; thence North 87°56'25" East 761.89 feet; thence North 87°56'14" East 566.78 feet; thence North 87°56'11" East 760.04 feet; thence South 0°20'25" East 1,103.25 feet; thence North 88°20'11" East 1,367.87 feet; thence South 0°15'16" West 1,291.41 feet; thence South 0°14'52" West 1,296.13 feet; thence South 0°14'52" West 1,296.20 feet; thence South 0°42'01" East 1,338.68 feet; thence South 0°42'09" East 578.57 feet; thence South 88°21'43" West 1,331.62 feet; thence South 88°48'21" West 2,662.53 feet; thence South 86°46'10" West 1,340.39 feet; thence South 87°19'45" West 825.04 feet; thence South 87°06'34" West 2,740.52 feet; thence North 0°13'01" East 57.07 feet; thence South 88°06'00" West 357.90 feet; thence along a curve with an arc length of 1,058.40 feet, a radius of 1,595.87 feet, and a tangent bearing of South 86°26'23" West; thence South 45°10'51" West 298.54 feet; thence South 89°27'17" West 3.24 feet; thence South 89°27'17" West 54.34 feet; thence South 89°27'22" West 1,047.42 feet; thence South 0°15'35" West 824.62 feet; thence South 0°15'35" West 92.30 feet; thence South 1°41'16" West 2.20 feet; thence South 48°37'25" West 619.81 feet; thence South 89°42'00" West 3.25 feet; thence South 89°42'06" West 79.55 feet; thence South 89°42'10" West 772.20 feet; thence South 0°18'31" West 648.55 feet; thence South 0°18'30" West 79.30 feet; thence South 1°04'07" West 2.18 feet; thence South 49°57'07" West 919.04

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feet; thence South 89°56'31" West 3.26 feet; thence South 89°57'04" West 66.64 feet; thence South 89°56'56" West 3.26 feet; thence South 89°56'56" West 545.92 feet, to the POINT OF BEGINNING.

Contains 2,947.69 acres more or less.

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Parcels: 43-2-25-0004, XC00-2796-, XC00-2806-, XC00-2807-1, XC00-2807-2, XC00-2808-, XC00-2817-, XC00-2818-, XC00-2815-, XC00-2810-, XC00-2809-, XC00-2791-, XC00-2793-

Containing portions of sections 11, 13, 14, 23, and 24, Township 12 South, Range 1 West, Salt Lake Base and Meridian, US Survey:

Commencing at a point located at the southwest corner of section 23, Township 12 South, Range 1 West, or POINT OF BEGINNING; thence N0°48'32"W 2,647.64 feet along the west line of said section 23, thence N1°03'49"E 2,649.26 feet to the northwest corner of said section 23, thence N1°15'54"E 5,263.12 feet to the northwest corner of section 14, Township 12 South, Range 1 West, thence N1°28'17"W 5,248.42 feet to the northwest corner of section 11, Township 12 South, Range 1 West, thence S89°13'50"E 3,970.91 feet along the north line of said section 11, thence S1°29'11"E 1,301.28 feet, thence S88°43'44"E 1,323.97 feet to the east line of said section 11, thence S1°24'00"E 6,542.03 feet to the northeast corner of the southeast quarter of section 14, Township 12 South, Range 1 West, thence N89°45'07"E 2,623.36 feet to the northeast corner of the southwest quarter of section 13, Township 12 South, Range 1 West, thence S0°40'21"E 6,600.76 feet, thence N89°45'58"W 31.41 feet, thence S0°08'19"W 395.91 feet, thence S31°37'28"W 1,083.74 feet, thence N89°46'09"W 7,583.12 feet along the south line of section 24 and section 23 of Township 12 South, Range 1 West to the POINT OF BEGINNING. Contains 2,391.64 acres more or less.

AMENDMENT #1 LEGAL DESCRIPTION UPDATES

NORTONVILLE ZONE AMENDED

Parcels: XB00-1918-1, XB00-1864-1212, XB00-1866-1212, XB00-1866-1211, XB00-1866-12132, XB00-1866-121312, XB00-1866-121311, XB00-1931-, XB00-1932-1, XB00-1922-, XB00-1923-3, XB00-1923-1, XB00-1923-2, XB00-1918-2, XB00-1864-12118

A part of Sections 17, 20, 29, Township 12 South, Range 1 East, Salt Lake Base & Meridian, U.S. Survey;

Beginning at a point, said point being North 89°44'25" West for 473.89 feet from the South Quarter Corner of Section 17, Township 12 South, Range 1 East or POINT OF BEGINNING; thence North 89°44'25" West 473.89 feet; thence South 15°00'28" East 1.92 feet; thence South 89°48'36" West 96.53 feet; thence South 15°19'31" East 1,374.17 feet; thence North 89°46'26" East 80.87 feet; thence South 14°34'18" East 35.13 feet; thence South 14°05'54" East 202.40 feet; thence South 14°05'53" East 1,135.24 feet; thence South 89°54'32" West 8.25 feet; thence South 13°00'00" East 942.48 feet; thence North 88°47'43" East 39.23 feet; thence South 12°59'55" East 27.29 feet; thence South 13°00'00" East 31.76 feet; thence South 12°59'57" East 22.56 feet; thence South 13°00'00" East 1,261.72 feet; thence South 13°00'00" East 429.00 feet; thence North 89°30'32" East 2.49 feet; thence North 89°30'21" East 477.75 feet; thence South 89°59'06" East 26.58 feet; thence North 8°00'00" West 422.68 feet; thence North 89°30'22" East 46.50 feet; thence North 8°59'23" West 530.42 feet; thence South 89°45'34" West 19.91 feet; thence North 8°00'00" West 775.15 feet; thence South 88°47'42" West 35.52 feet; thence North 7°59'58" West 26.90 feet; thence North 8°00'01" West 21.69 feet; thence North 7°59'59" West 11.56 feet; thence North 8°00'00" West 880.84 feet; thence North 0°00'00" East 1,063.13 feet; thence North 7°12'31" West 169.27 feet; thence North 7°41'24" West 104.78 feet; thence South 89°44'14" West 58.61 feet; thence South 89°44'15" West 39.92 feet; thence South 89°44'13" West 24.65 feet; thence North 7°29'59" West 36.99 feet; thence North 7°30'00" West 1,301.32 feet; thence North 89°37'00" East 23.24 feet; thence

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North 7°19'00" West 125.24 feet; thence North 8°48'28" West 52.74 feet; thence North 7°15'38" West 54.11 feet; thence North 5°47'25" West 91.01 feet; thence North 8°11'43" West 19.20 feet; thence North 6°35'55" West 130.58 feet; thence North 6°48'59" West 524.42 feet; thence North 7°11'52" West 351.98 feet; thence South 89°34'13" West 479.42 feet; thence South 89°38'43" West 619.01 feet; thence South 89°36'45" West 218.13 feet; thence South 14°27'19" East 357.94 feet; thence South 14°34'36" East 678.54 feet; thence South 15°00'23" East 342.72 feet, to the POINT OF BEGINNING.

Contains 139.04 acres more or less.

ASH GROVE

Parcels: XD00-3897-312, XD00-3897-B4, XD00-3897-B5, XD00-3897-E, XD00-3892-B, XD00-3892-A2, XD00-3892-, XD00-3892-A1, XD00-3894-, XD00-3893-, XD00-3896-, XD00-3897-F, XD00-3897-A, XD00-3897-51, XD00-3897-2124, XD00-3897-2112, XD00-3897-231, XD00-3897-2122, XD00-3897-2123, XD00-3897-53, XD00-3897-232, XD00-3897-2111, XD00-3897-2121, XD00-4276-B, XD00-4276-A

Containing parts of Sections 28, 29, 31-35, Township 14 South, Range 3 West and parts of Sections 4 and 5, Township 15 South, Range 3 West, Salt Lake Base & Meridian, U.S. Survey;

Beginning at a point, said point being South 89°36'22" East for a distance of 759.29 feet and North 0°22'22" East for a distance of 0.55 feet from the South Quarter Corner of Section 31, Township 14 South, Range 3 West or POINT OF BEGINNING; and running thence South 89°36'22" East 759.29 feet; thence North 0°22'22" East 0.55 feet; thence South 89°37'01" East 589.51 feet; thence South 89°19'53" East 1,090.53 feet; thence South 89°19'57" East 358.91 feet; thence South 89°20'03" East 1,173.85 feet; thence South 89°20'06" East 35.62 feet; thence South 0°21'16" West 961.76 feet; thence South 0°21'16" West 1,317.94 feet; thence South 89°06'12" East 1,318.47 feet; thence South 0°22'20" West 1,317.19 feet; thence South 89°08'08" East 1,317.98 feet; thence South 0°23'12" West 1,316.45 feet; thence South 89°41'36" East 1,321.94 feet; thence South 89°41'35" East 1,321.94 feet; thence South 0°21'06" West 1,311.42 feet; thence South 0°21'06" West 1,311.41 feet; thence South 89°34'58" East 1,320.43 feet; thence South 89°32'23" East 1,031.77 feet; thence North 0°25'27" East 424.35 feet; thence North 0°15'10" East 892.62 feet; thence North 0°21'25" East 394.49 feet; thence North 0°14'52" East 916.68 feet; thence North 0°21'41" East 370.89 feet; thence North 0°14'35" East 940.07 feet; thence North 0°21'55" East 346.62 feet; thence North 0°14'17" East 964.10 feet; thence North 0°22'16" East 323.01 feet; thence North 0°14'00" East 987.48 feet; thence North 0°22'29" East 299.39 feet; thence North 0°17'52" East 643.64 feet; thence North 89°03'55" East 1,522.09 feet; thence South 88°33'18" East 1,122.48 feet; thence South 88°33'19" East 164.34 feet; thence South 88°33'28" East 1,157.84 feet; thence South 88°33'30" East 128.91 feet; thence South 89°09'34" East 1,340.66 feet; thence South 89°09'43" East 1,194.05 feet; thence South 89°09'43" East 146.67 feet; thence North 1°04'21" East 1,337.93 feet; thence North 0°49'51" East 1,337.84 feet; thence North 0°49'59" East 1,337.90 feet; thence North 0°49'59" East 1,337.84 feet; thence North 89°14'51" West 1,486.38 feet; thence North 89°14'39" West 1,486.38 feet; thence North 89°14'27" West 1,486.38 feet; thence North 89°14'15" West 1,486.43 feet; thence North 1°26'51" East 1,327.78 feet; thence North 1°26'42" East 1,327.78 feet; thence North 1°26'29" East 373.14 feet; thence North 1°26'29" East 163.43 feet; thence North 1°26'29" East 804.71 feet; thence North 89°42'45" West 1,231.18 feet; thence North 89°42'46" West 1,231.18 feet; thence North 89°42'25" West 1,231.59 feet; thence South 0°16'15" East 1,333.65 feet; thence North 89°35'08" West 1,218.45 feet; thence North 0°50'06" West 1,331.32 feet; thence North 0°50'13" West 1,331.39 feet; thence North 88°00'31" West 1,295.10 feet; thence South 1°52'40" East 0.02 feet; thence South 1°08'09" East 1,336.40 feet; thence

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South 1°08'03" East 1,336.35 feet; thence North 88°25'21" West 1,280.70 feet; thence North 88°25'00" West 1,280.65 feet; thence North 88°25'00" West 1,280.65 feet; thence South 2°01'20" East 1,351.59 feet; thence South 2°01'14" East 1,351.59 feet; thence South 0°19'35" West 1,345.81 feet; thence South 0°19'35" West 1,345.74 feet; thence South 0°31'18" West 1,190.07 feet; thence along a curve with an arc length of 1,049.40 feet, a radius of 2,193.20 feet, and a tangent bearing of South 73°43'10" West; thence South 47°35'44" West 1,373.13 feet; thence South 47°35'40" West 17.84 feet, to the POINT OF BEGINNING.

Contains 3,647.88 acres more or less.

AMENDMENT #2 LEGAL DESCRIPTION UPDATES

DOG VALLEY

Parcels: XC00-2978-, XC00-2974-21, XC00-2975-21, XC00-2970-, XC00-2968-121, XC00-2963-, XC00-2964-, XC00-2965-A2, XC00-2965-3, XC00-2965-A1, XC00-2965-2, XC00-2965-1, XC00-2973-, XC00-2968-111, XC00-3138-11, XC00-3126-11, XC00-3129-2, XC00-3128-11, XC00-3111-, XC00-3110-, XC00-3125-, XC00-2915-2, XC00-2916-, XC00-2913-, XC00-2912-112, XC00-2912-122, XC00-2912-121, XC00-2914-, XC00-2912-2,XC00-2853-

Contains parts of Section 36, Township 12 South, Range 2 West and Section 31, Township 12 South, Range 1 West. Includes parts of Sections 1 and 12, Township 13 South, Range 2 West and parts of Sections 5-8, Township 13 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey;

Beginning at a point, said point being North 89°56'29" West for 30.74 feet and North 0°02'56" West for 5.74 feet from the Southeast Corner of Section 11, Township 13 South, Range 2 West or POINT OF BEGINNING; thence North 89°56'29" West 30.74 feet; thence North 0°02'56" West 5.74 feet; thence North 0°21'28" East 1,315.07 feet; thence North 0°21'20" East 1,315.07 feet; thence North 0°21'28" East 1,315.14 feet; thence North 0°21'20" East 1,315.08 feet; thence North 0°11'11" West 1,317.36 feet; thence North 0°11'18" West 1,317.42 feet; thence North 0°03'30" East 1,318.37 feet; thence North 0°07'24" East 975.87 feet; thence North 0°44'00" West 1,321.47 feet; thence North 0°44'00" West 1,321.47 feet; thence North 0°44'00" West 1,321.40 feet; thence North 89°18'03" East 1,317.50 feet; thence North 89°18'02" East 1,317.51 feet; thence North 89°18'01" East 337.84 feet; thence North 89°18'01" East 979.62 feet; thence North 89°17'53" East 163.18 feet; thence North 89°17'51" East 88.83 feet; thence North 89°17'53" East 1,062.27 feet; thence South 3°40'14" East 65.97 feet; thence South 0°51'53" East 1,259.69 feet; thence South 0°51'53" East 1,325.57 feet; thence South 0°51'53" East 1,325.54 feet; thence North 88°59'07" East 830.83 feet; thence North 89°07'35" East 515.05 feet; thence North 1°10'31" West 1,327.96 feet; thence North 88°56'12" East 1,346.96 feet; thence North 88°35'31" East 1,346.10 feet; thence South 1°33'49" East 327.10 feet; thence South 1°33'49" East 330.01 feet; thence South 1°33'49" East 330.01 feet; thence South 1°33'49" East 340.50 feet; thence North 88°28'26" East 685.14 feet; thence North 88°28'25" East 106.42 feet; thence North 87°53'52" East 564.96 feet; thence North 87°56'25" East 761.89 feet; thence North 87°56'14" East 566.78 feet; thence North 87°56'11" East 760.04 feet; thence South 0°20'25" East 1,103.25 feet; thence North 88°20'11" East 1,367.87 feet; thence South 0°15'16" West 1,291.41 feet; thence South 0°14'52" West 1,296.13 feet; thence South 0°14'52" West 1,296.20 feet; thence South 0°42'01" East 1,338.68 feet; thence South 0°42'09" East 578.57 feet; thence South 88°21'43" West 1,331.62 feet; thence South 88°48'21" West 2,662.53 feet; thence South 86°46'10" West 1,340.39 feet; thence South 87°19'45" West 825.04 feet; thence South 87°06'34" West 2,740.52 feet; thence North 0°13'01" East 57.07 feet; thence South 88°06'00" West 357.90 feet; thence along a curve with an arc length of 1,058.40 feet, a radius of 1,595.87 feet, and a tangent bearing of South 86°26'23" West; thence South 45°10'51" West 298.54 feet; thence South 89°27'17" West 3.24 feet; thence South 89°27'17" West 54.34 feet; thence South 89°27'22" West 1,047.42 feet; thence South 0°15'35" West 824.62 feet; thence South 0°15'35" West 92.30 feet; thence South 1°41'16" West 2.20 feet; thence South

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48°37'25" West 619.81 feet; thence South 89°42'00" West 3.25 feet; thence South 89°42'06" West 79.55 feet; thence South 89°42'10" West 772.20 feet; thence South 0°18'31" West 648.55 feet; thence South 0°18'30" West 79.30 feet; thence South 1°04'07" West 2.18 feet; thence South 49°57'07" West 919.04 feet; thence South 89°56'31" West 3.26 feet; thence South 89°57'04" West 66.64 feet; thence South 89°56'56" West 3.26 feet; thence South 89°56'56" West 545.92 feet, to the POINT OF BEGINNING.

Contains 2,947.69 acres more or less.

