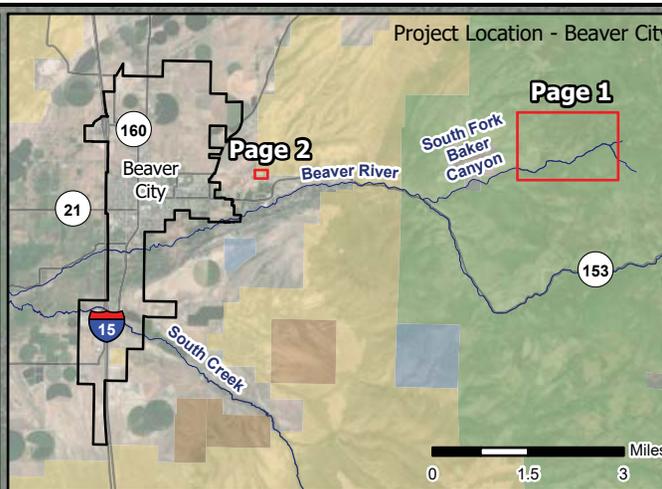


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<b>Beaver City</b>		<b>Beaver County</b>
<b>Bear Canyon Springs Project Overview</b>		Scale: 1" = 2,000'
Map Name: H:\JD\Proj\1910-110\Design\GIS\Projects\Design\1910-110_Design\1910-110_Design.aprx - EXH Culinary System Overview	Project Number: 1910-110	<b>1</b>
Drawn by: JWW 05-20	Last Edit: 07/09/2020	



**Beaver City**

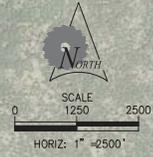
**Bear Canyon Springs  
Project Overview**

**Beaver County**

Scale: 1" = 800'



# ATTACHMENT #3 STUDY LOCATION



DUCK CREEK VILLAGE



**LEGEND**  
— AREA OF DUCK CREEK VILLAGE

P:\N\03\07598 Duck Creek Wastewater EFTF & EFA Admin\Fundings\CB\Aerial Exhibit\Fig\_Sig\_22\_2020\_744mm\_crood

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**AOG:** Five County Association of Governments

**PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION**

**REGIONAL CLEARINGHOUSE REVIEW**

**Applicant:** Municipal Building Authority of Kane County, Utah

**Project Title:** East Zion Visitors Center Project

**Date Received:** September 30, 2020

**Date the AOG Steering Committee Reviewed:** October 14, 2020

**Project Description:**

**Who** – The applicant Agency is the Municipal Building Authority of Kane County. The East Zion NPS Visitor Center has been anticipated as a key element to enhance the East Entrance of Zion National Park for over 20 years and is an important part of the NPS plan. Kane County has developed the East Zion Initiative, as a plan to assist the County in this area. Building the visitors center complex is one of six elements of the plan and possibly the most important part of the plan.

While the west side of Zion National Park (the “Park”) is well developed with many amenities, attractions, and transportation options, the east side of the Park has much less development. The west side of the Park experiences congestion and overcrowding during much of the season as a result. A visitors center on the east side of the Park would provide visitor information and an education hub for the eastern side of the Park. With a shuttle drop-off and parking area on the site, the visitors center could alleviate auto use in the park, initially accommodate up to 540 vehicles (with room to expand later), and thereby help reduce traffic and congestion within the Park.

The National Park Service, the 501(c)(3) Zion Forever, and Kane County desire to be able to collectively greet visitors at a new visitor contact center. The National Park Service is especially interested in providing visitors with information on the various under-utilized trails around the Park, which would reduce traffic and congestion on Park roads and the more popular trails within the Park.

**What** – Kane County, through the MBA, plans to construct the East Zion Visitors Center just east of the East Entrance of Zion National Park on County-owned property. Additional plans and pictures are available in Attachment #2. The site for the visitors center is located at the intersection of North Fork Road and Highway 9. The visitors center is estimated to take two years to complete.

**Why** – Kane County has desired and planned for a visitors center on the East Entrance of Zion National Park for the last 20 years. Funding the visitors center has always been a challenge. Private land was donated to house the visitors center, parking lot, restrooms, transit hub, court-yards and other needed items for this project. The NPS will staff the visitor center.

