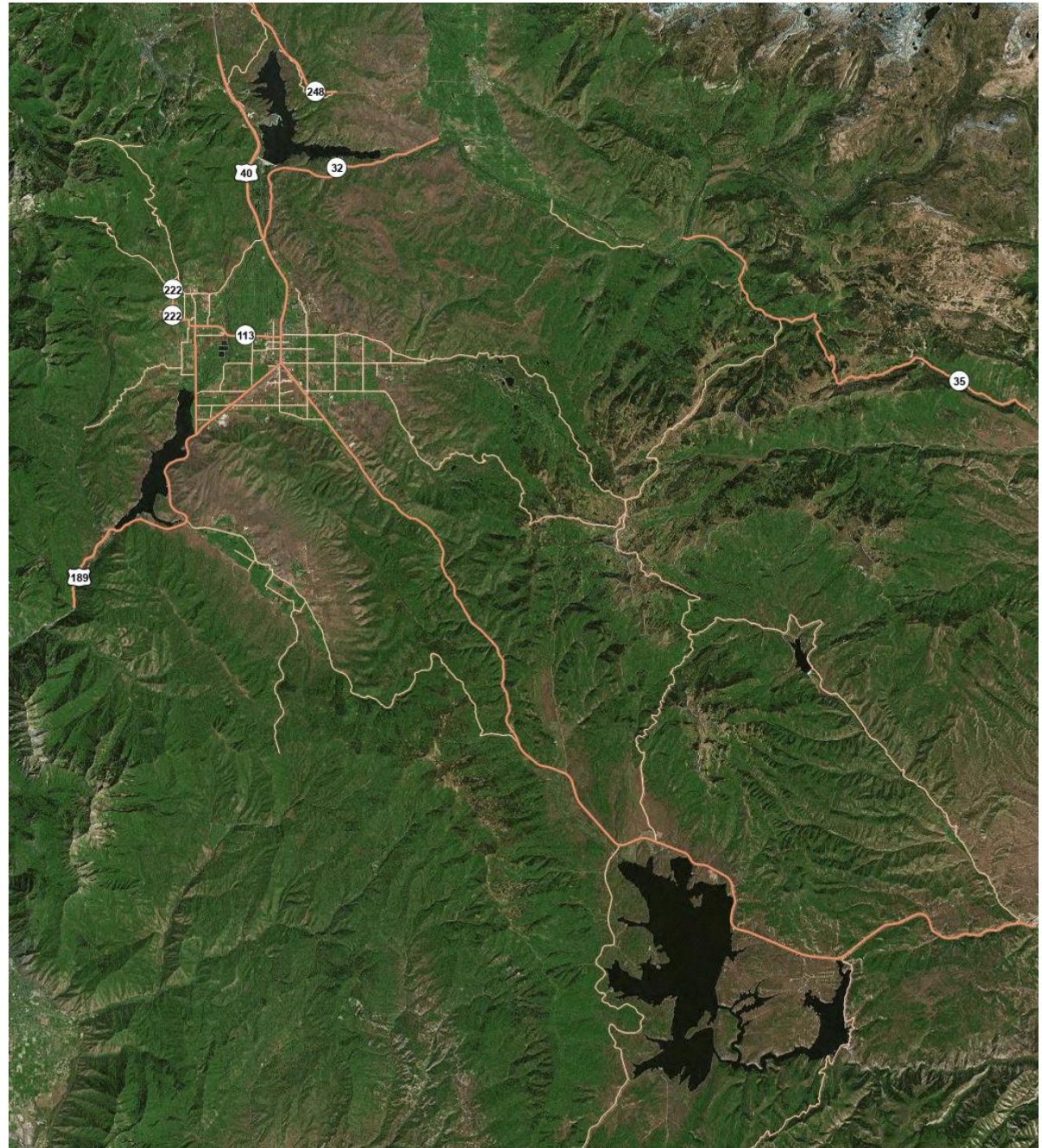




WASATCH COUNTY



**Table 5: Utah Population by County, 2010-2060**

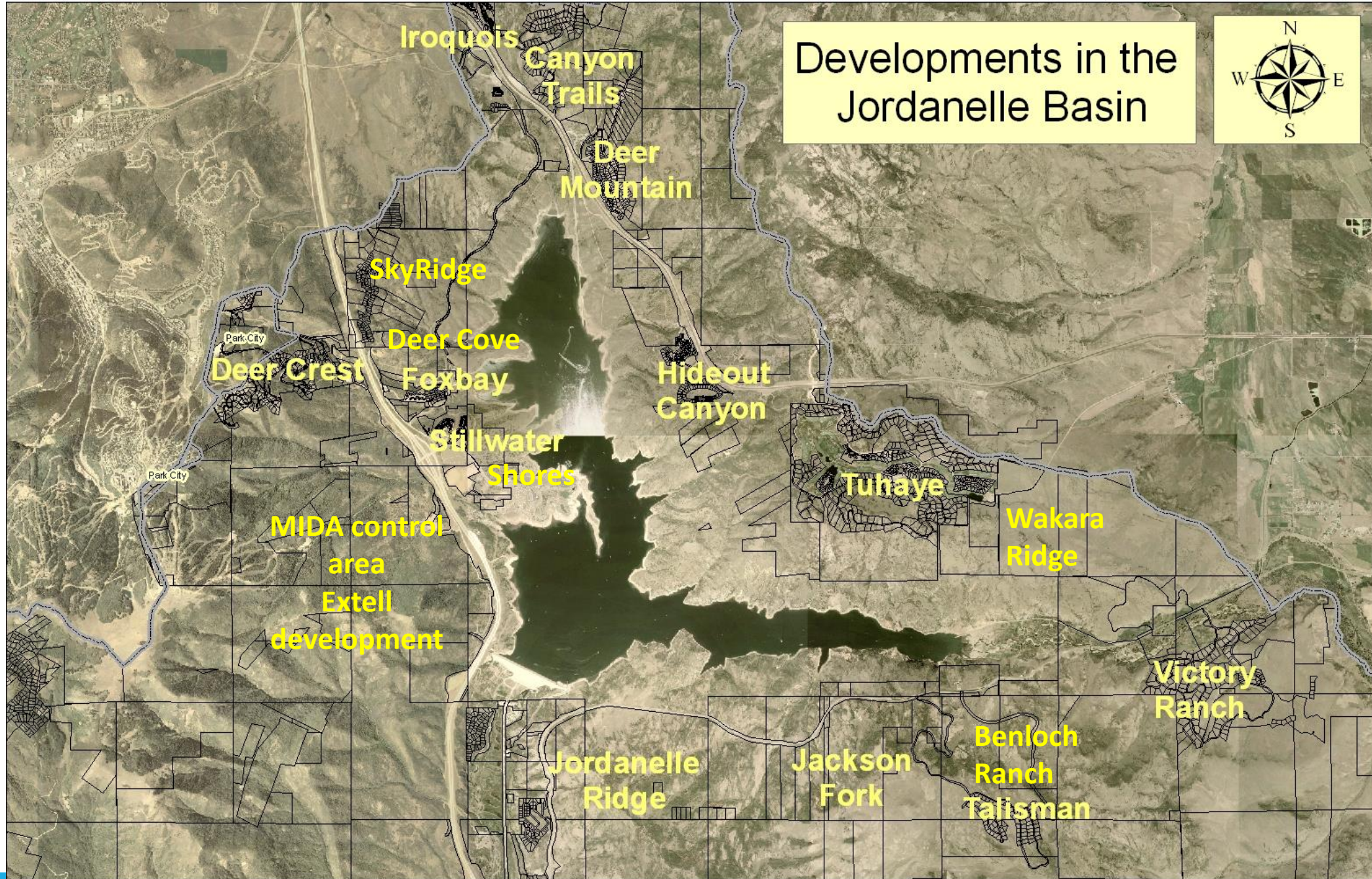
County	2010	2020	2030	2040	2050	2060	Absolute Change 2020-2060	Percent Change 2020-2060	Rank
Beaver County	6,645	7,076	8,008	8,777	9,397	10,181	3,105	43.9%	14
Box Elder County	50,084	57,886	67,637	75,494	83,130	89,997	32,111	55.5%	10
Cache County	113,307	133,743	163,345	185,948	207,094	226,084	92,342	69.0%	8
Carbon County	21,390	20,449	21,098	20,689	21,475	22,422	1,973	9.6%	25
Daggett County	1,076	943	905	910	942	1,009	67	7.1%	28
Davis County	307,712	363,419	411,564	472,344	529,711	580,155	216,736	59.6%	9
Duchesne County	18,689	19,608	18,796	19,351	20,807	23,133	3,525	18.0%	23
Emery County	10,991	9,824	9,862	9,674	10,066	10,731	907	9.2%	27