AMENDMENT #3 LEGAL DESCRIPTION UPDATES

Agri-Park Zone

Parcels: 43-2-25-0004, XC00-2796-, XC00-2806-, XC00-2807-1, XC00-2807-2, XC00-2808-, XC00-2817-, XC00-2818-, XC00-2815-, XC00-2810-, XC00-2809-, XC00-2791-, XC00-2793-, XC00-2814-3, XC00-2819-

Containing portions of sections 11, 13, 14, 23, and 24, Township 12 South, Range 1 West, Salt Lake Base and Meridian, US Survey:

Commencing at a point located at the southwest corner of section 23, Township 12 South, Range 1 West, or POINT OF BEGINNING; thence N0°48'33"W 1,323.82 feet; thence N0°48'31"W 1,323.81 feet; thence N1°03'50"E 1,324.63 feet; thence N1°02'13"E 1,324.56 feet; thence N1°43'27"E 1,323.89 feet; thence N1°41'52"E 1,323.82 feet; thence N0°49'37"E 1,307.81 feet; thence N0°49'38"E 1,307.81 feet; thence N0°18'22"W 1,354.35 feet; thence N0°18'20"W 1,354.34 feet; thence N2°42'52"W 1,270.43 feet; thence N2°43'04"W 1,270.45 feet; thence S89°13'54"E 1,323.58 feet; thence S89°13'48"E 2,647.41 feet; thence S1°29'12"E 1,301.28 feet; thence S88°43'44"E 1,323.97 feet; thence S1°29'13"E 164.05 feet; thence S1°29'25"E 1,148.75 feet; thence S1°29'55"E 2,626.14 feet; thence S1°15'27"E 1,301.57 feet; thence S1°15'29"E 965.88 feet; thence S1°15'30"E 335.71 feet; thence N89°45'06"E 1,311.68 feet; thence N89°45'08"E 1,311.67 feet; thence S1°23'26"E 429.02 feet; thence S1°23'26"E 214.51 feet; thence S1°23'26"E 214.51 feet; thence S1°23'26"E 200.56 feet; thence N89°40'46"E 46.77 feet; thence N89°59'37"E 2,351.82 feet; thence N89°59'37"E 58.6 feet; thence S0°19'10"W 221.05 feet; thence N89°59'38"E 167.88 feet; thence N89°59'37"E 90.78 feet; thence S0°19'10"W 1,459.54 feet; thence S0°19'08"W 25.11 feet; thence N89°51'53"W 2,662.25 feet; thence S2°38'00"E 58.48 feet; thence S0°12'39"W 1,134.62 feet; thence S0°11'57"E 1,325.02 feet;

thence S89°45'52"E 897.99 feet; thence S0°08'41"E 183.07 feet; thence S87°23'20"E 426.22 feet; thence S0°20'54"E 1,124.37 feet; thence S89°46'00"E 670.76 feet; thence S0°07'11"E 1,327.9 feet; thence N89°31'34"W 665.51 feet; thence N89°46'04"W 1,306.09 feet; thence N89°46'04"W 1,323.45 feet; thence N89°45'53"W 1,323.46 feet; thence N89°53'07"W 2,772.19 feet; thence N89°39'20"W 2,767.4 feet; thence N89°34'18"W 23.95 feet to the POINT OF BEGINNING. Contains 2,600.94 acres more or less.

Nebo North

Parcels: XB00-1414-12, XB00-1420-2, XB00-1412-, XB00-1414-3, XB00-1435-1, XB00-1435-22, XB00-1435-21, XB00-1436-2, XB00-1436-1, XB00-1450-A3, XB00-1450-A2, XB00-1446-2

Containing portions of sections 5 and 6, Township 11 South, Range 1 East; sections 32 and 33, Township 10 South, Range 1 East, Salt Lake Base and Meridian, US Survey:

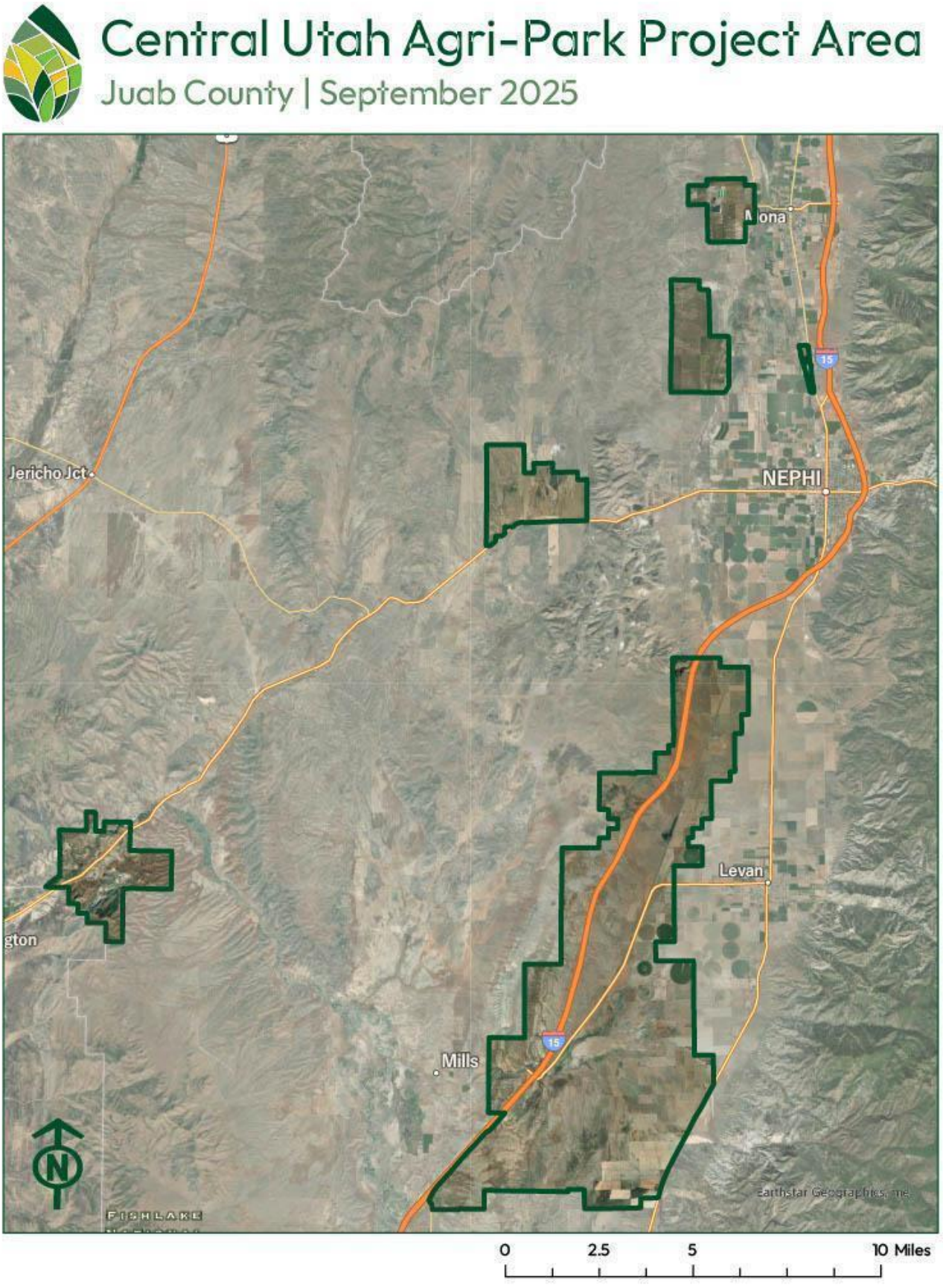
Commencing at a point located at the northeast corner of section 5, Township 11 South, Range 1 East, or POINT OF BEGINNING; thence S1°48'36"W 1,354.59 feet; thence S89°45'48"W 2,643.96 feet; thence S88°53'31"W 2,678.11 feet; thence S1°55'12"W 329.96 feet; thence N89°49'21"W 1,321.48 feet; thence N1°27'30"E 329.91 feet; thence N89°49'09"W 995.59 feet; thence N1°09'29"E 1,361.4 feet; thence

N89°31'56"E 1,044.99 feet; thence N89°34'16"E 1,281.94 feet; thence N89°34'16"E 46.15 feet; thence N89°32'42"E 1,298.76 feet; thence N89°29'21"E 23.08 feet; thence N0°12'06"W 659.84 feet; thence N89°48'10"E 1,298.52 feet;

thence N0°42'48"E 1,697.33 feet; thence N0°12'15"W 1,559.13 feet; thence N89°23'56"E 2,626.52 feet; thence S0°22'28"E 1,275.05 feet; thence S89°23'50"W 1,299.78 feet; thence S0°14'49"W 1,449.8 feet; thence N89°58'29"E 2,007.25 feet; thence S24°20'45"W 1,307.66 feet; thence S89°55'54"W 147.08 feet to the POINT OF BEGINNING. Contains 475.06 acres more or less.

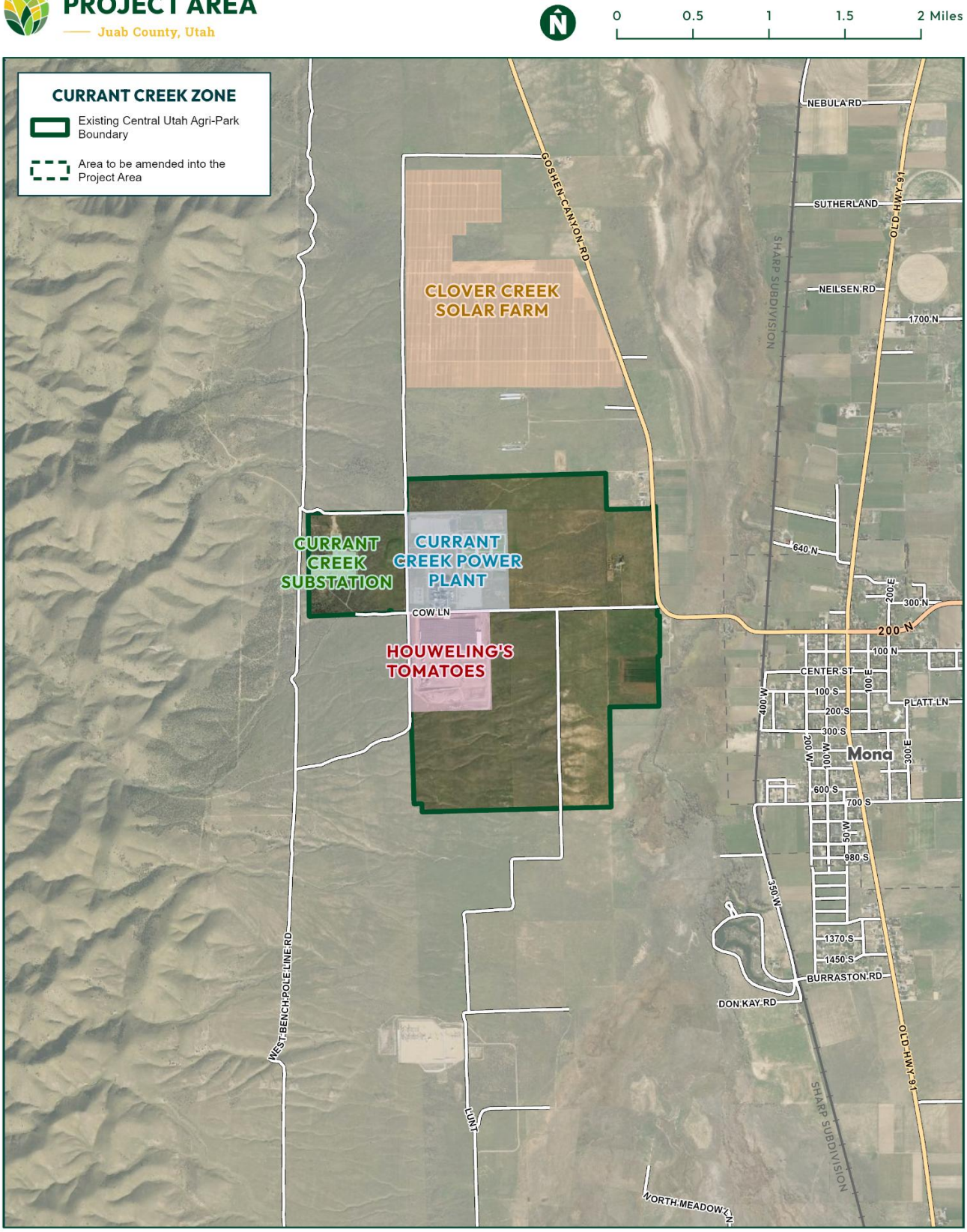
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Appendix B: Maps & Imagery of the Project Area