To support funding to build the visitor center, the Kane County Redevelopment Agency created a reinvestment area with a plan to collect new growth tax increment from sales tax, transient room tax, restaurant tax, and property taxes. Based on the private development planned to build a Park quality gateway lodge in this area, the projected taxes collected over 20 years are projected to be about \$25,000,000 with additional opportunity if other development happens. This revenue source would be pledged as a repayment source for bonding with a CIB loan to gain the funding source to construct the visitor center. The developer of the nearby development, however, is not able to finance the visitors center, as that is a public function.

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**PROPOSED FUNDING:** CIB Loan: \$15,500,000 30 years at 1.0%. **Total Project Cost:** \$ \$15,500,000.

Is the project on the County Capital improvements List? Yes  No   
Is the project consistent with local and regional plans? Local: Yes  No   
Regional: Yes  No   
Is the project a planning project? Yes  No

**How will the project benefit the applicant community?**

Kane County has desired and planned for a visitors center on the East Entrance of Zion National Park for the last 20 years. A visitors center on the east side of the Park would provide visitor information and an education hub for the eastern side of the Park. With a shuttle drop-off and parking area on the site, the visitors center could alleviate auto use in the park, accommodate up to 540 vehicles, and thereby help reduce traffic and congestion within the Park. While the incremented property tax will go to this project for 20 years, additional sales taxes and transient room taxes collected will greatly benefit the citizens of Kane County. Long term the increased property taxes will help the county. The CRA also must commit 10% to affordable housing which benefits low to moderate income individuals living in the county.

**What are challenges the project faces/creates?**

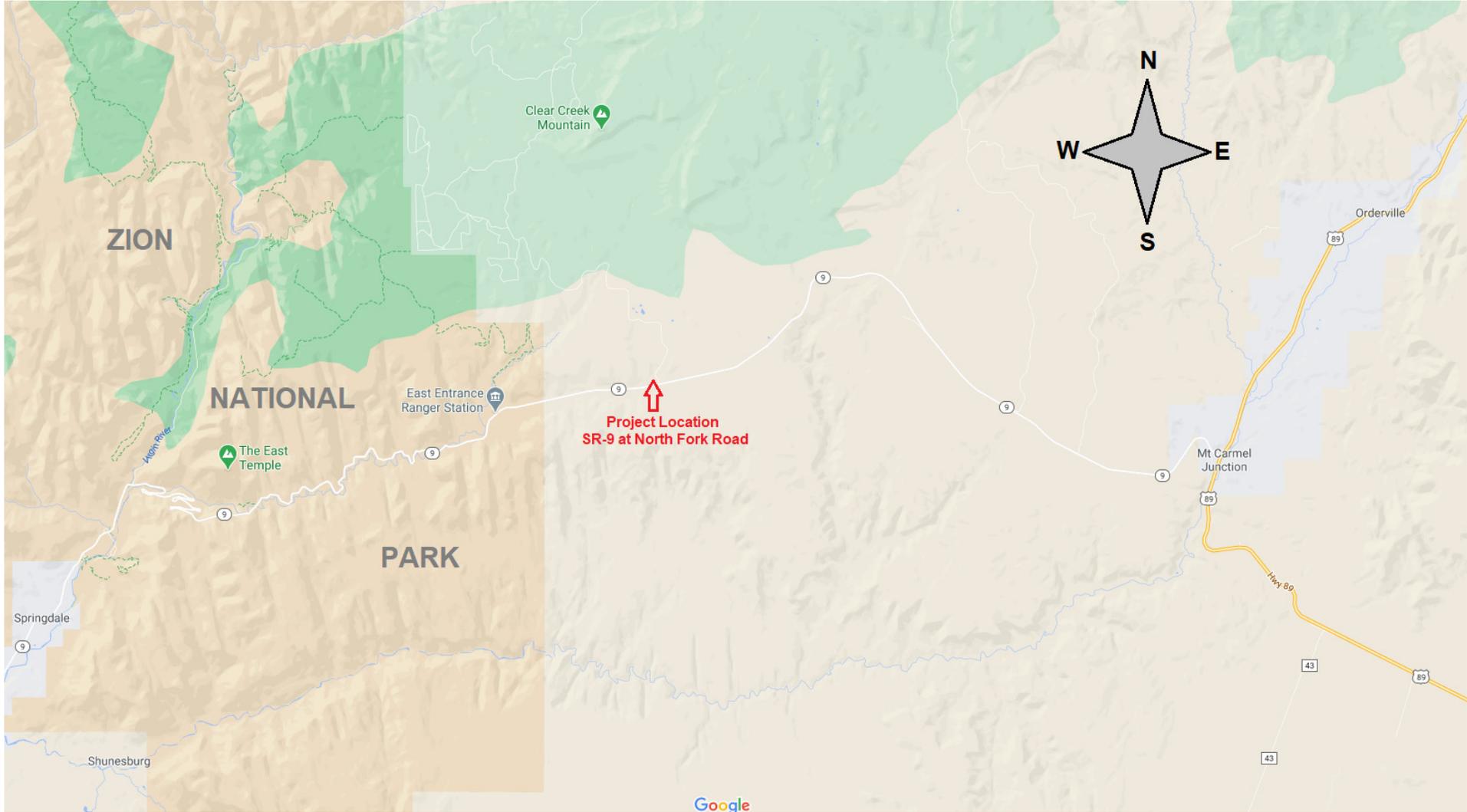
The project is in a newly created Community Reinvestment Area (CRA). Revenue to repay the Bond is based upon the incremented tax collected over what was previously being collected on the land in its present use.