Garfield County	5,167	5,084	5,071	5,294	5,499	5,941	857	16.9%	24
Grand County	9,227	9,664	9,920	11,375	12,474	14,119	4,455	46.1%	13
Iron County	46,241	57,658	77,312	85,248	91,299	98,098	40,440	70.1%	7
Juab County	10,260	11,831	14,438	17,586	20,617	23,331	11,500	97.2%	5
Kane County	7,113	7,692	8,834	9,769	10,511	11,433	3,741	48.6%	12
Millard County	12,513	13,010	13,378	12,777	12,304	11,739	-1,271	-9.8%	29
Morgan County	9,516	12,353	15,080	18,184	21,301	24,207	11,854	96.0%	6
Piute County	1,548	1,442	1,577	1,625	1,663	1,708	267	18.5%	22
Rich County	2,280	2,517	2,795	3,059	3,311	3,534	1,018	40.4%	17
Salt Lake County	1,032,281	1,188,213	1,316,739	1,451,869	1,572,359	1,672,102	483,889	40.7%	15
San Juan County	14,715	14,541	14,712	16,186	17,280	18,923	4,382	30.1%	20
Sanpete County	27,834	28,560	31,839	34,693	37,100	40,096	11,536	40.4%	18
Sevier County	20,793	21,571	22,739	23,044	23,326	23,650	2,079	9.6%	26
Summit County	36,573	42,394	47,079	52,303	56,493	59,603	17,210	40.6%	16
Tooele County	58,369	73,149	96,600	115,253	133,001	148,890	75,742	103.5%	3
Uintah County	32,722	35,679	37,260	39,112	42,971	46,446	10,767	30.2%	19
Utah County	518,707	664,258	853,711	1,021,077	1,185,679	1,338,222	673,964	101.5%	4
Wasatch County	23,689	34,933	44,904	57,112	69,483	81,022	46,089	131.9%	2
Washington County	138,435	182,111	265,865	337,326	401,757	464,528	282,417	155.1%	1
Wayne County	2,775	2,490	2,556	2,712	2,850	3,028	538	21.6%	21
Weber County	232,015	262,727	295,538	331,771	366,031	396,265	133,539	50.8%	11
State of Utah	2,772,667	3,284,823	3,879,161	4,440,560	4,969,929	5,450,598	2,165,775	65.9%	0