CENTRAL UTAH AGRI-PARK PROJECT AREA

Juab County, Utah



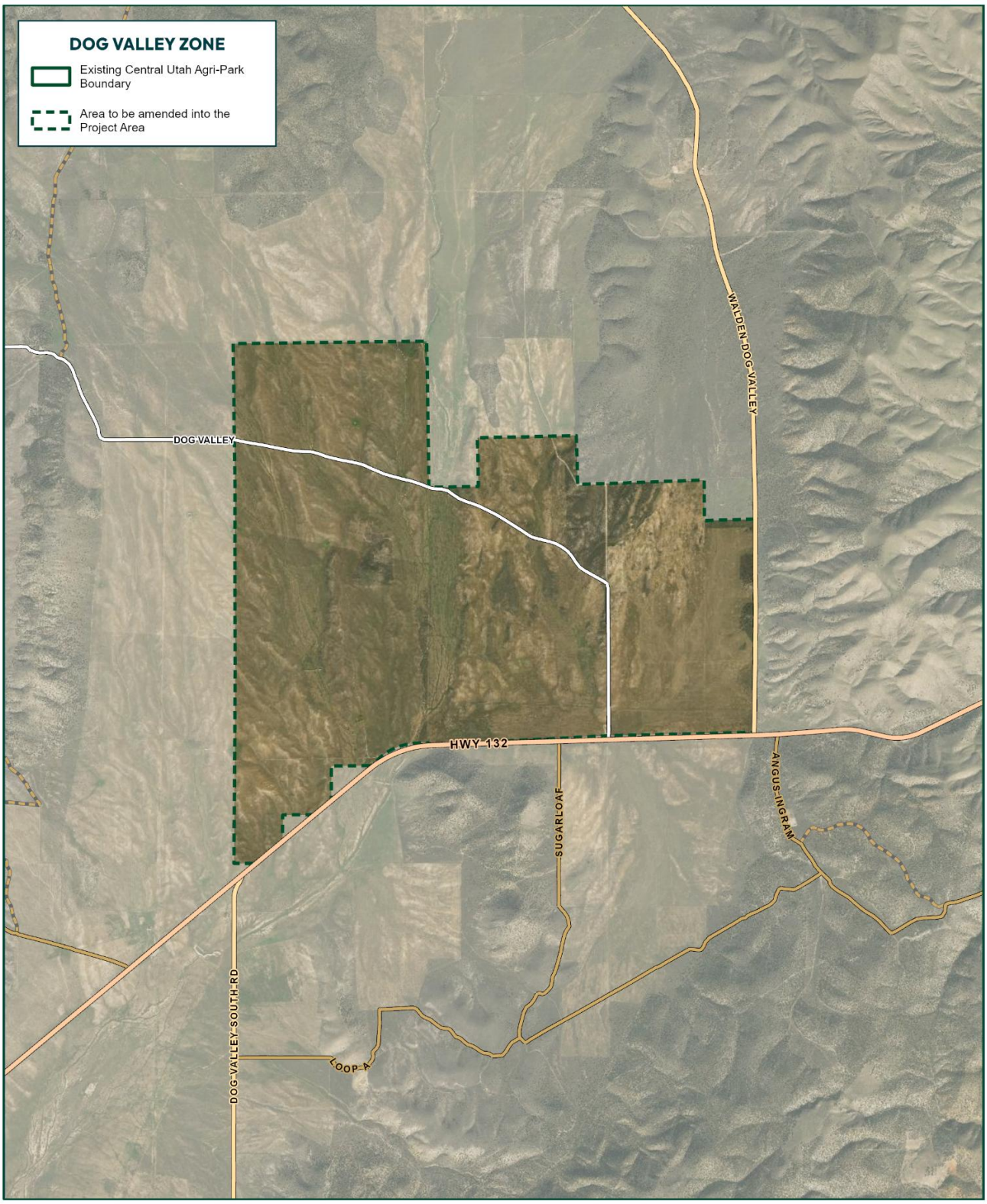
CENTRAL UTAH AGRI-PARK PROJECT AREA

Juab County, Utah



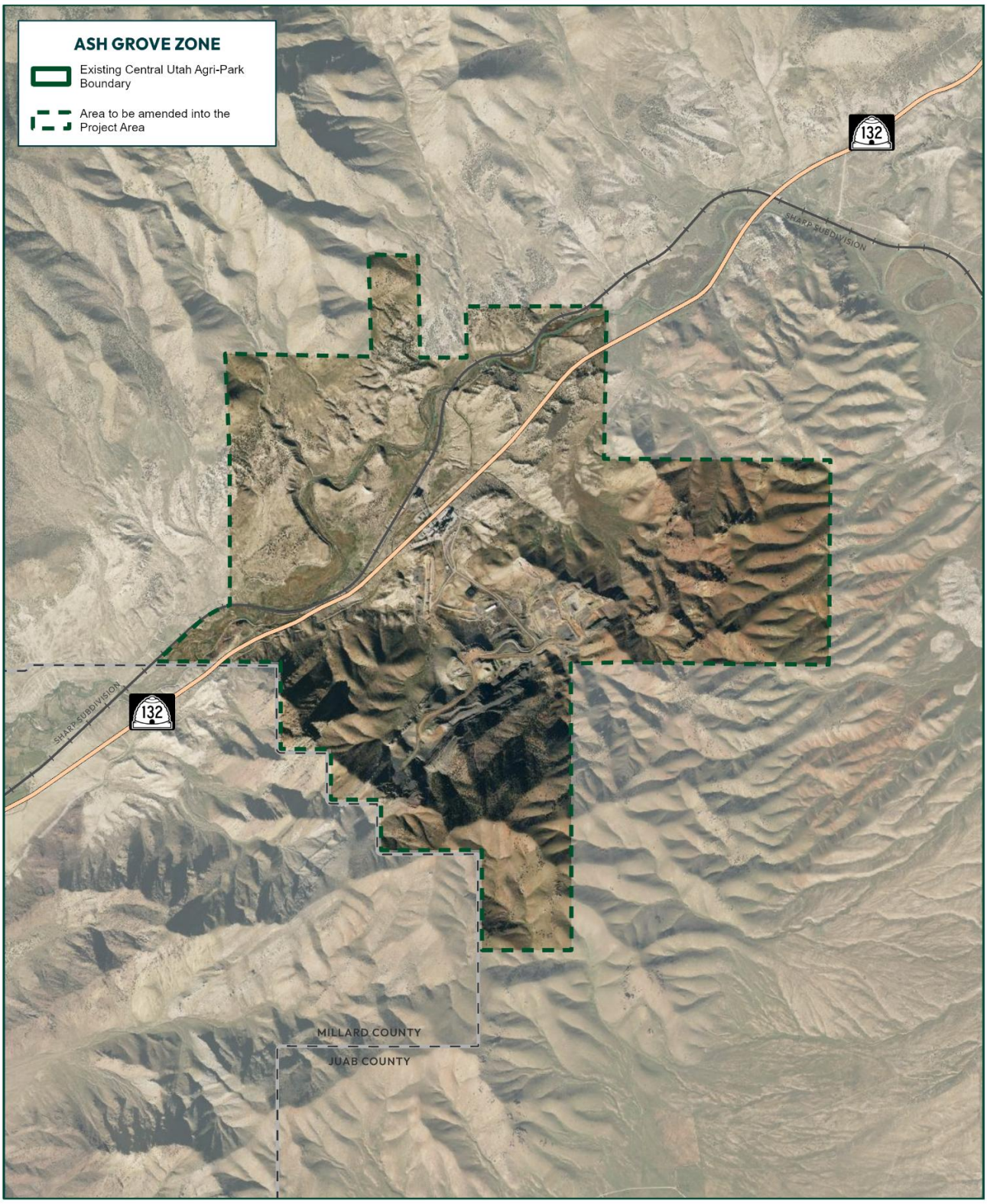
CENTRAL UTAH AGRI-PARK PROJECT AREA

Juab County, Utah



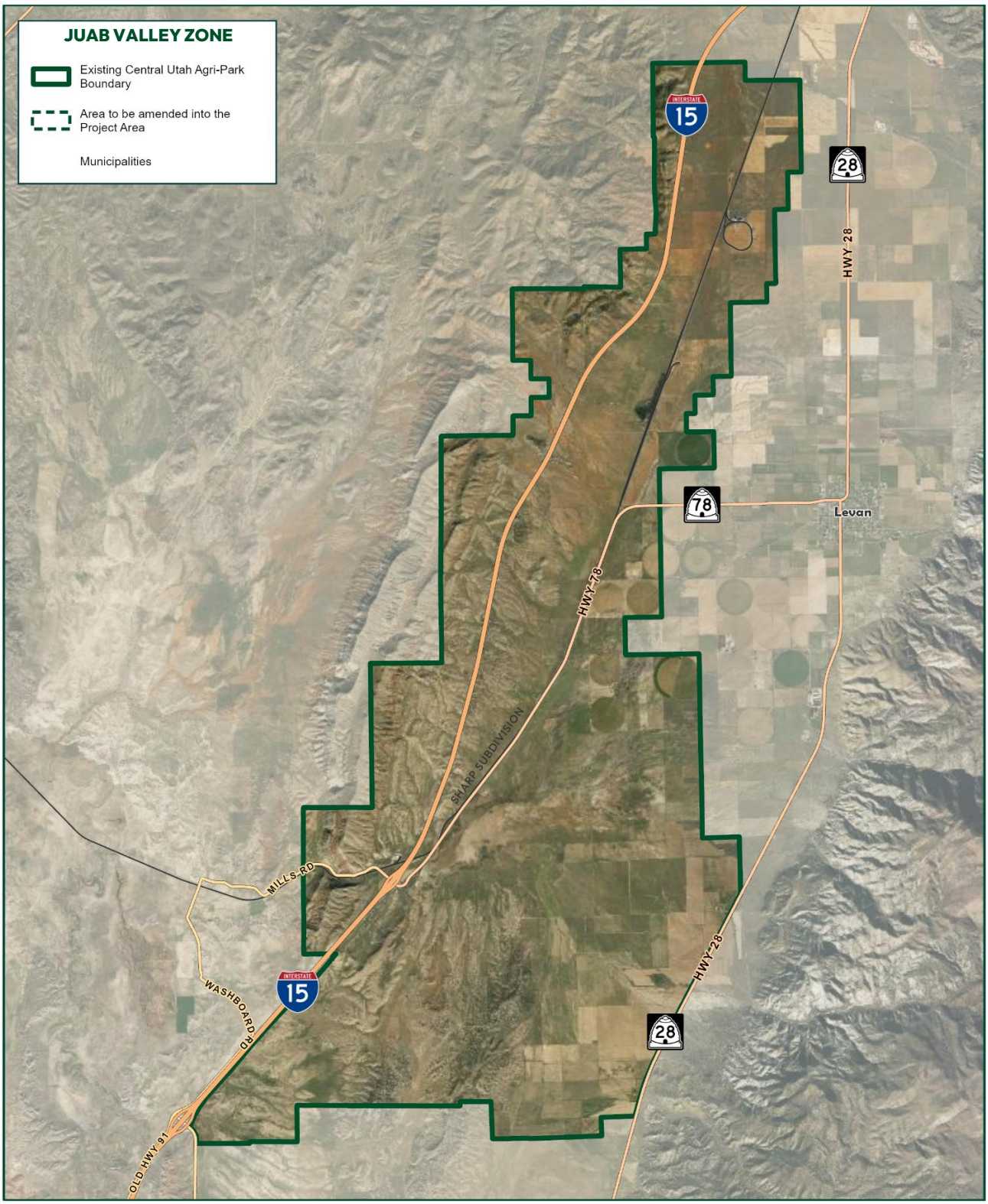
CENTRAL UTAH AGRI-PARK PROJECT AREA

Juab County, Utah



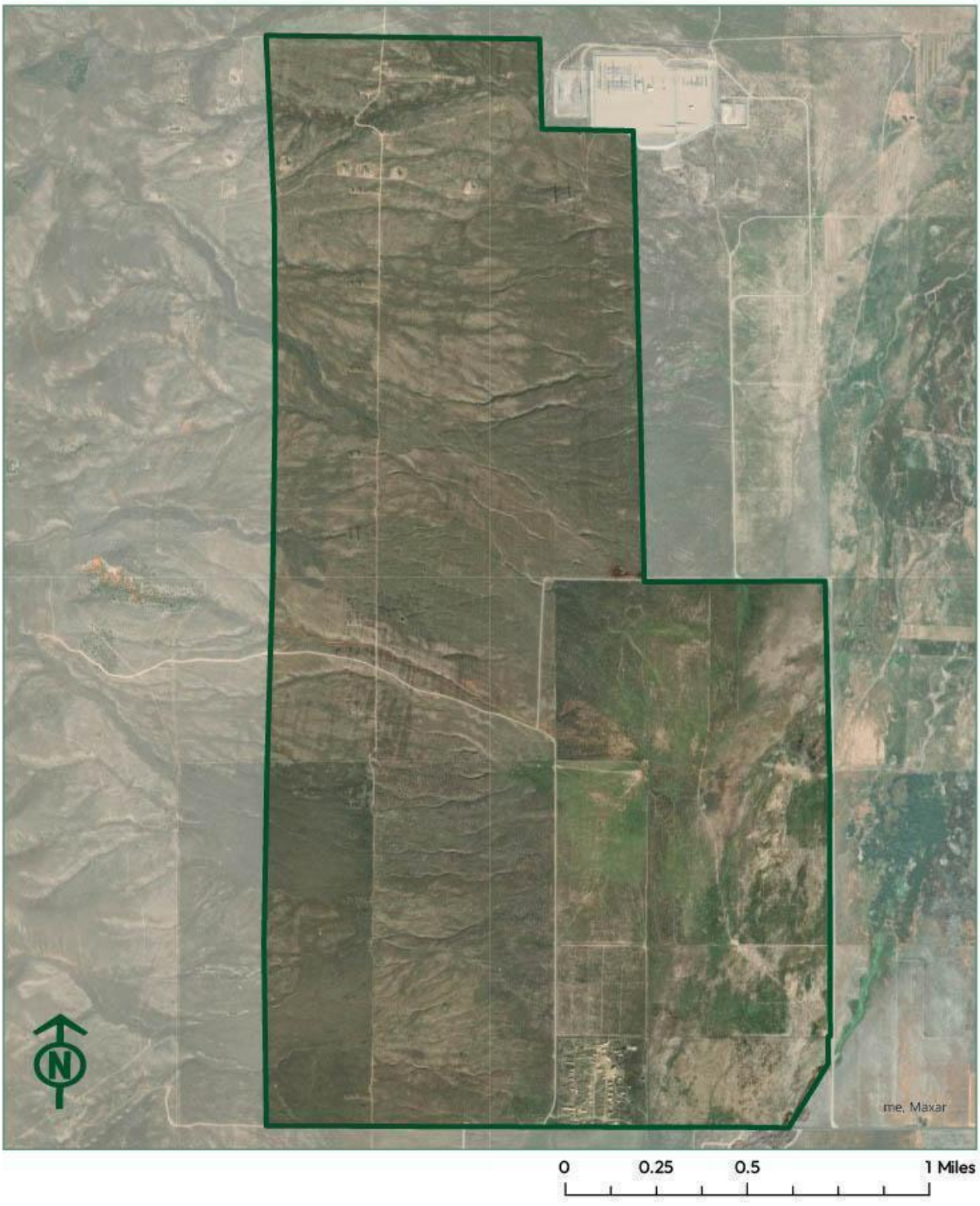
CENTRAL UTAH AGRI-PARK PROJECT AREA

Juab County, Utah



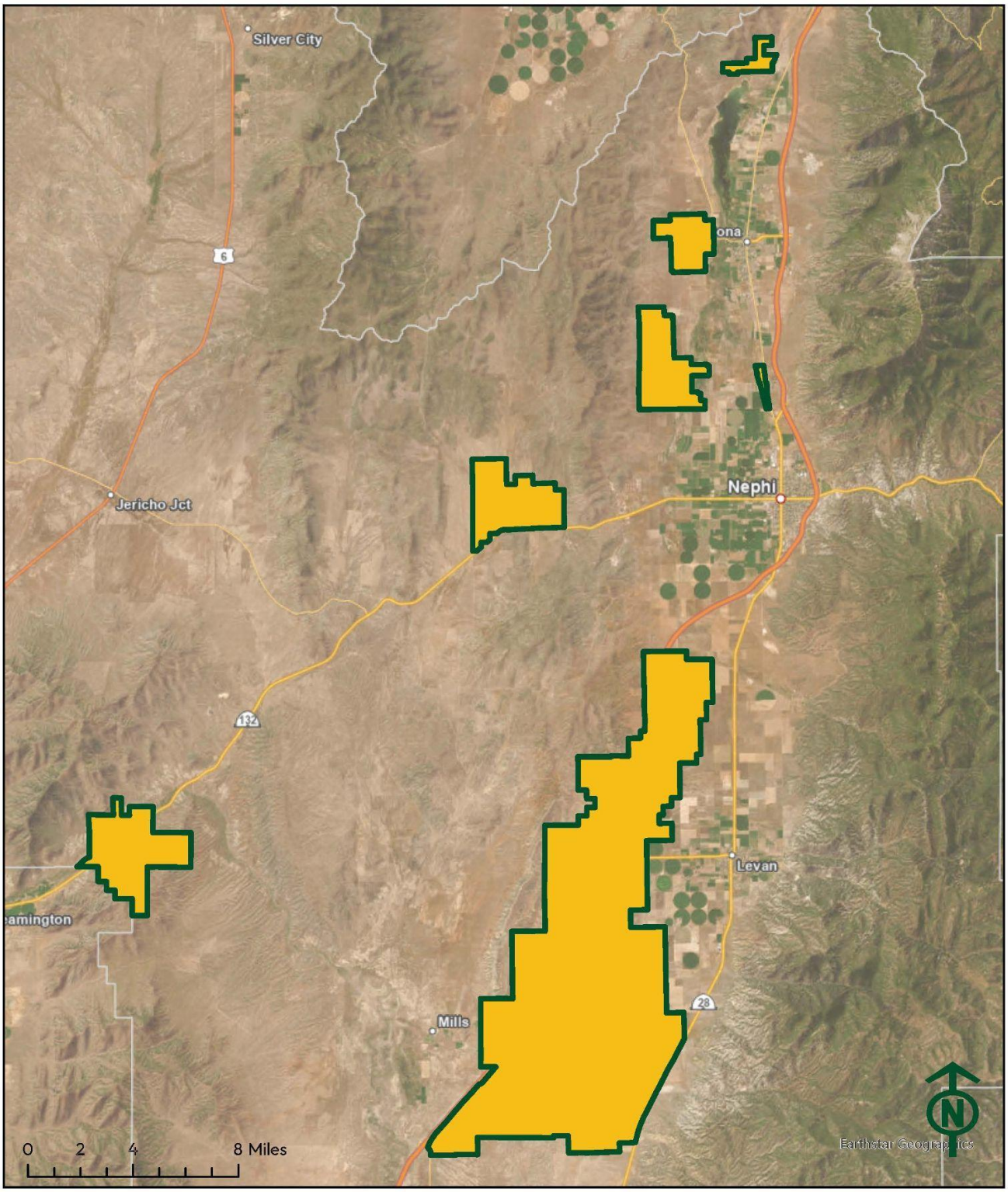
Central Utah Agri-Park Project Area

Agri-Park Zone | Juab County | September 2025



Central Utah Agri-Park Project Area

Juab County | April 2026



CENTRAL UTAH AGRI-PARK ALL ZONES AMENDMENT #3

Appendix C: Legislative Body Written Consent

RESOLUTION 2023-01

Resolution No. 2023-01

JUAB COUNTY RESOLUTION

A RESOLUTION SUPPORTING THE CREATION OF A UTAH INLAND PORT AUTHORITY PROJECT AREA IN JUAB COUNTY

WHEREAS Juab County (the "**County)** is a political subdivision of the State of Utah, and the Board of Juab County Commissioners (the "**Board**") is a public entity with authority to make resolutions with respect to the County; and

WHEREAS The County desires the Utah Inland Port Authority (the "**Port Authority**") Board to create a Project Area ("**Project Area**") to help fund the development of a Project Area in the County; and

WHEREAS a Project Area fits the County's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents. This project will bring new primary employment opportunities to the County and it will provide enhanced logistics to local and regional companies. Additionally, this project fits the County's general plan and the zoning for this area; and

WHEREAS The general public will benefit from the creation of a Project Area through the creation of new primary employment opportunities; through expanded logistics service opportunities; through improved movement of materials in and out of Utah; and by better utilizing our community's railroad infrastructure, and maximizing our transportation resources regionally.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ~~AAA~~ JUAB COUNTY COMMISSIONERS AS FOLLOWS that the Board hereby: (1) consents to include a site in the proposed Utah Inland Port Authority Project Area; and (2) requests the Port Authority to consider a project area in our County and designate and approve a site as a Project Area to aid in its development, all in accordance with Utah Code Annotated § 11-58-501 *et. Seq*.

RESOLVED, ADOPTED, AND ORDERED this 8th day of May, 2023.

BOARD OF COUNTY COMMISSIONERS
JUAB COUNTY, UTAH

By: _____
Chairman

ATTEST:

Juab County Clerk

1

RESOLUTION 2024-11

JUAB COUNTY RESOLUTION 2024-11

A RESOLUTION SUPPORTING AND REQUESTING THE AMENDMENT OF THE CENTRAL UTAH AGRI-PARK INLAND PORT PROJECT AREA PLAN AND BUDGET

WHEREAS, Juab County (the "County") is a political subdivision of the State of Utah, and the Board of Juab County Commissioners (the "Board") is a public entity with authority to make resolutions with respect to the County; and

WHEREAS, the County, by resolution 2023-01, requested that the Utah Inland Port Authority Board (the "Port Authority") create the Central Utah Agri-Park Inland Port Project Area ("Project Area") in Juab County to help fund the development of regional economic development opportunities; and

WHEREAS, the Central Utah Agri-Park Inland Port Project Area was created by the Port Authority on September 12, 2023; and

WHEREAS, the County desires to amend the Project Area Plan and Budget, which amendment fits the County's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents; and

WHEREAS, the general public will benefit from the amendment of the Project Area Plan and Budget through the creation of new primary employment opportunities and investment in the county,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF JUAB COUNTY COMMISSIONERS AS FOLLOWS that the Board hereby: (l) consents to and requests that the Port Authority amend the Central Utah Agri-Park Inland Port Project Area Plan and Budget in accordance with Utah Code Annotated§ 11-58-501 et. Seq.