**AOG Recommendation:**

The Five County Association of Governments Steering Committee reviewed this project on the date indicated above and voted to:  
\_\_\_ support this project. \_\_\_ remain neutral on this project. \_\_\_ not support this project.

The action of the Steering Committee on the reviewed date shown above is attested to by:

Type Name: Bryan D. Thiriot Signature: \_\_\_\_\_, Executive Director



ZION

NATIONAL

PARK

Clear Creek Mountain

East Entrance Ranger Station

The East Temple

Springdale

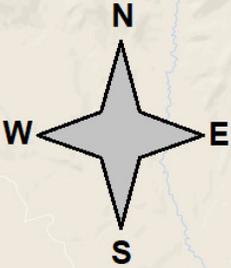
Shunesburg

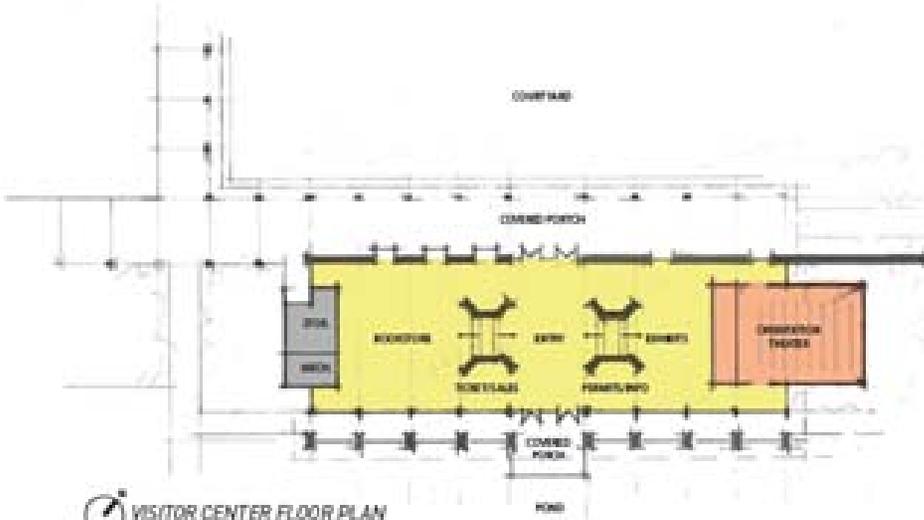
Mt Carmel Junction

Orderville

Project Location  
SR-9 at North Fork Road

Google





**VISITOR CENTER FLOOR PLAN**

**VISITOR CENTER SECTION**

**PROGRAM INDEX**

- THEATER/MECH 1835 SF
- VISITOR CENTER 4875 SF
- COVERED PORCH 1585 SF
- RETAIL STORAGE/MECH 810 SF



**VISITOR CENTER SOUTHEAST ELEVATION**



**VISITOR CENTER NORTHWEST ELEVATION**



**APPLECROSS STATION VISITOR CENTER**

VISITOR CENTER SCALE 1/32  
04/2007

OVERLAND





SCHAFFER

APPLECROSS VISITOR CENTER  
FRONT VIEW FROM LAKE TRAIL  
9/19/2019

OVERLAND