Source: Kem C. Gardner Policy Institute, 2020-2060 Projections

July 1, 2021, 36,173



# Developments in the Jordanelle Basin



# WASATCH COUNTY

---

**J**ORDANELLE

**B**ASIN

**O**VERLAY

**Z**ONE

---

## LAND USE PLAN

*JORDANELLE BASIN*

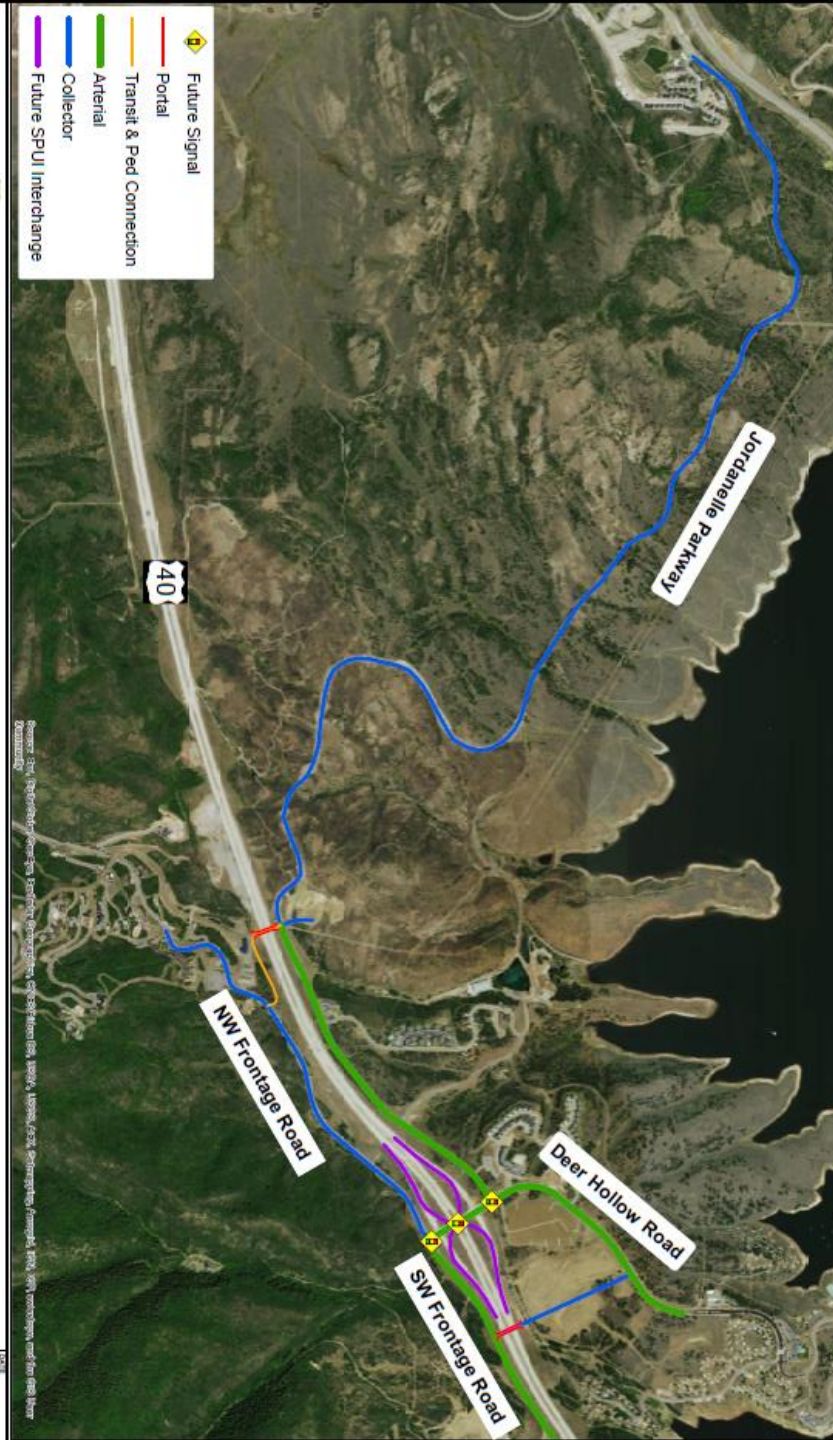
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December 1, 1997



- The water treatment plant started construction in 1998 and was commissioned in 2000.
- The treatment plant metal removal portion treats up to 16 MGD. The culinary portion can treat a maximum of 8 MGD.
- The Ontario drain tunnel is ground water influenced by surface water. In the past couple of years our average flow has been 8 – 9 MGD (12 CFS – 14 CFS) .
- The plant was bonded for at a cost of \$30 M which included a lot of infrastructure other than the plant. The plant itself was around \$20 M
- There is not any additional water available from the tunnel. JSSD owns a portion of the rights, and has a perpetual lease with a couple other entities.

- Future Signal
- Portal
- Transit & Ped Connection
- Arterial
- Collector
- Future SPUI Interchange



## LEGEND

- HWY 40
- PORTAL / UNDERPASS
- JORDANELLE PARKWAY - 2 LANES
- - - JORDANELLE PARKWAY - 4 OR 5 LANES
- CONNECTOR ROADS - 2 LANES
- . . . JORDANELLE PARKWAY - POTENTIAL ALTERNATE

## NOTES

The proposed roads are shown in the drawing. The major road, the Jordanelle Parkway, and the Portal, are the only roads that span multiple landowners and will be shared costs on some basis.