RESOLVED, ADOPTED, AND ORDERED this 3rd day of September, 2024.

BOARD OF COUNTY COMMISSIONERS, JUAB COUNTY, UTAH

By: Marty Palmer 9-3-2024
Marty Palmer
Commission Chair

ATTEST:

Tanielle Callaway
Tanielle Callaway
Juab County Clerk

JUAB COUNTY RESOLUTION 2025-10

A RESOLUTION SUPPORTING THE ADDITION OF PROPERTY TO THE CENTRAL UTAH AGRI-PARK INLAND PORT PROJECT AREA IN JUAB COUNTY

Whereas Juab County (the **"County)** is a political subdivision of the State of Utah, and the Board of Juab County Commissioners (the **"Board")** is a public entity with authority to make resolutions with respect to the County; and

Whereas the County has, by resolution 2023-01 requested that the Utah Inland Port Authority (the **"Port Authority")** Board create the Central Utah Agri-Park Inland Port Project Area **("Project Area")** in Juab County to help fund the development of a regional economic development opportunity; and

Whereas the Central Utah Agri-Park Inland Port Project Area was created by the Port Authority on September 12, 2023; and

Whereas the County desires to include additional property in the Project Area, which fits the County's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents; and

Whereas the general public will benefit from the inclusion of additional property into the Project Area through the creation of new primary employment opportunities and investment in the county,

NOW THEREFORE, BE IT RESOLVED by the board of Juab County Commissioners as follows that the Board hereby: (l) consents to the inclusion of additional property in the Central Utah Agri-Park Inland Port Project Area in Juab County in accordance with Utah Code Annotated§ 11-58-501 *et. Seq.*

RESOLVED, ADOPTED, AND ORDERED this 3rd day of November, 2025.

BOARD OF COUNTY COMMISSIONERS

Marvin Kenison, Commission Chair

ATTEST:

Tanielle Callaway, County Clerk

Appendix D: Project Area Budget Summary

Model Summary	
Differential Tax Revenue Allocation	
Project Area Share	75%
Other Taxing Entities Share	25%
Duration (Years)	25
Base Year Taxable Value Revenues	$ 692,000
Tax Differential to Project Area	**$ 389,300,000**
Tax Differential to Other Taxing Entities	$ 129,800,000
Total Tax Differential	$ 519,100,000
Less: Admin Expenses	$ 19,465,000
Total Remaining Differential for Projects	**$ 369,835,000**

Taxing Entities	
	Final Tax Rate
Juab County	0.001851
Juab County School District	0.005621
East Juab County Water Conservancy District	0.000140
Juab County Fire Protection Special Service District	0.000510
Juab County Fire Protection Special Service District	0.000011
Central Utah Water Conservancy District	0.000400

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Appendix E: Environmental Review Report

INTRODUCTION

For the Utah Inland Port Authority (UIPA) Board to adopt a Project Area Plan, an environmental review for the Project Area must be completed. This report provides an overview of environmental considerations to ensure compliance with all federal, state, and local requirements related to future opportunities associated with the development and optimization of the project area. The Utah Inland Port Authority, in conjunction with development parties and government stakeholders, will review these environmental considerations before work, which could pose adverse impacts, may commence in the project area.

SUMMARY OF ENVIRONMENTAL CONSIDERATIONS

The Yellow-billed Cuckoo is a threatened species that may be present in the project area. Monarch Butterflies are listed as proposed threatened species and may exist in the project area. Suckley's Cuckoo Bumble Bees are listed as proposed endangered species and may exist in the project area. Ute ladies'-tresses are listed as a threatened plant species that may exist in the project area. Designated critical habitats do not exist within or overlap with any portions of the project area.

There are 25 migratory bird species that occur on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) list that may warrant special attention in the project area with breeding seasons ranging between December 1 and September 30.

The Deep Creek Wildlife Management area of approximately 1,200 acres is situated east of the Juab Valley Zone, located east of UT-28 and north of Deep Canyon Road.

Juab County is currently in attainment for all criteria pollutants.

PROJECT AREA DESCRIPTION

The Central Utah Agri-Park Project Area (Maps in Appendix B) has six distinct, noncontiguous areas under consideration:

Ash Grove Zone

The Ash Grove portion of the project area is located on the northeast side of Leamington, Utah, along UT-132.

Dog Valley Zone

The Dog Valley Portion of the project area is located along UT-132, west of Nephi, Utah.

Nortonville Zone

The Nortonville Zone is located approximately 2 miles from Exit 228 on Interstate 15.

Currant Creek Zone

The Currant Creek Zone is located approximately 3 miles west of Interstate 15 via SR 54.

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Juab Valley Zone

The Juab Valley Zone is bounded to the west by the West Hills Mountain Range and to the east by SR-28, with its northern terminus around five miles south of Nephi and its southern terminus in the vicinity of Mills, Utah.

Agri-Park Zone

The Agri-Park Zone is located northwest of Nephi City, and a short distance west of the Nortonville Rail Zone and just south of the Currant Creek Zone.

PAST AND PRESENT LAND USES

Public land records—including historical city directories, fire insurance maps, topographic maps, and aerial imagery—can be accessed online and reviewed to help determine previous ownership and identify any structures on properties/adjacent properties in the project area, or indications of environmental contamination.

A visual site inspection should be conducted to observe properties in the project area, any structures on the properties and adjacent properties to identify indications of environmental contamination that may have resulted from activities that took place on the site or from activities at neighboring properties.

Past and present landowners, operators, and/or occupants of properties, along with any knowledgeable local government officials should be interviewed to gather information around past and present land uses of properties in the project area.

It is the responsibility of each landowner to assess past and present land uses for indications of environmental contamination on their respective properties.

GEOTECHNICAL RESOURCES

In order to characterize subsurface conditions and provide design parameters needed to proceed with site development, geotechnical constraints must be identified for the project area.

Potential geotechnical constraints may include:

- anticipated foundation system
- anticipated excavation equipment
- pavement
- anticipated seismic site class
- anticipated frost depth
- bedrock constraints
- blasting anticipated
- groundwater constraints
- dewatering anticipated
- corrosive soils
- karst constraints
- sinkholes
- seismic liquefaction
- settlement monitoring likely required
- fill anticipated on-site
- site usage

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Field explorations via soil borings and/or test pits are recommended to determine the geotechnical constraints for the project area. It is the responsibility of each landowner to assess geotechnical constraints on their respective properties.

Geology and Soils

Geological constraints of a project area that should be considered include:

- soil grade,
- soil composition,
- soil permeability and compressibility,
- soil stability,
- soil load-bearing capacity,
- soil corrosivity,
- soil shrink-swell potential,
- soil settlement potential, and
- soil liquefaction potential.

It is the responsibility of each landowner to assess geological constraints on their respective properties.

The United State Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) maintains the Web Soil Survey (WSS) which provides soil data and information produced by the National Cooperative Soil Survey, a nationwide partnership dedicated to soils since 1899. The WSS provides soil maps and data for more than 95% of the nation's counties and is updated and maintained online as the single authoritative source of soil survey information. WSS data can be used for planning purposes and to assess an area's soil health.

The USDA NRCS defines soil health as "the continued capacity of soil to function as a vital living ecosystem that sustains plants, animals, and humans. Healthy soil gives us clean air and water, bountiful crops and forests, productive grazing lands, diverse wildlife, and beautiful landscapes". Soil health research has identified the following principles to manage soil and improve soil function:

- Maximize presence of living roots
- Minimize disturbance
- Maximize soil cover
- Maximize biodiversity

It is the responsibility of each landowner to assess soil health and constraints on their respective properties. Figures 1-1 through 1-6 display the WSS maps for the project area. Map units are defined below.

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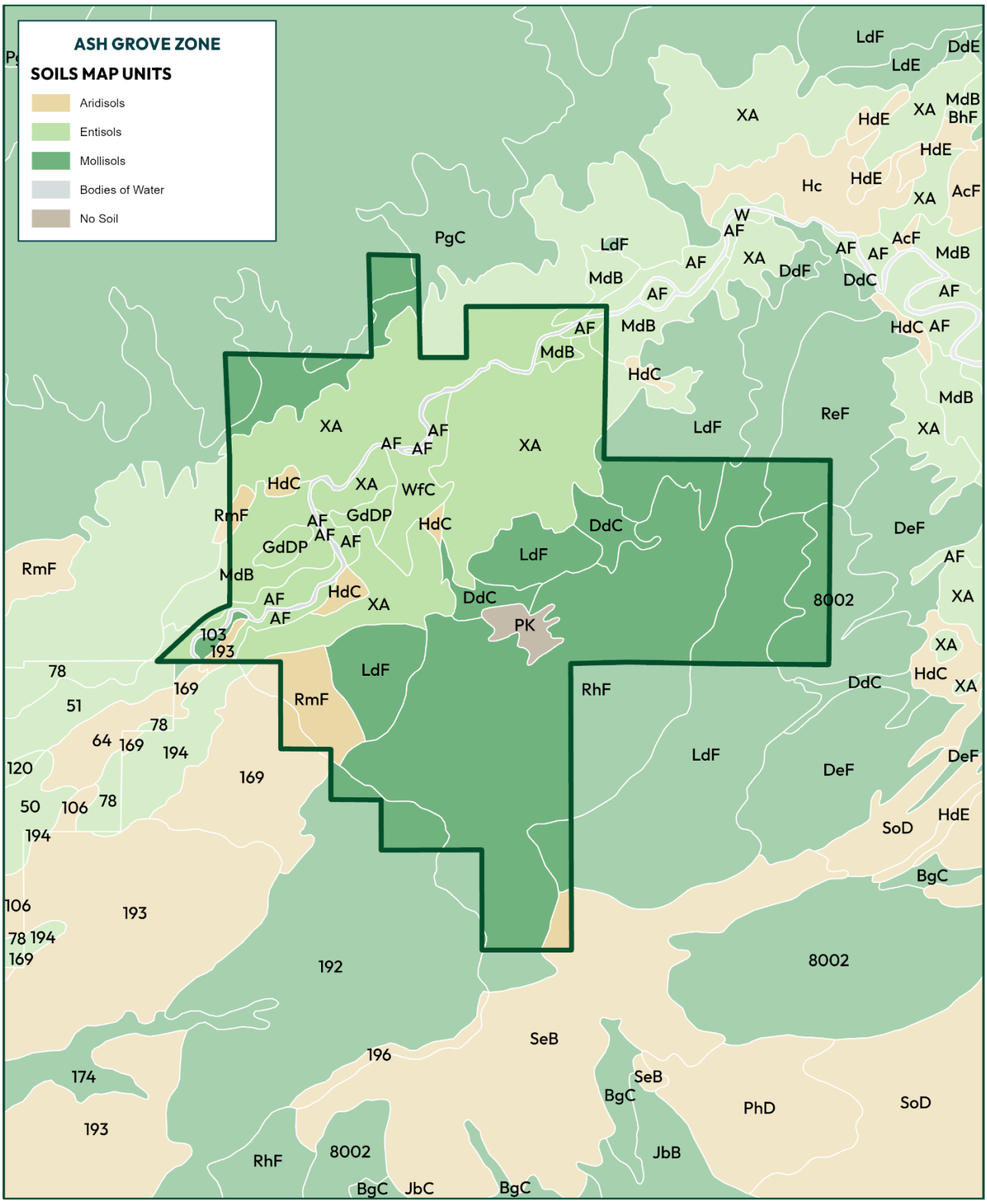


FIGURE 1-1: ASH GROVE ZONE WEB SOIL SURVEY MAP

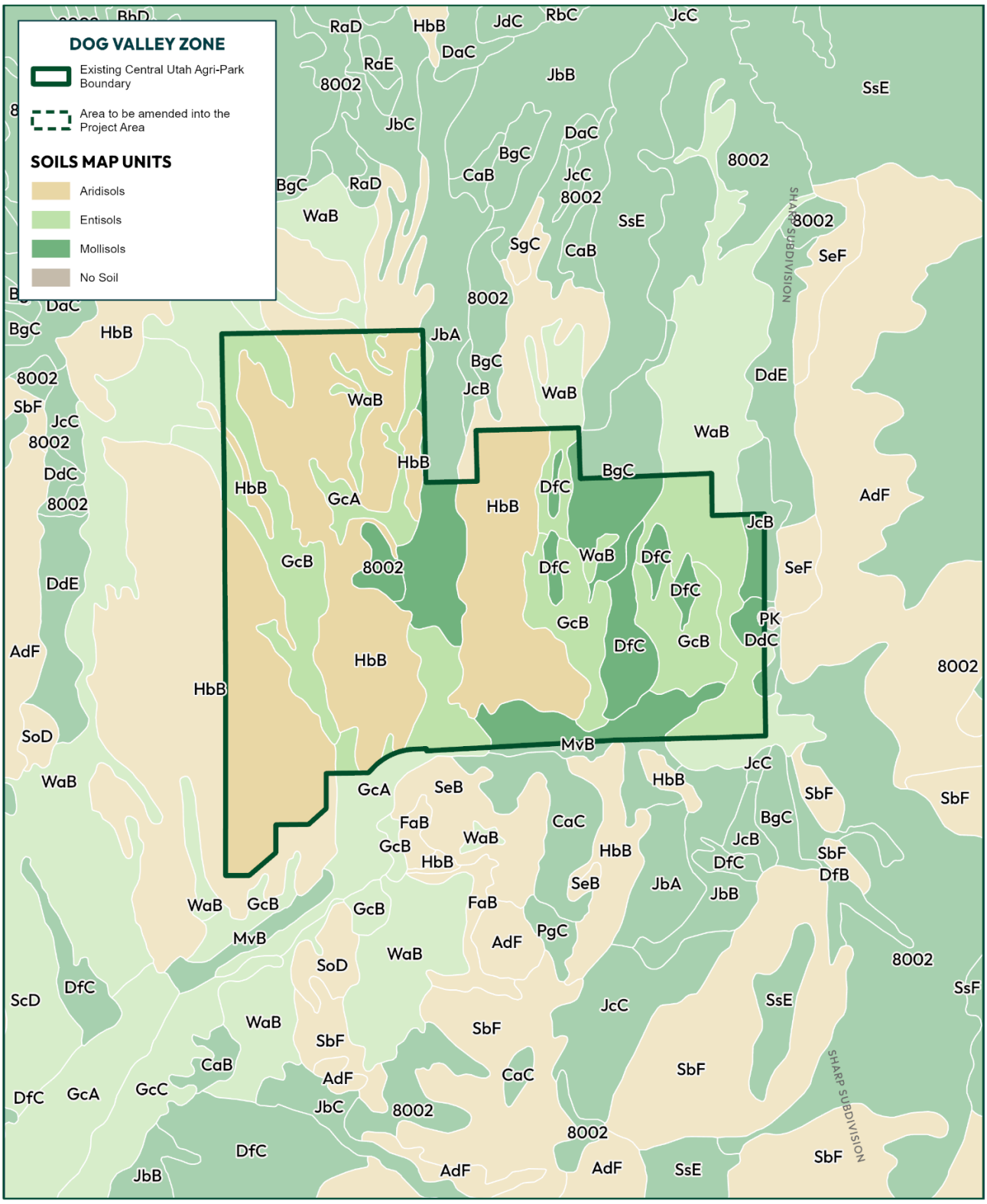


FIGURE 1-2: DOG VALLEY ZONE WEB SOIL SURVEY MAP

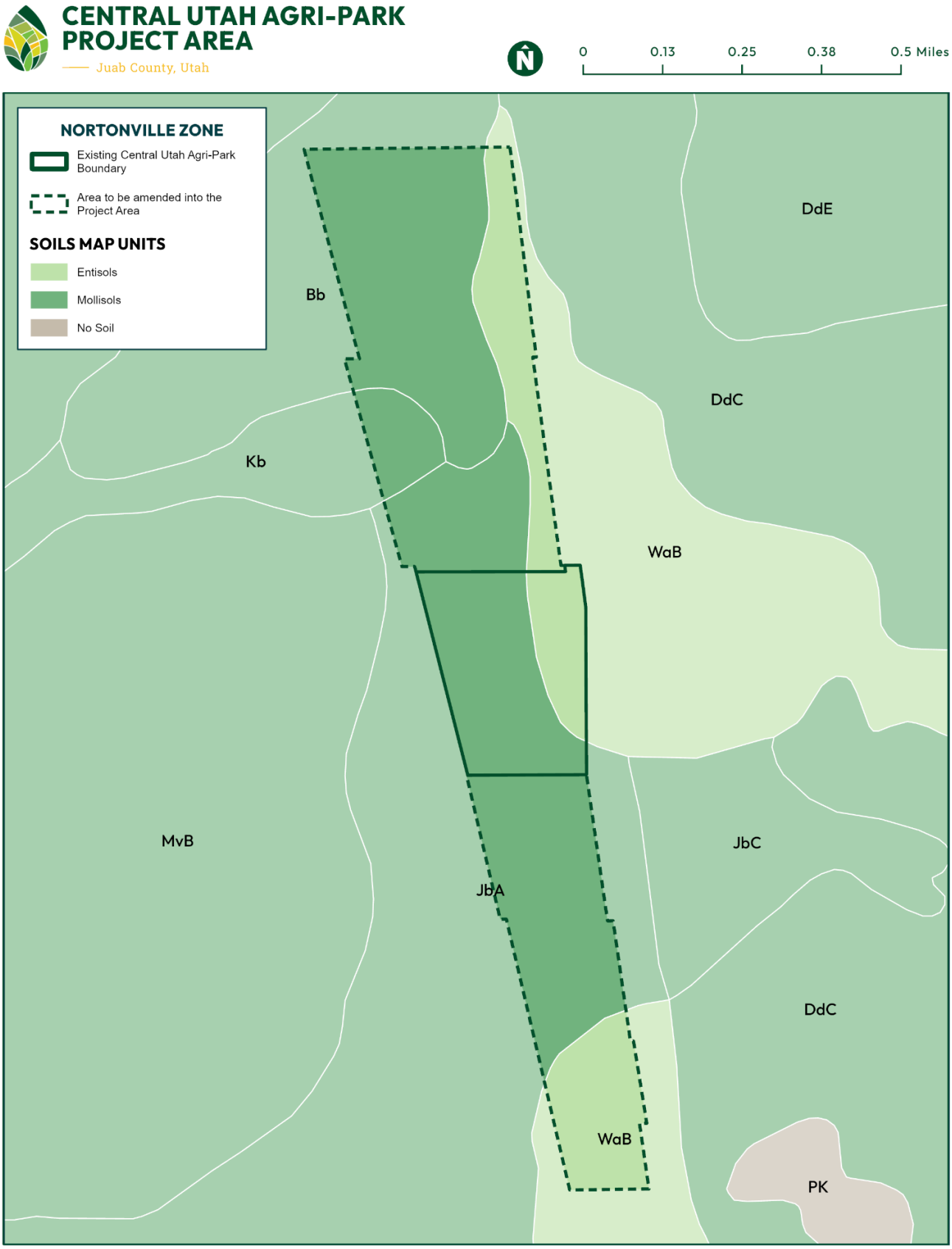


FIGURE 1-3: NORTONVILLE ZONE WEB SOIL SURVEY MAP

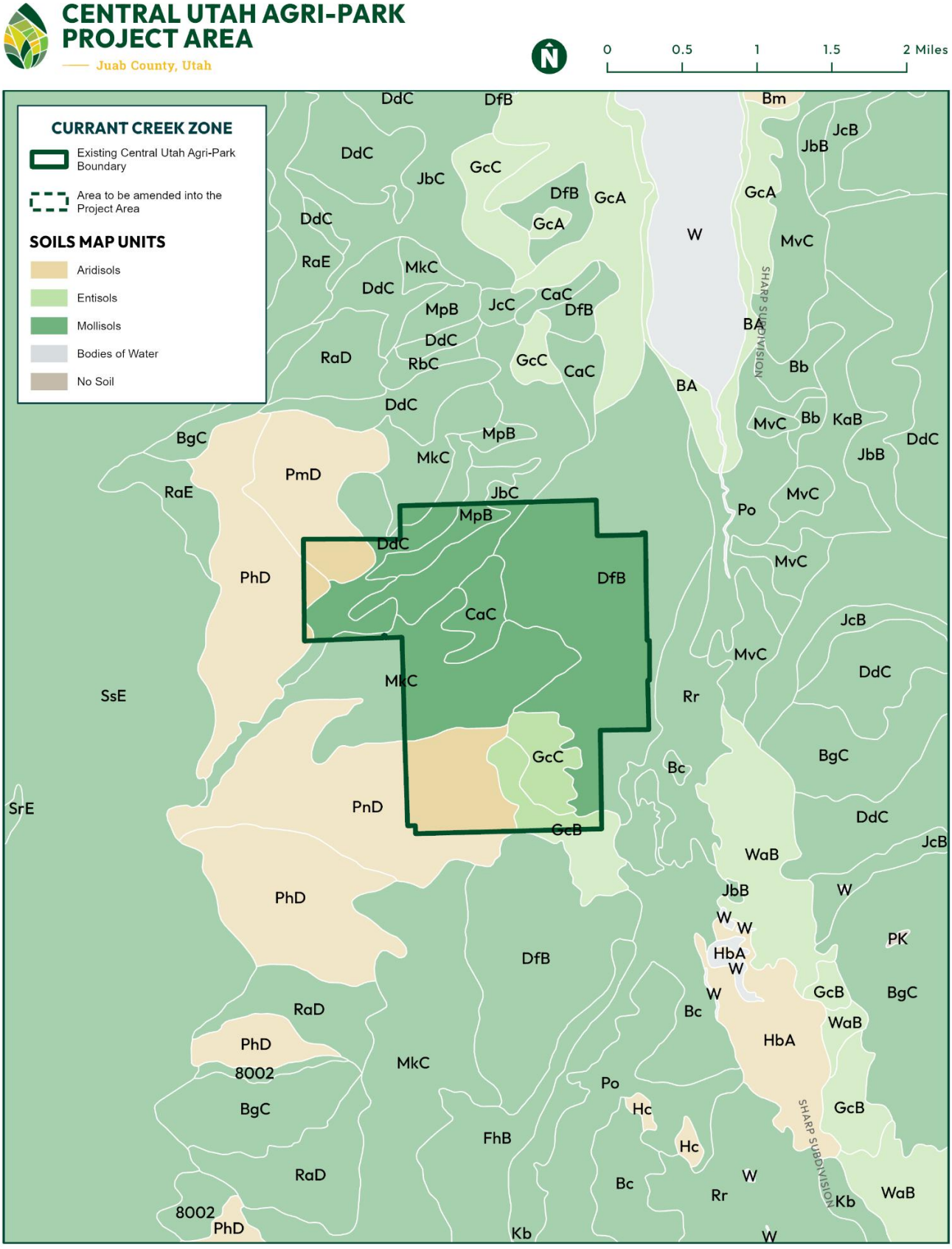


FIGURE 1-4: CURRANT CREEK ZONE WEB SOIL SURVEY MAP

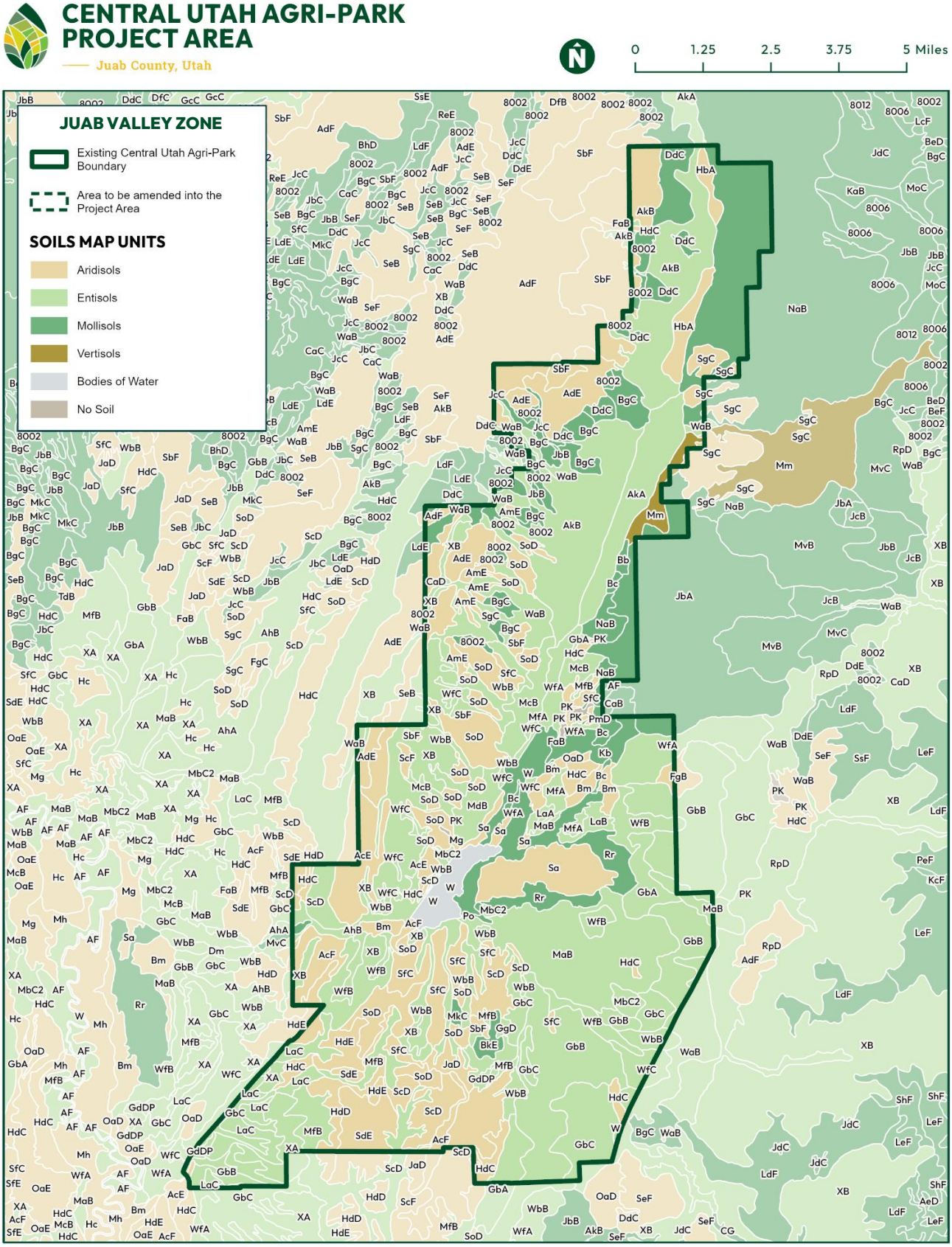


FIGURE 1-5: JUAB VALLEY ZONE WEB SOIL SURVEY MAP

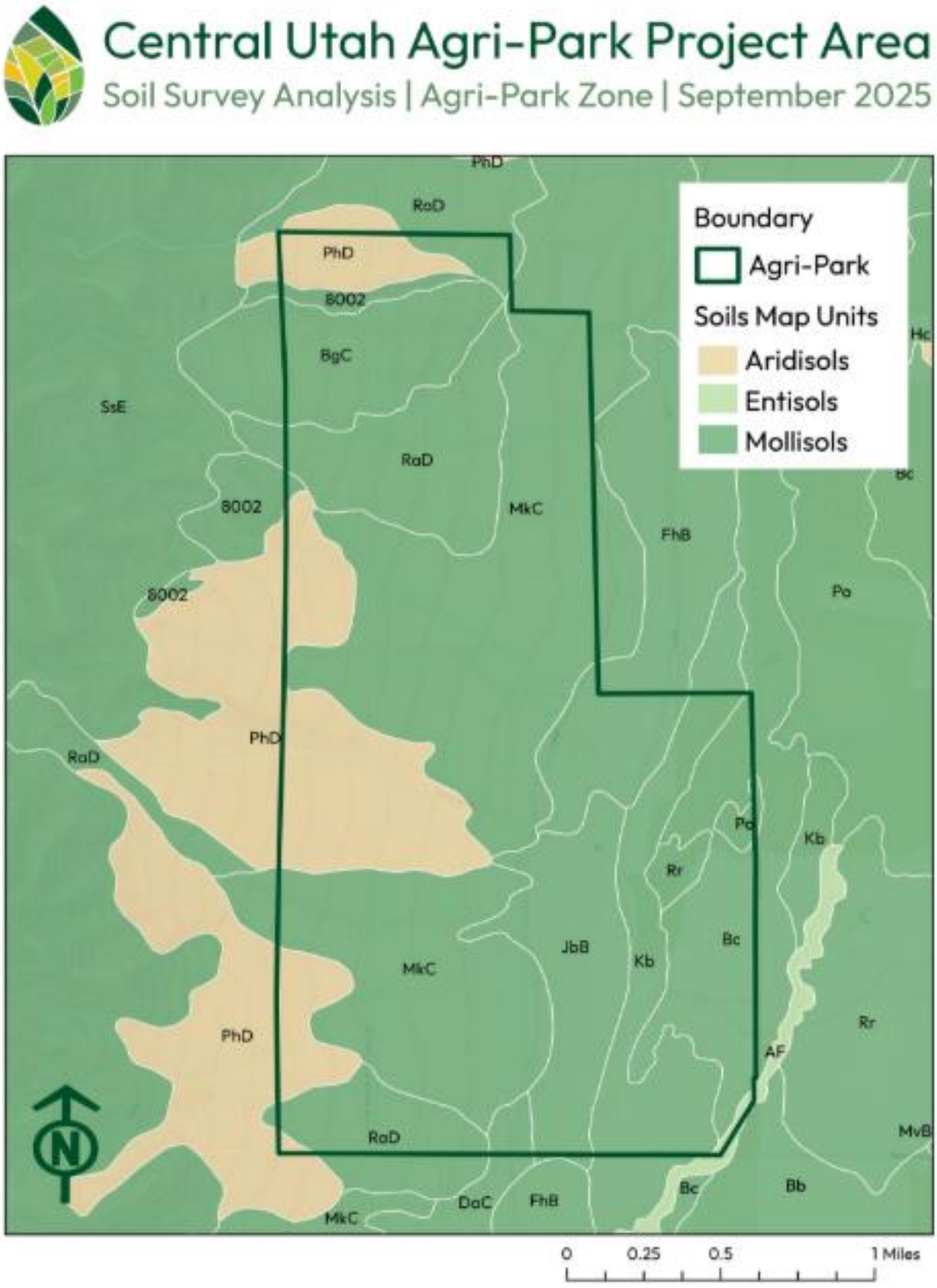


FIGURE 1-6: AGRI-PARK ZONE WEB SOIL SURVEY MAP

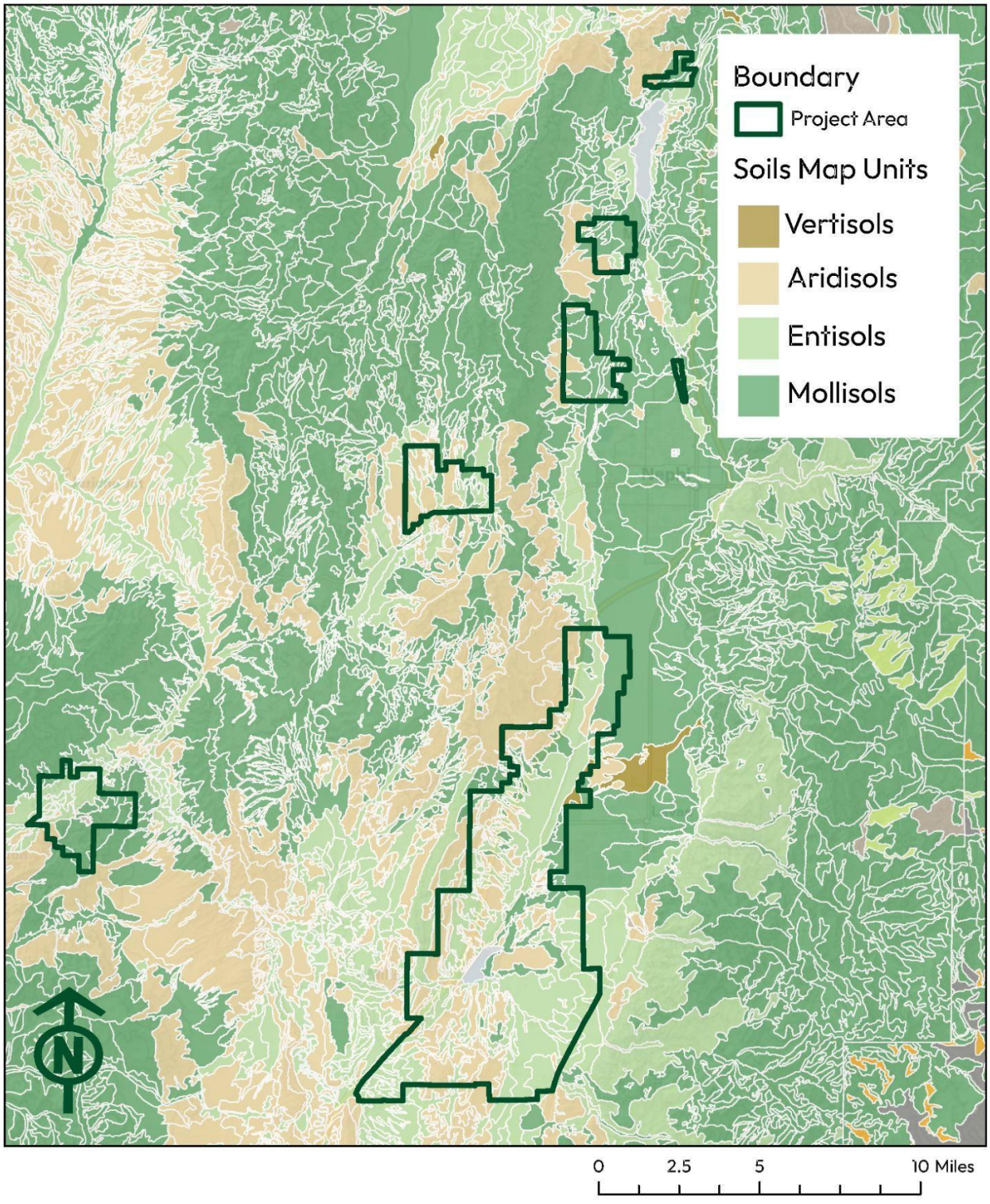


FIGURE 1-7: AGRI-PARK WEB SOIL SURVEY MAP AMENDMENT #3

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8002	Borvant cobbly loam, 8 to 25 percent slopes	558.8	1.2%
AcE	Amtoft-Rock outcrop complex, 8 to 30 percent slopes	553.9	1.2%
AcF	Amtoft-Rock outcrop complex, 30 to 70 percent slopes	384.4	0.8%
AdE	Amtoft, moist-Rock outcrop complex, 8 to 30 percent slopes	884.5	1.9%
AdF	Amtoft, moist-Rock outcrop complex, 30 to 70 percent slopes	716.2	1.6%
AF	Aquic Ustifluvents, saline	119.5	0.3%
AhA	Ashdown loam, 0 to 2 percent slopes	0.4	0.0%*
AhB	Ashdown loam, 2 to 4 percent slopes	251.7	0.5%
AkA	Ashdown loam, moist, 0 to 2 percent slopes	785	1.7%
AkB	Ashdown loam, moist, 2 to 4 percent slopes	2,916.90	6.4%
AmE	Atepic shaly loam, 10 to 40 percent slopes	192.9	0.4%
Bb	Benjamin silty clay loam	100.7	0.2%
Bc	Benjamin silty clay loam, moderately saline-alkali	347.2	0.8%
BgC	Borvant cobbly loam, 2 to 8 percent slopes	838	1.8%
BkE	Borvant-Sandall complex, 8 to 60 percent slopes	102.8	0.2%
Bm	Bramwell silt loam	281	0.6%
CaB	Calita loam, 2 to 4 percent slopes	13.6	0.0%*
CaC	Calita loam, 4 to 8 percent slopes	65.3	0.1%
CaD	Calita loam, 8 to 15 percent slopes	6.3	0.0%*
DaC	Dagor loam, 2 to 8 percent slopes	14.6	0.0%*
DdC	Donnardo stony loam, 2 to 8 percent slopes	956.3	2.1%
DfB	Doyce loam, 2 to 4 percent slopes	470.6	1.0%
DfC	Doyce loam, 4 to 8 percent slopes	154.1	0.3%
FaB	Firmage gravelly loam, dry, 2 to 4 percent slopes	36.1	0.1%
FgB	Freedom silt loam, 0 to 2 percent slopes	43.2	0.1%
FhB	Fridlo loam, 2 to 4 percent slopes	96	0.2%
GbA	Genola silt loam, 0 to 1 percent slopes	479.1	1.0%
GbB	Genola silt loam, 1 to 2 percent slopes	2,353.60	5.1%
GbC	Genola silt loam, 2 to 5 percent slopes	1,196.30	2.6%
GcA	Genola silt loam, moist, 0 to 1 percent slopes	237.4	0.5%
GcB	Genola silt loam, moist, 1 to 2 percent slopes	564	1.2%
GcC	Genola silt loam, moist, 2 to 5 percent slopes	82.7	0.2%
GdDP	Goldrun loamy fine sand, hummocky, 0 to 10 percent slopes	220.8	0.5%
GgD	Goldrun-Rock outcrop complex, 0 to 10 percent slopes	23.7	0.1%
HbA	Hansel silt loam, 0 to 2 percent slopes	331.3	0.7%
HbB	Hansel silt loam, 2 to 4 percent slopes	1,376.40	3.0%
HdC	Hiko Peak stony sandy loam, 4 to 8 percent slopes	477.8	1.0%
HdD	Hiko Peak stony sandy loam, 8 to 15 percent slopes	223.2	0.5%
HdE	Hiko Peak stony sandy loam, 15 to 25 percent slopes	385.2	0.8%
JaD	Jericho gravelly fine sandy loam, 4 to 15 percent slopes	133.8	0.3%
JbA	Juab loam, 0 to 2 percent slopes	771.5	1.7%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
JbB	Juab loam, 2 to 4 percent slopes	302.1	0.7%
JbC	Juab loam, 4 to 8 percent slopes	94.2	0.2%
JcB	Juab loam, gravelly substratum, 2 to 4 percent slopes	26.5	0.1%
JcC	Juab loam, gravelly substratum, 4 to 8 percent slopes	75.5	0.2%
Kb	Kirkham silt loam	480.5	1.0%
LaA	Linoyer very fine sandy loam, 0 to 1 percent slopes	25.5	0.1%
LaB	Linoyer very fine sandy loam, 1 to 2 percent slopes	112.7	0.2%
LaC	Linoyer very fine sandy loam, 2 to 5 percent slopes	540.1	1.2%
LdE	Lodar-Rock outcrop complex, 3 to 30 percent slopes	120	0.3%
LdF	Lodar-Rock outcrop complex, 30 to 70 percent slopes	507	1.1%
MaB	Manassa silt loam, 0 to 2 percent slopes	1,835.00	4.0%
MbC2	Manassa silt loam, 2 to 5 percent slopes, eroded	132.1	0.3%
McB	Manassa silt loam, moderately saline, 0 to 2 percent slopes	509.3	1.1%
MdB	Manassa-Mellor silt loam, 0 to 2 percent slopes	385.9	0.8%
MfA	Medburn fine sandy loam, 0 to 2 percent slopes	143.9	0.3%
MfB	Medburn fine sandy loam, 2 to 4 percent slopes	622	1.4%
Mg	Mellor silt loam	14.4	0.0%*
MkC	Modoc fine sandy loam, cool, 4 to 8 percent slopes	1,183.50	2.6%
Mm	Moroni silty clay loam	214.3	0.5%
MpB	Mountainville gravelly loam, sandy substratum, 2 to 4 percent slopes	49.3	0.1%
MvB	Musinia silty clay loam, moist, 0 to 2 percent slopes	114.9	0.3%
MvC	Musinia silty clay loam, moist, 2 to 5 percent slopes	22.6	0.0%*
NaB	Nephi silt loam	1,629.90	3.6%
OaD	Orcky gravelly fine sandy loam, 4 to 15 percent slopes	40.5	0.1%
PgC	Pharo very stony loam, 3 to 10 percent slopes	98.8	0.2%
PhD	Pibler gravelly fine sandy loam, 4 to 15 percent slopes	364.9	0.8%
PK	Pits-Dumps complex	96.3	0.2%
PmD	Pober fine sandy loam, 4 to 15 percent slopes	51.7	0.1%
PnD	Pober-Pibler complex, 4 to 15 percent slopes	162.8	0.4%
Po	Provo Bay silt loam	73.4	0.2%
RaD	Reebok cobbly loam, 4 to 15 percent slopes	294.7	0.6%
RdE	Reywat-Reebok-Rock outcrop complex, 10 to 30 percent slopes	7.1	0.0%*
ReF	Reywat-Rock outcrop complex, 30 to 60 percent slopes	53.6	0.1%
RhF	Rock outcrop-Lodar complex, 30 to 70 percent slopes	1,124.50	2.4%
RmF	Rock outcrop-Saxby complex, 30 to 70 percent slopes	99.9	0.2%
Rr	Roshe Springs silt loam	1,248.20	2.7%
Sa	Saltair silt loam	776.1	1.7%
SbF	Sandall very cobbly loam, 25 to 60 percent slopes	247.7	0.5%
ScD	Sanpete gravelly fine sandy loam, 4 to 15 percent slopes	1,090.10	2.4%
ScF	Sanpete gravelly fine sandy loam, 15 to 40 percent slopes	41.7	0.1%
SdE	Saxby-Rock outcrop complex, 10 to 30 percent slopes	476.4	1.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
SeB	Saxby, moist-Rock outcrop complex, 10 to 30 percent slopes	312.9	0.7%
SfC	Shabliss very fine sandy loam, 2 to 5 percent slopes	721.6	1.6%
SgC	Shabliss very fine sandy loam, moist, 2 to 5 percent slopes	208.5	0.5%
SoD	Spager gravelly loam, 4 to 15 percent slopes	1,517.00	3.3%
W	Water	409	0.9%
WaB	Wales loam, 2 to 4 percent slopes	1,321.20	2.9%
WbB	Wales loam, dry, 2 to 4 percent slopes	1,121.30	2.4%
WfA	Woodrow silt loam, 0 to 1 percent slopes	663.3	1.4%
WfB	Woodrow silt loam, 1 to 2 percent slopes	583.4	1.3%
WfC	Woodrow silt loam, 2 to 5 percent slopes	357.4	0.8%
XA	Xerertic Torriorthents, steep	1,331.20	2.9%
XB	Xeric Torriorthents-Rock outcrop complex, steep	2,021.90	4.4%
103	Agassiz-Hourglass families-Rock outcrop complex, 30 to 70 percent slopes	10.7	0.0%*
169	Hiko Peak-Heist families, complex, 2 to 15 percent slopes	16.2	0.0%*
192	Rock outcrop-Lodar family complex, 30 to 70 percent slopes	63.5	0.1%
193	Rock outcrop-Saxby family complex, 30 to 70 percent slpoes	9.4	0.0%*
194	Rock outcrop-Torriorthents complex, 15 to 45 percent slopes	0.3	0.0%*
51	Green River-Poganeab complex, 0 to 3 percent slopes	0.1	0.0%*
Totals for Area of Interest		**45,905.8**	**100.0%**

**values represented by "0.0%" are non-zero values that are insignificantly small*

HYDROGEOLOGY AND HYDROLOGY

Groundwater constraints of the project area that should be considered include:

- depth to groundwater,
- groundwater flow direction, and
- contamination migration potential.

Field explorations via soil borings are recommended to determine and document groundwater depths, flow direction, and contamination migration potential. It is the responsibility of each landowner to assess hydrogeological and hydrological constraints on their respective properties.

HISTORICAL AND CULTURAL RESOURCES

The National Register of Historical Places (NRHP) lists cultural resources previously recorded on the official list of the Nation's historic places worthy of preservation.

Additional previously recorded resources may be on-file at the Utah State Historic Preservation Office (SHPO). If additional information is needed from the Utah SHPO, a qualified cultural resource professional will need to be consulted. Utah SHPO provides Archaeological Compliance Guidance for projects that affect cultural resources listed on the NRHP.

It is the responsibility of each landowner to assess potential impacts to historical and cultural resources on their respective properties.

The table below lists cultural resources in Juab County that have been previously recorded on the official list of the Nation's historic places worthy of preservation.

Property Name	State	County	City	Street & Number
Booth, Edwin Robert, House	UTAH	Juab	Nephi	94 W. 300 South
Booth, Oscar M., House	UTAH	Juab	Nephi	395 E. 100 South
Centennial-Eureka Mine	UTAH	Juab	Eureka	S of Eureka
Diamond Cemetery	UTAH	Juab	Mammoth	S of Mammoth
Eagle and Blue Bell Mine	UTAH	Juab	Eureka	S of Eureka
Eureka City Cemetery	UTAH	Juab	Eureka	SW of Eureka off US 50
Eureka Historic District	UTAH	Juab	Eureka	Roughly bounded by city limits
Fish Springs Caves Archeological District	UTAH	Juab	Callao	Address Restricted
Fitch Cemetery	UTAH	Juab	Eureka	SR 36
Grand Central Mine	UTAH	Juab	Mammoth	N of Mammoth
Juab County Jail	UTAH	Juab	Nephi	45 W. Center
Knight Grain Elevator	UTAH	Juab	Eureka	SR 36
Knightsville School Foundation	UTAH	Juab	Eureka	E of Eureka
Mammoth Historic District	UTAH	Juab	Mammoth	Roughly bounded by city limits
Nephi Mounds	UTAH	Juab	Nephi	Address Restricted
Showers Mine and Headframe	UTAH	Juab	Mammoth	SE of Mammoth
Silver City Cemetery	UTAH	Juab	Mammoth	SW of Mammoth
Sunbeam Mine	UTAH	Juab	Mammoth	S of Mammoth
Tintic Smelter Site	UTAH	Juab	Eureka	Off US 50
Union Pacific Railroad Depot	UTAH	Juab	Mammoth	SE of Mammoth
US Post Office-Eureka Main	UTAH	Juab	Eureka	Main and Wallace
US Post Office-Nephi Main	UTAH	Juab	Nephi	10 N. Main
Whitmore, George Carter, Mansion	UTAH	Juab	Nephi	106 S. Main

TRIBAL LANDS

The U.S. Domestic Sovereign Nations: Indian Lands of Federally-Recognized Tribes of the United States map (commonly referred to as Indian lands) identifies tribal lands with the Bureau of Indian Affairs (BIA) Land Area Representation (LAR). It is the responsibility of each landowner to coordinate with respective tribal representatives in the event that their property exists on tribal lands.

There are no land-areas of federally recognized tribes located in or near the project area.

NATURAL RESOURCES

The Endangered Species Act (ESA) provides a program for the conservation of threatened and endangered plants and animals and the habitats in which they are found per 50 CFR 17.

The lead federal agencies for implementing ESA are:

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- U.S. Fish and Wildlife Service (FWS)
  The FWS maintains a worldwide list of endangered species. Species include birds, insects, fish, reptiles, mammals, crustaceans, flowers, grasses, and trees
- U.S. National Oceanic and Atmospheric Administration (NOAA) Fisheries Service

The U.S. Fish & Wildlife Information for Planning and Consultation (IPaC) tool identifies any listed species, critical habitat, migratory birds, or other natural and biological resources that may be impacted by a project. It is the responsibility of each landowner to assess potential impacts to threatened and endangered species on their respective properties.

The Yellow-billed Cuckoo is a threatened species that may be present in the project area. Final critical habitat for this species has been designated and published in the Federal Register; however, this critical habitat does not exist within or overlap with any portions of the project area.

Monarch Butterflies are listed as proposed threatened species and may exist in the project area. Suckley's Cuckoo Bumble Bees are listed as proposed endangered species and may exist in the project area. Critical habitats have not been designated for Suckley's Cuckoo Bumble Bees. Final critical habitat for Monarch Butterflies has been designated and published in the Federal Register; however, this critical habitat does not exist within or overlap with any portions of the project area.

Ute ladies'-tresses are listed as a threatened plant species that may exist in the project area. Critical habitat for Ute ladies'-tresses has not been designated.

It is recommended to determine whether project area is likely to adversely affect threatened, endangered, proposed threatened, and proposed endangered species in the project area.

There are 25 migratory bird species that occur on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) list or warrant special attention in the project area with breeding seasons ranging between December 1st and September 30th. These migratory bird species of concern include the American Avocet, American White Pelican, Bald Eagle, Black Rosy-finch, Black Tern, Broad-tailed Hummingbird, California Gull, Cassin's Finch, Clark's Grebe, Evening Grosbeak, Forster's Tern, Franklin's Gull, Golden Eagle, Lesser Yellowlegs, Lewis's Woodpecker, Long-eared Owl,Marbled Godwit, Northern Harrier, Olive-sided Flycatcher, Pectoral Sandpiper, Pinyon Jay, Sage Thrasher, Virginia's warbler, Western Grebe, and Willet. It is recommended that construction activities are completed outside of the BCC breeding season (12/1 - 9/30).

Chicken Creek Reservoir is located within the Agri-Park Zone east of UT-78 near the Interstate 15 exit for UT-78. Additionally, the Deep Creek Wildlife Management area of approximately 1,200 acres is situated east of the Agri-Park Zone, located east of UT-28 and north of Deep Canyon Road.

WATER RESOURCES

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. It is the responsibility of each landowner to assess potential impacts to surface waters and comply with water quality regulations for their respective properties.

The Utah Division of Water Quality (DWQ) is the regulatory agency responsible for enforcing Utah's Water Quality Laws and Rules, including Utah Administrative Code – Title R317 and the Utah Water Quality Act. The Utah Water Quality Board guides the development of water quality policy and regulation within the state. It is the responsibility of each landowner to comply with Utah's water quality laws and rules for their respective properties.

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Impaired Water Bodies are bodies of water that are too polluted or otherwise degraded to meet the water quality standards set by states, territories, or authorized tribes. Section 303(d) of the CWA, requires states to identify waters where current pollution control technologies alone cannot meet the water quality standards set for that water body. The impaired waters are prioritized based on the severity of the pollution and the designated use of the waterbody. States must establish the total maximum daily load(s) (TMDL) of the pollutant(s) in the water body for impaired waters on their list.

The Utah DWQ provides a web-based mapping tool that identifies designated beneficial uses of surface waters in Utah as well as their water quality conditions based on scientific assessments. If a waterbody is listed as impaired (as indicated in the "2010 Assessment" data field) and water quality restoration plans have been approved, the "TMDL Information" field and web link will appear, providing the plan to restore the waterbody to its designated beneficial use. The information provided on this web page is not the official record of impaired waters. The Utah Water Quality Monitoring Program provides details for assessing surface water resources and establishing their protections.

Wetlands

Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities).

An individual permit may be required if the project poses potentially significant impacts to the nearby wetland, or if fill from the project area would be discharged into the nearby wetland. Individual permits are reviewed by the U.S. Army Corps of Engineers, which evaluates applications under a public interest review, as well as the environmental criteria set forth in the CWA Section 404(b)(1) Guidelines. 33 CFR 320 establishes general regulatory policies for wetlands.

The National Wetlands Inventory (NWI) was established by the United States Fish and Wildlife Service (USFWS) to conduct a nationwide inventory of U.S. wetlands to provide information on the distribution and type of wetlands to aid in conservation efforts. The NWI is not meant to be the final determination of existing wetlands. Wetlands or other mapped features in the NWI may have changed since the date of the imagery and/or field work used for characterization. Updated qualified wetland delineation studies shall be the final determination for existing wetlands. It is the responsibility of each landowner to assess potential impacts to wetlands and comply with wetland regulations for their respective properties.

According to the NWI, Figures 2-1 through 2-7 display nationally characterized wetlands located in the project area.

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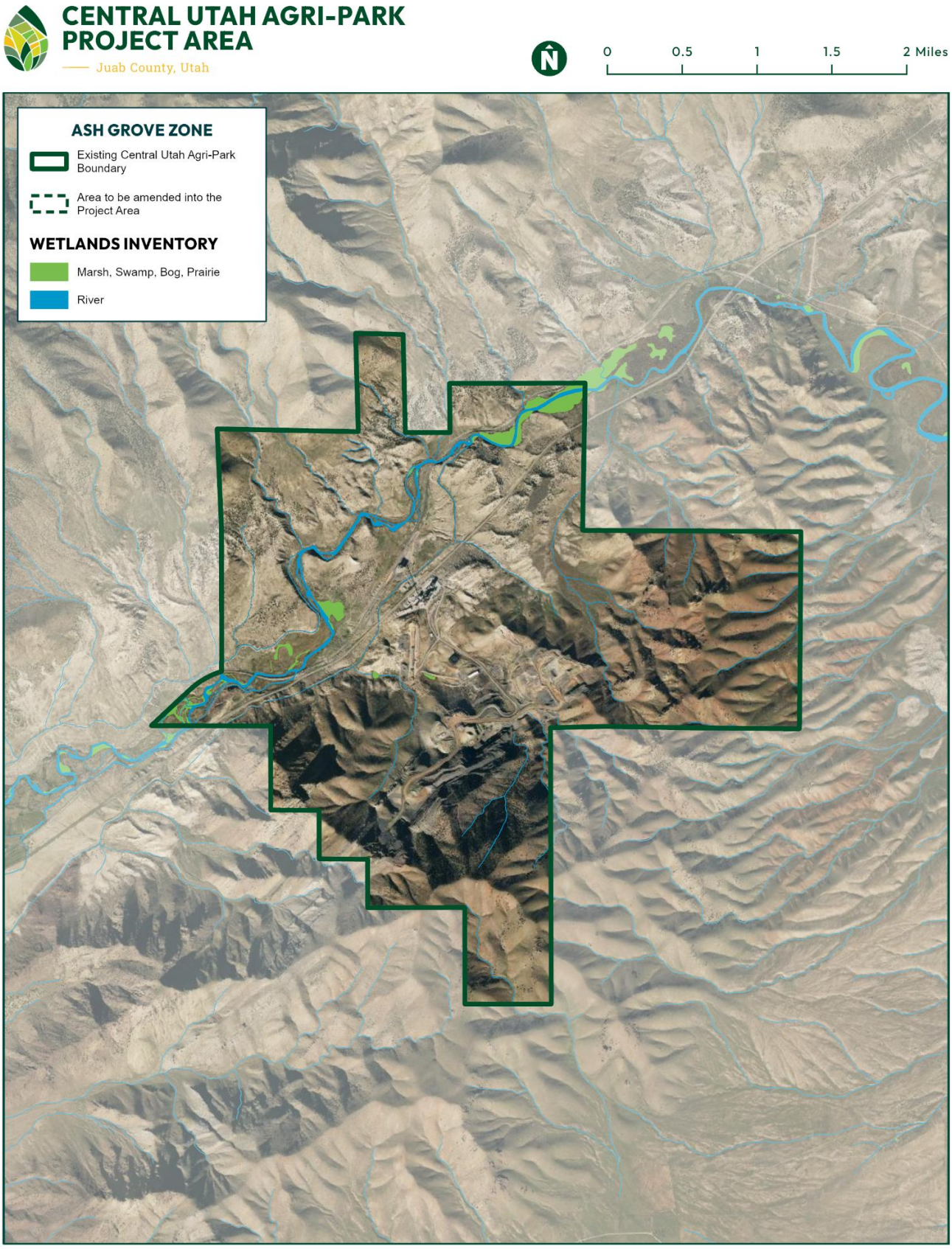


FIGURE 2-1: ASH GROVE ZONE NATIONAL WETLANDS INVENTORY MAP

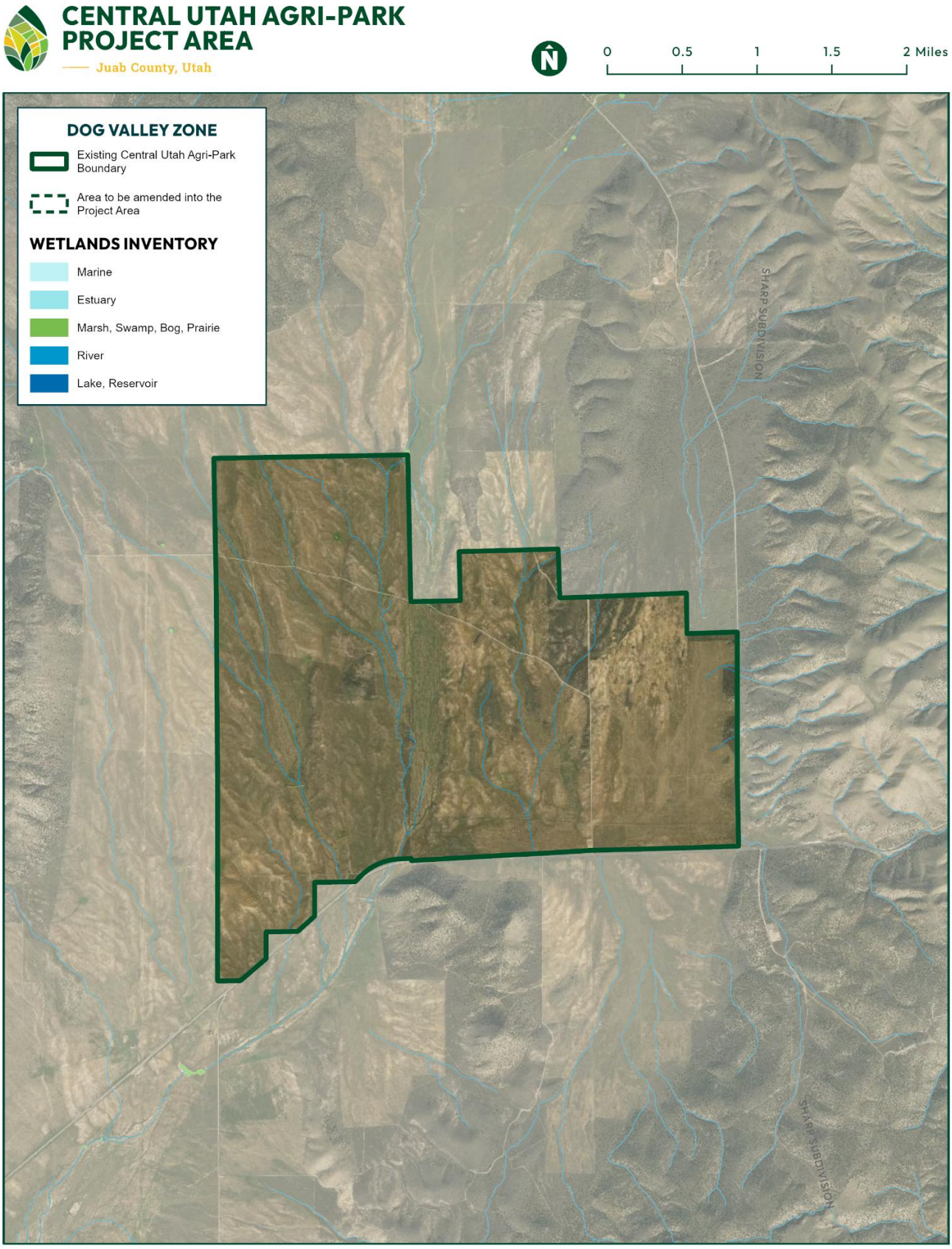


FIGURE 2-2: DOG VALLEY ZONE NATIONAL WETLANDS INVENTORY MAP

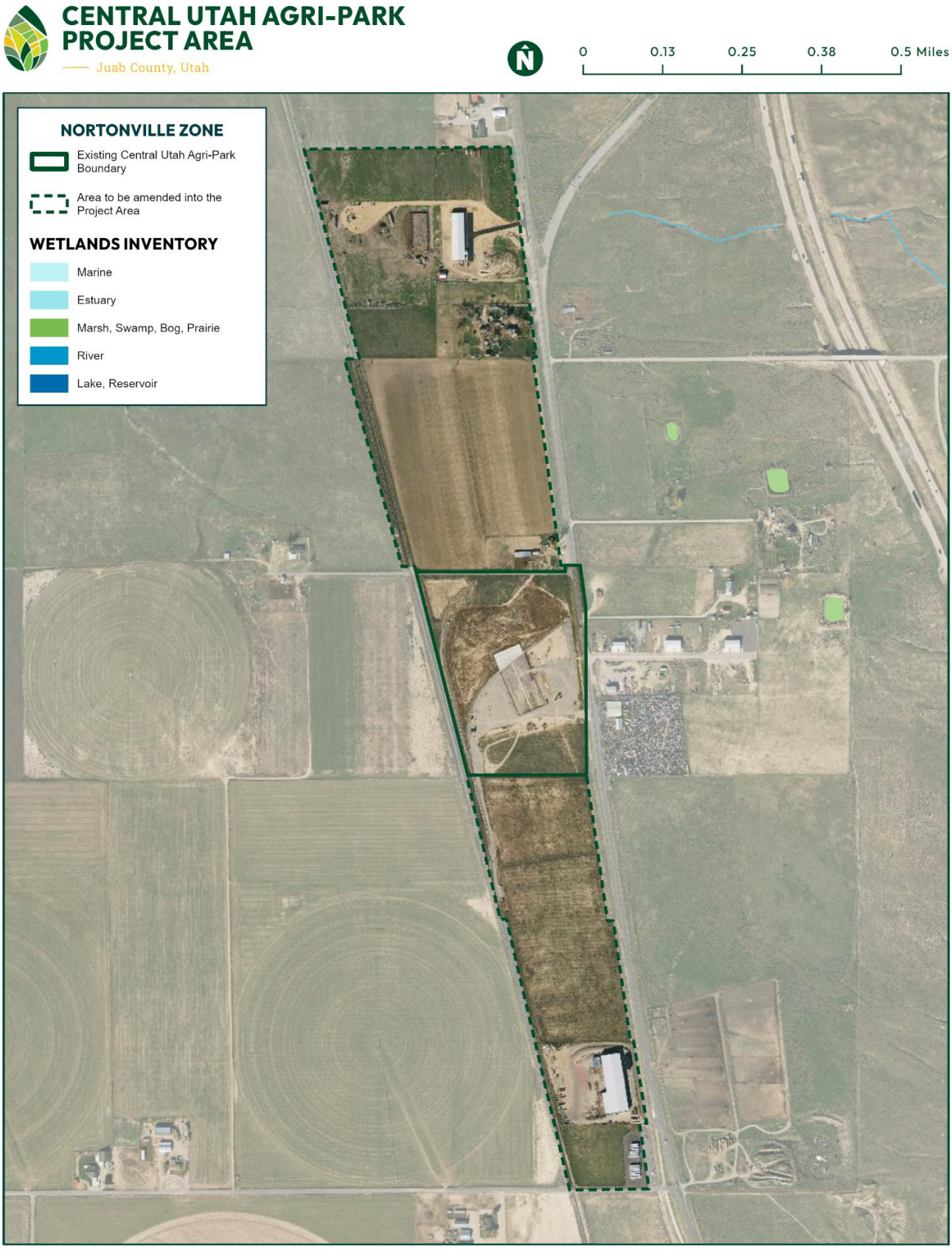


FIGURE 2-3: NORTONVILLE ZONE NATIONAL WETLANDS INVENTORY MAP

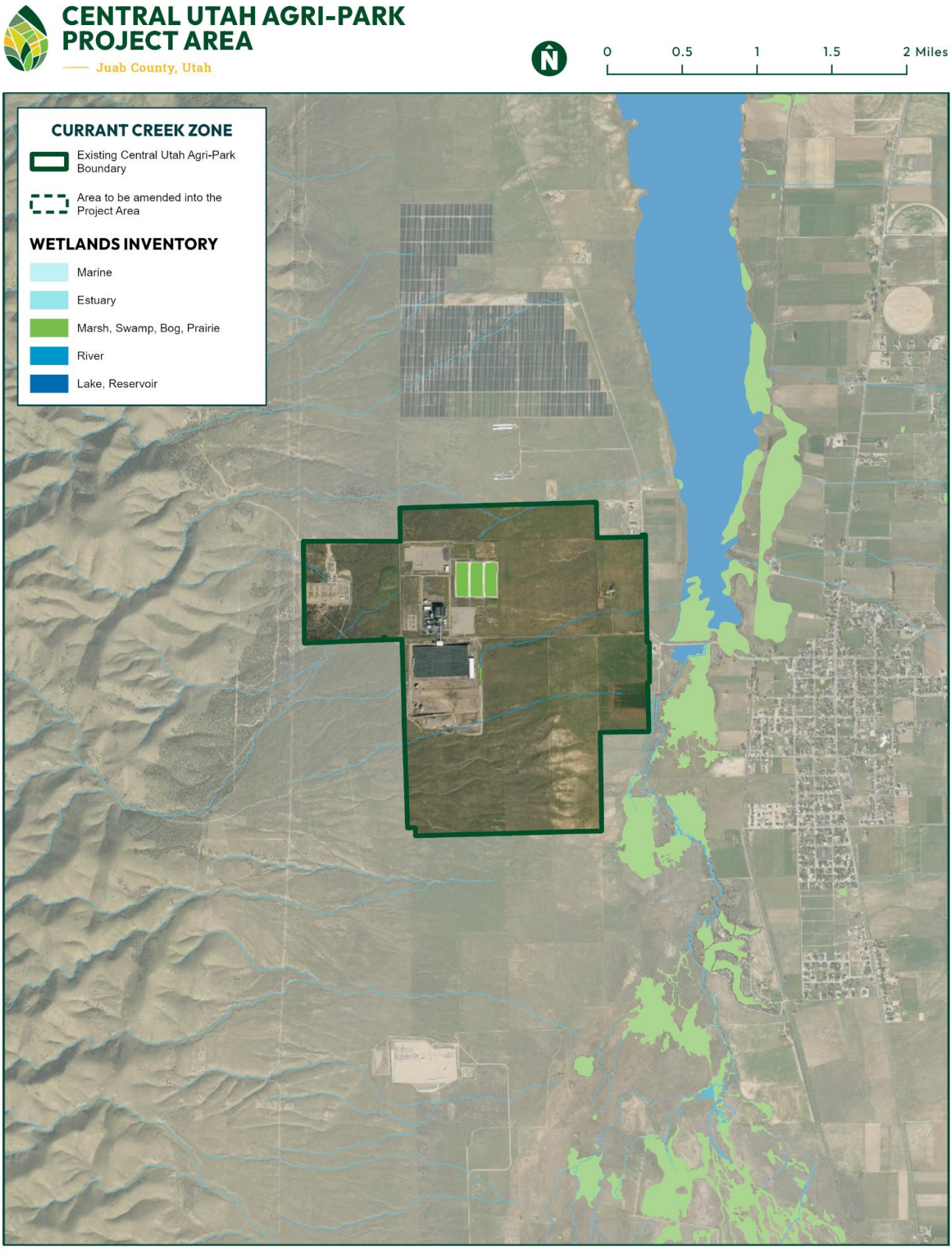


FIGURE 2-4: CURRANT CREEK ZONE NATIONAL WETLANDS INVENTORY MAP

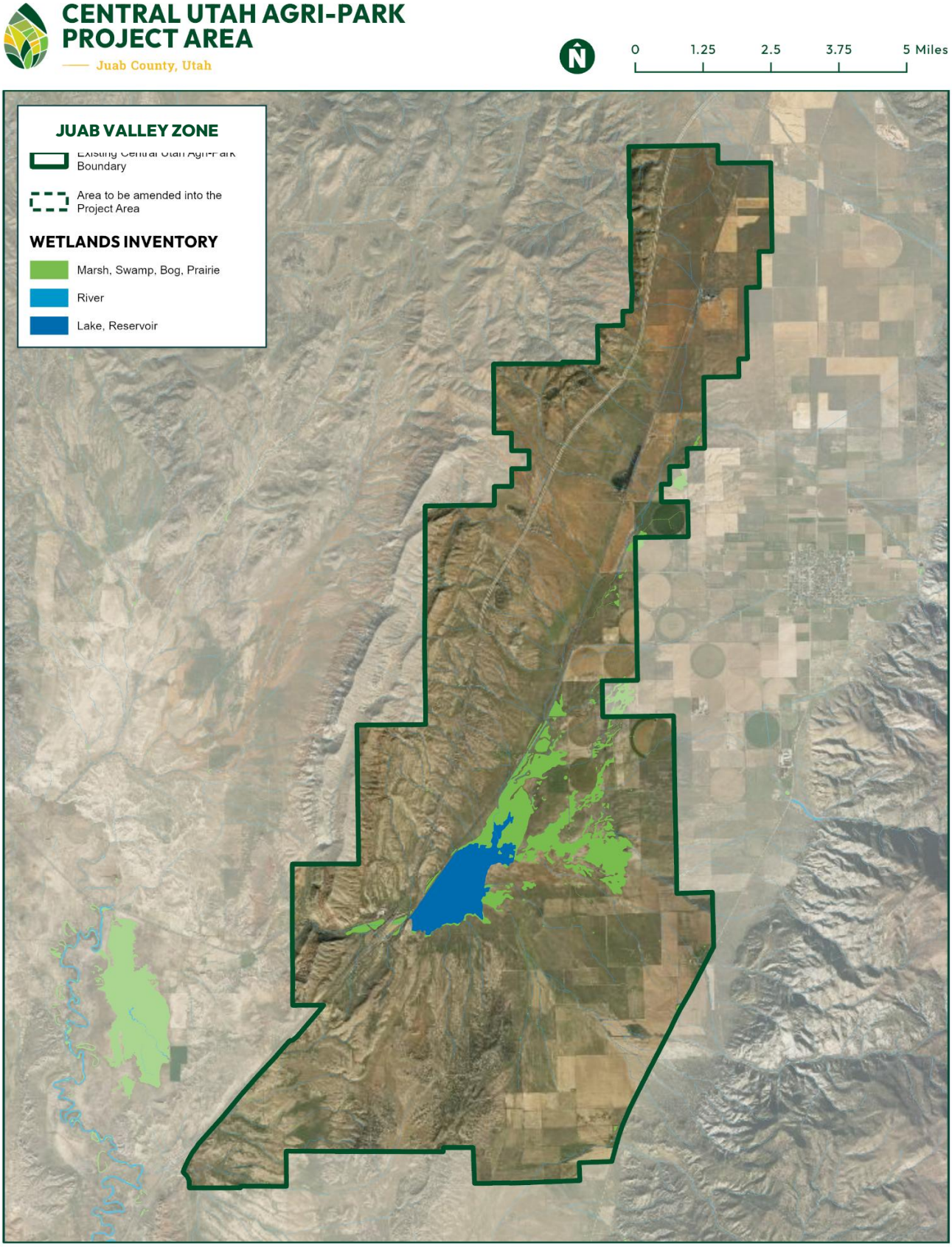


FIGURE 2-5: JUAB VALLEY ZONE NATIONAL WETLANDS INVENTORY MAP

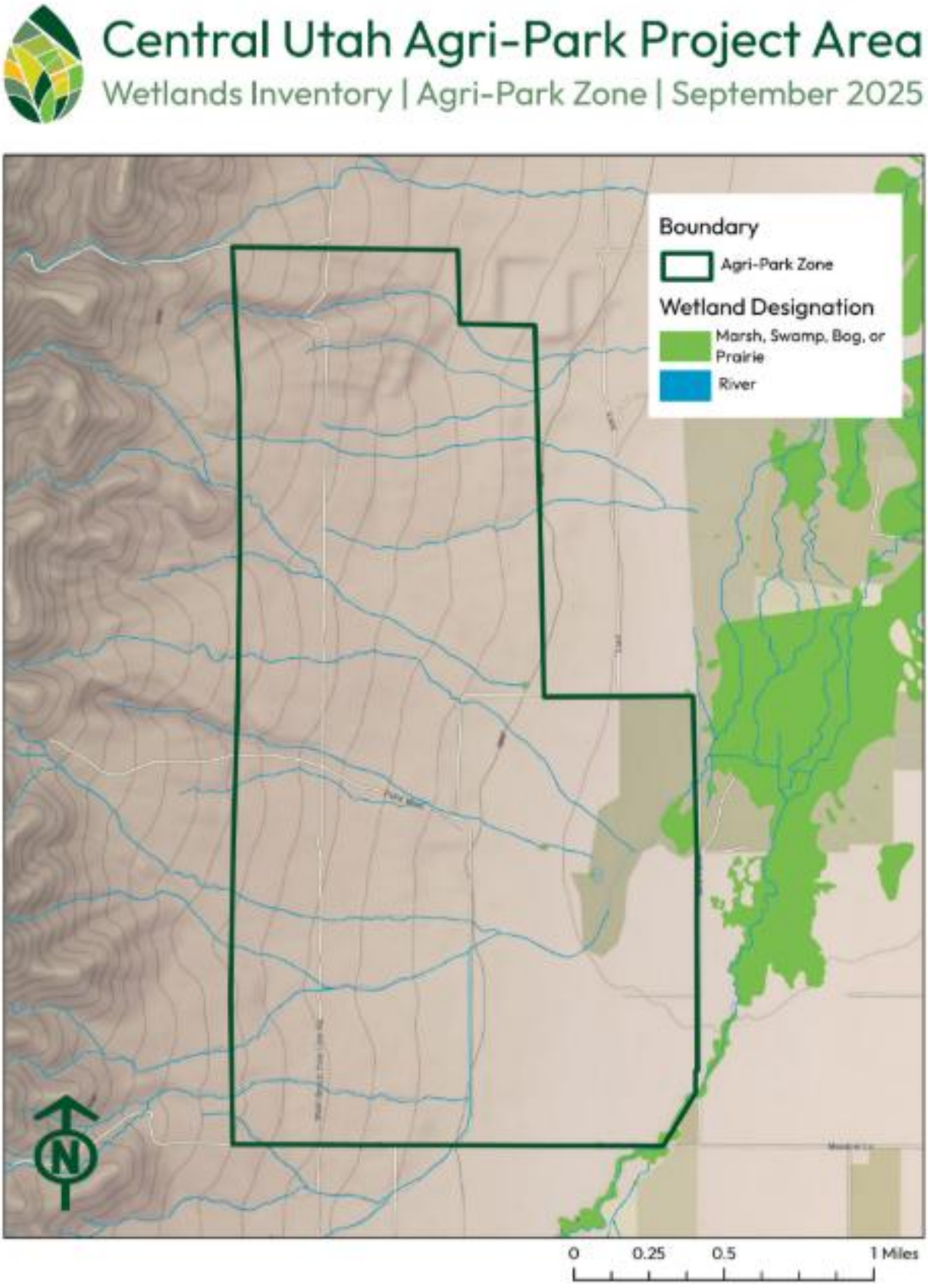


FIGURE 2-6: AGRI-PARK ZONE NATIONAL WETLANDS INVENTORY MAP

Central Utah Agri-Park Project Area

Wetlands Inventory | April 2026

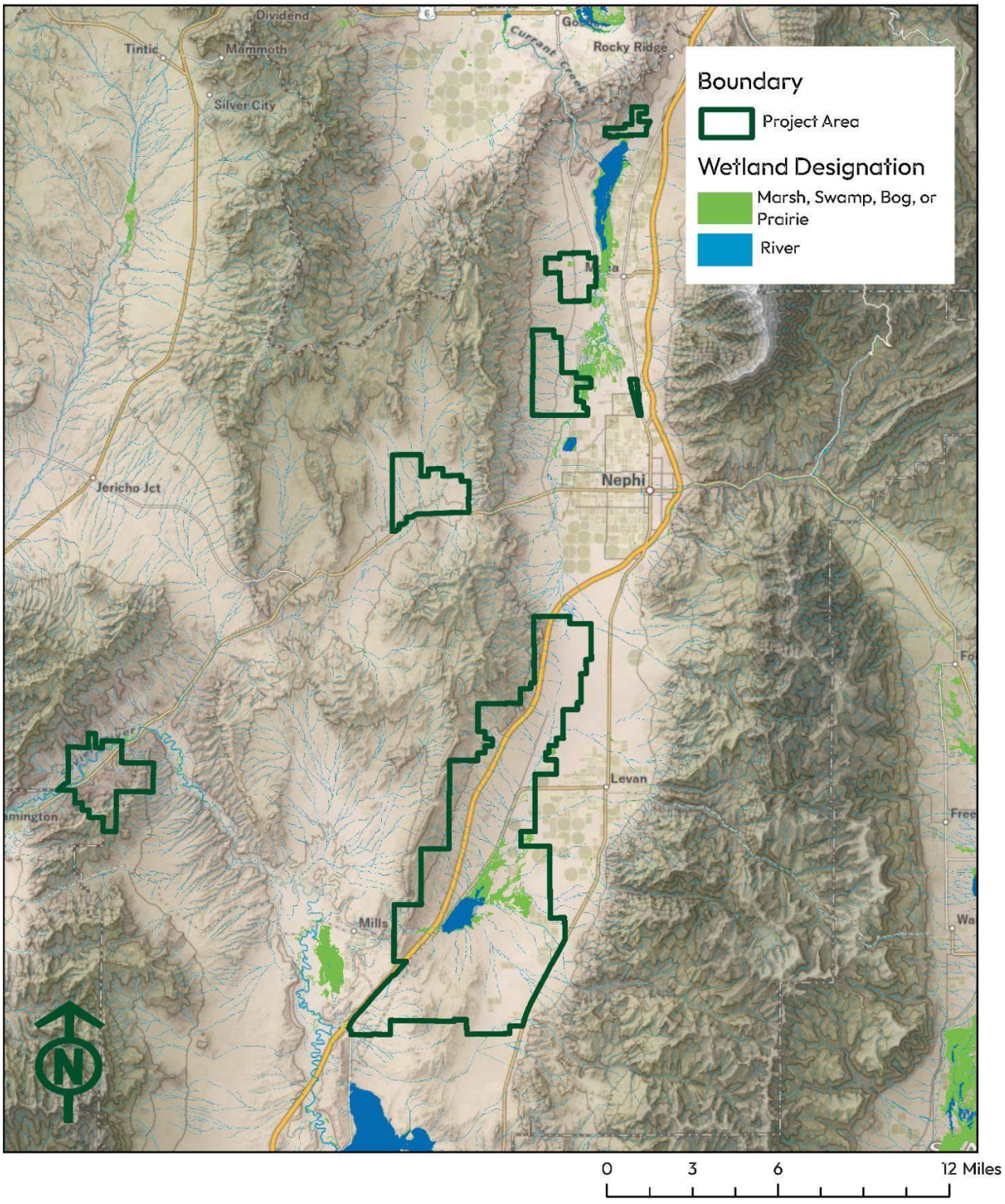


FIGURE 2-7: NATIONAL WETLANDS INVENTORY MAP AMENDMENT #3

Floodplains

Congress established the National Flood Insurance Program (NFIP) with the passage of the National Flood Insurance Act of 1968. Since the inception of NFIP, additional legislation has been enacted. The NFIP goes through periodic Congressional reauthorization to renew the NFIP's statutory authority to operate.

Flood maps are one tool that communities use to know which areas have the highest risk of flooding. FEMA maintains and updates data through flood maps and risk assessments.

FEMA's National Flood Hazard Layer (NFHL) Viewer is a map tool that identifies flood hazard areas. It is the responsibility of each landowner to assess potential flood hazards and risk for their respective properties.

There are no identified flood hazard areas within or nearby the project area.

ENVIRONMENTAL QUALITY

It is the responsibility of each landowner to assess potential and historic sources of contamination and comply with regulations pertaining to contamination and hazardous materials for their respective properties.

PREVIOUSLY IDENTIFIED SOURCES OF CONTAMINATION

To determine whether previously identified sources of contamination are present at the project area, Federal, State, and local government records of sites or facilities where there has been a release of hazardous substances and which are likely to cause or contribute to a release or threatened release of hazardous substances on the property, including investigation reports for such sites or facilities; Federal, State, and local government environmental records, obtainable through a Freedom of Information Act request, of activities likely to cause or contribute to a release or threatened release of hazardous substances on the property, including landfill and other disposal location records, underground storage tank records, hazardous waste handler and generator records and spill reporting records; and such other Federal, State, and local government environmental records which report incidents or activities which are likely to cause or contribute to release or threatened release of hazardous substances on the property can be reviewed. These data sources include the following regulatory database lists and files, and the minimum search distances in miles, as well as other documentation (if available and applicable):

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), -.5 mile;
- National Priorities List (NPL), - 1.0 mile;
- Facility Index Listing (FINDS), - subject sites;
- Federal Agency Hazardous Waste Compliance Docket, - 1.0 mile;
- Federal RCRA TSD Facilities List, - 1.0 mile; and
- Federal RCRA Generators List - Subject sites and adjoining properties.

For information regarding previously identified sources of contamination, it is recommended that property owners complete a Freedom of Information Act request for federal, state, and local government environmental records.

Envirofacts

Envirofacts is a single point of access to select U.S. EPA environmental data. This website provides access to several EPA databases to provide information about environmental activities that may affect air, water, and land anywhere in the United States.

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Envirofacts allows the search of multiple environmental databases for facility information, including toxic chemical releases, water discharge permit compliance, hazardous waste handling processes, Superfund status, and air emission estimates.

Facility information reports regarding toxic chemical releases, water discharge permit compliance, hazardous waste handling processes, Superfund status, and air emission estimates is publicly available and accessible on the Envirofacts website.

UTAH ENVIRONMENTAL INTERACTIVE MAP

The Utah Department of Environmental Quality (UDEQ) maintains an Environmental Interactive Map that contains information about drinking water, water quality, air quality, environmental response and remediation, waste management and radiation control, and environmental justice.

The information contained in this interactive map has been compiled from the UDEQ database(s) and is provided as a service to the public. This interactive map is to be used to obtain only a summary of information regarding sites regulated by UDEQ.

There are several water quality monitoring stations managed by UDEQ within the project area: 1 water quality monitoring station is maintained within the Currant Creek Industrial Park, and 11 water quality monitoring stations are maintained within the Central Utah Agri-Park.

There are no air quality monitoring stations present in the project area.

HAZARDOUS MATERIALS

Information gathered relating to past and present land use as well as previously identified sources of contamination can be used to evaluate if readily available evidence indicates whether the presence or likely presence of hazardous materials on or under the property surface exist and attempt to determine if existing conditions may violate known, applicable environmental regulations.

The range of contaminants considered should be consistent with the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and should include petroleum products. The EPA maintains a List of Lists, which serves as a consolidated chemical list and includes chemicals subject to reporting requirements under the Emergency Planning and Community Right-to-Know Act (EPCRA), also known as Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA),the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and section 112(r) of the Clean Air Act (CAA).

WASTE GENERATION, STORAGE, AND DISPOSAL

To determine whether hazardous or non-hazardous waste generation, storage, and disposal activities currently exist, it is necessary to conduct a visual site inspection of properties, associated facilities, improvements on real properties, and of immediately adjacent properties. The site inspection should include an investigation of any chemical use, storage, treatment and disposal practices on the properties. Review of Federal, State, and local government environmental records, including landfill and other disposal location records, may determine whether hazardous or non-hazardous waste generation, storage, and disposal activities existed previously on the property.

ABOVEGROUND AND UNDERGROUND STORAGE TANKS (ASTS AND USTS)

Aboveground Storage Tanks are typically regulated by local fire departments. Cleanup of petroleum spills may be handled through Utah State's Underground Tank Program. Additionally, permitting of tanks may be required through the State's air quality program.

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AIR QUALITY

The Clean Air Act (CAA) is a federal law that requires the Environmental Protection Agency (EPA) to establish National Ambient Air Quality Standards (NAAQS) for pollutants that are harmful to public health and the environment. NAAQS are established for criteria pollutants which include carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO2), ozone (O3), particle pollution (PM10 and PM2.5), and sulfur dioxide (SO2). Current Nonattainment Counties for All Criteria Pollutants are maintained by the EPA and updated regularly.

Prior to the initiation of construction or modification of an installation that might reasonably be expected to be a source of air pollution, the owner or operator of such source must submit to the Executive Secretary of the Utah Air Quality Board a notice of intent (NOI) to construct for an air quality approval order (AO).

A New Source Review AO is required if:

- emissions of criteria pollutants (ozone, particulate matter [PM], carbon monoxide [CO], lead, sulfur dioxide [SOx], and nitrogen dioxide [NOx]) are five tons per year or greater, or
- hazardous air pollutant (HAP) emissions are greater than 500 pounds per year for an individual HAP or 2000 pounds per year for all HAPs combined.

It is the responsibility of each landowner to assess potential sources of air pollution and comply with regulations pertaining to air quality for their respective properties.

Juab County is within attainment for all criteria pollutants.

REFERENCES

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U.S. Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) tool. https://ipac.ecosphere.fws.gov/. Accessed on April 20, 2026.

Utah Department of Environmental Quality (UDEQ) Utah Environmental Interactive Map, 1.9.1. https://enviro.deq.utah.gov/. Accessed on April 20, 2026.

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Appendix F: Recording & Trigger Resolution Log

Resolution # Title	UIPA Board Approval Date	Trigger Resolution / Year One	County Recording Date	Notes
2023-08 Project Area Plan & Budget Creation	September 12, 2023	N/A	May 21, 2025	Base Tax Year: 2022 Recorded with Juab County
2024-21 Project Area Plan & Budget Amendment #1	December 11, 2024	N/A	May 21, 2025	Recorded with Juab County
2025-35 Trigger Resolution for Central Utah Agri-Park Nortonville Zone	June 26, 2025	2025	November 3, 2025	Parcels: ZB00-19818-1
2025-47 Project Area Plan & Budget Amendment #2	November 6, 2025	N/A	December 15, 2025	Recorded with Juab County
2026-11 Amended Trigger Resolution for Central Utah Agri-Park Nortonville Zone	March 16, 2026	2026		

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