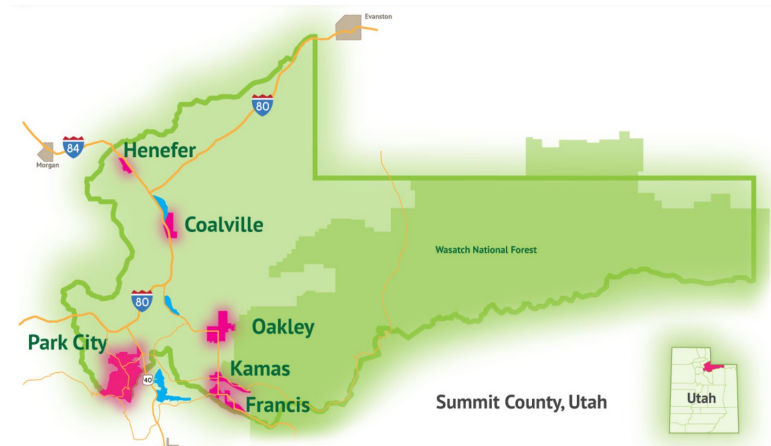
The alignment of the Jordanelle Parkway and connector roads are subject to change based on topography and the need to work with the actual design and alignment of approved master plans.

# Summit County Planning Wasatch Back Economic Summit 2022

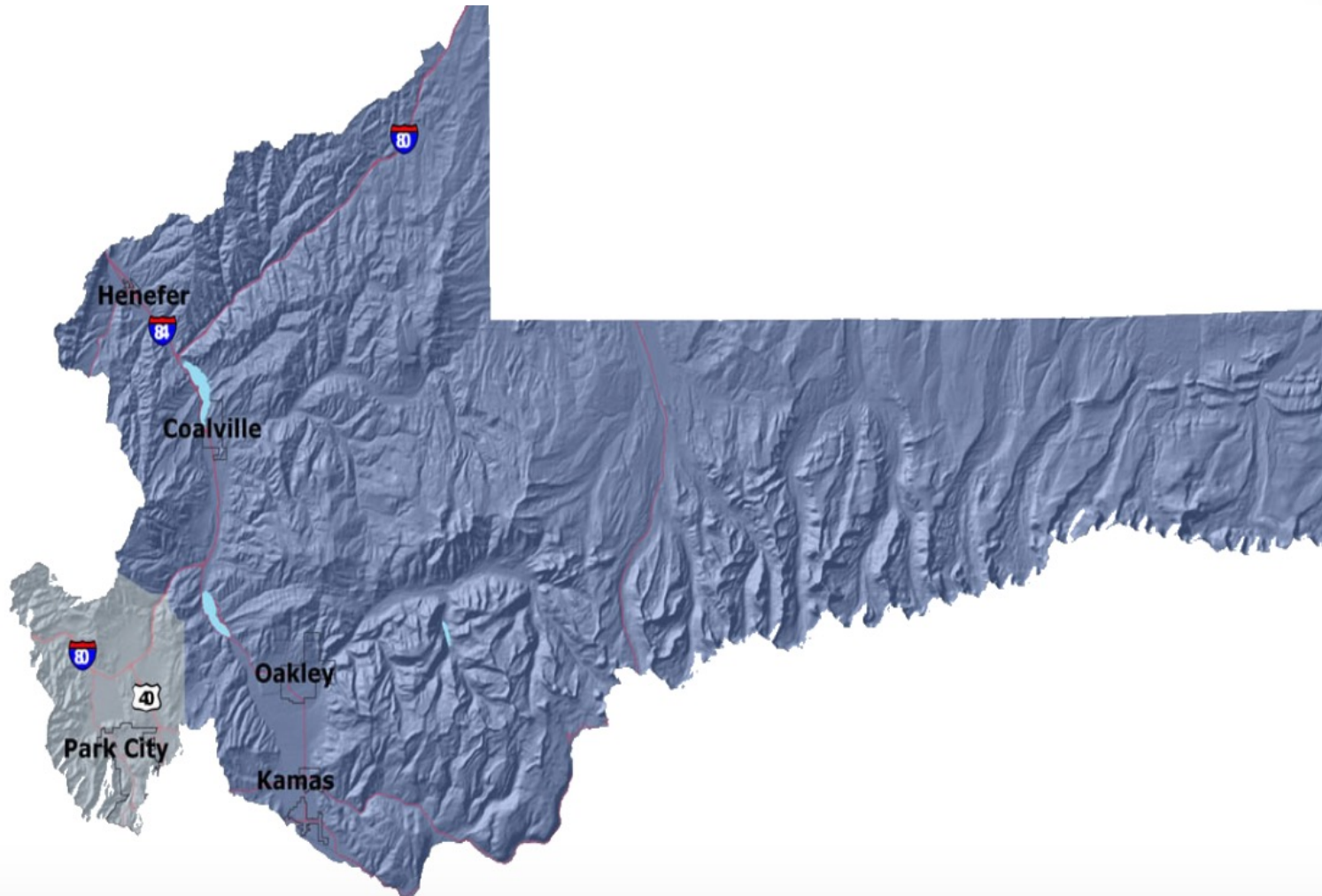


# Summit County: The Numbers

- 1,882 Sq. Miles
- 6 Municipalities
- 2 Planning Districts
- 39,000 Parcels
- 42,000 People
- 30,000 Housing Units
- 19.4 People/Sq. Mile
- Left To Be Built
  - 3,500 Vacant Residential Units
  - 6.6M sf Resort
  - 2.1M sf. Commercial



# Two Planning Districts. Two Ideas. One Objective.

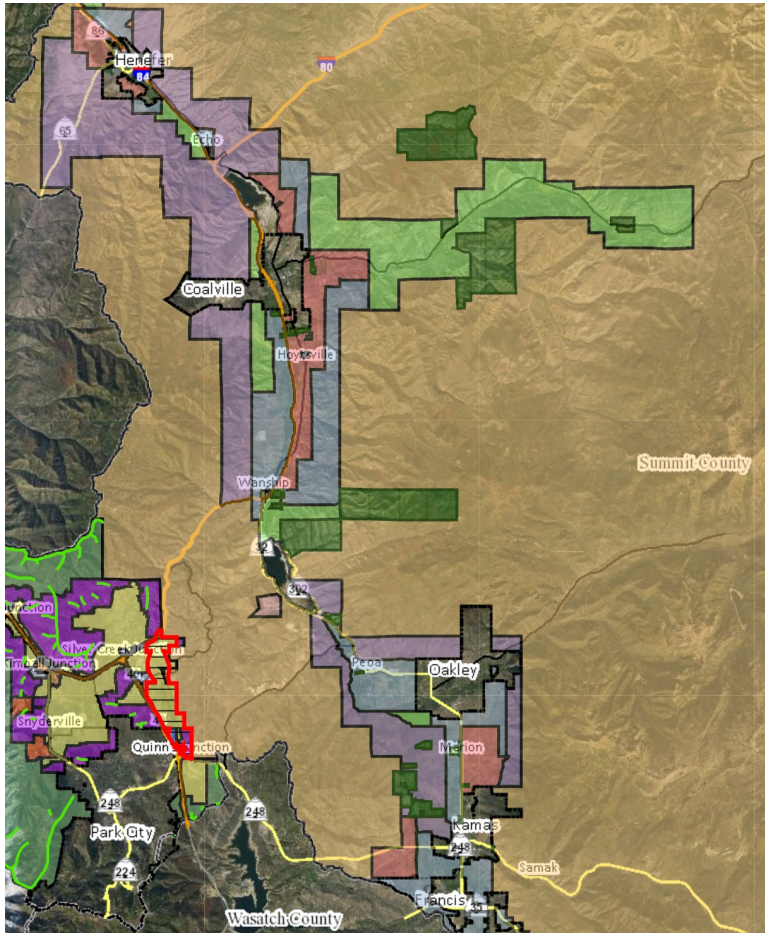


(Be Known For Our Distinct Neighborhoods and Open Spaces, Not Impressive Roadways)



# Eastern Summit County: The Idea

(Reestablish Community. Recreate Opportunity)



- Support Agricultural Heritage But Plan Changing Eastside Economy.
- Create and Map Zoning Districts To Address Future Growth.
- Create Options and Opportunities for Quality Design.
- Coordinate with Local Municipalities.
- Reestablish/Enhance Historic Unincorporated Villages.
- Balance Managing Growth With Private Property Rights (Incentive and Choices).

# Growth and Change



# Notable Projects



# Future Challenges and Opportunities

To be successful as a community in the future we will need to:

- Cease Fearing Change.
- See Change as Opportunity
- “Squeeze-In” a Bit More
- Share our “Space.”
- Design Smarter/Resource-Efficient
- Be More Creative
- Move Differently (Multi-Modal)
- Accept Occasional Inconvenience
- Think and Act Collectively
- Educate

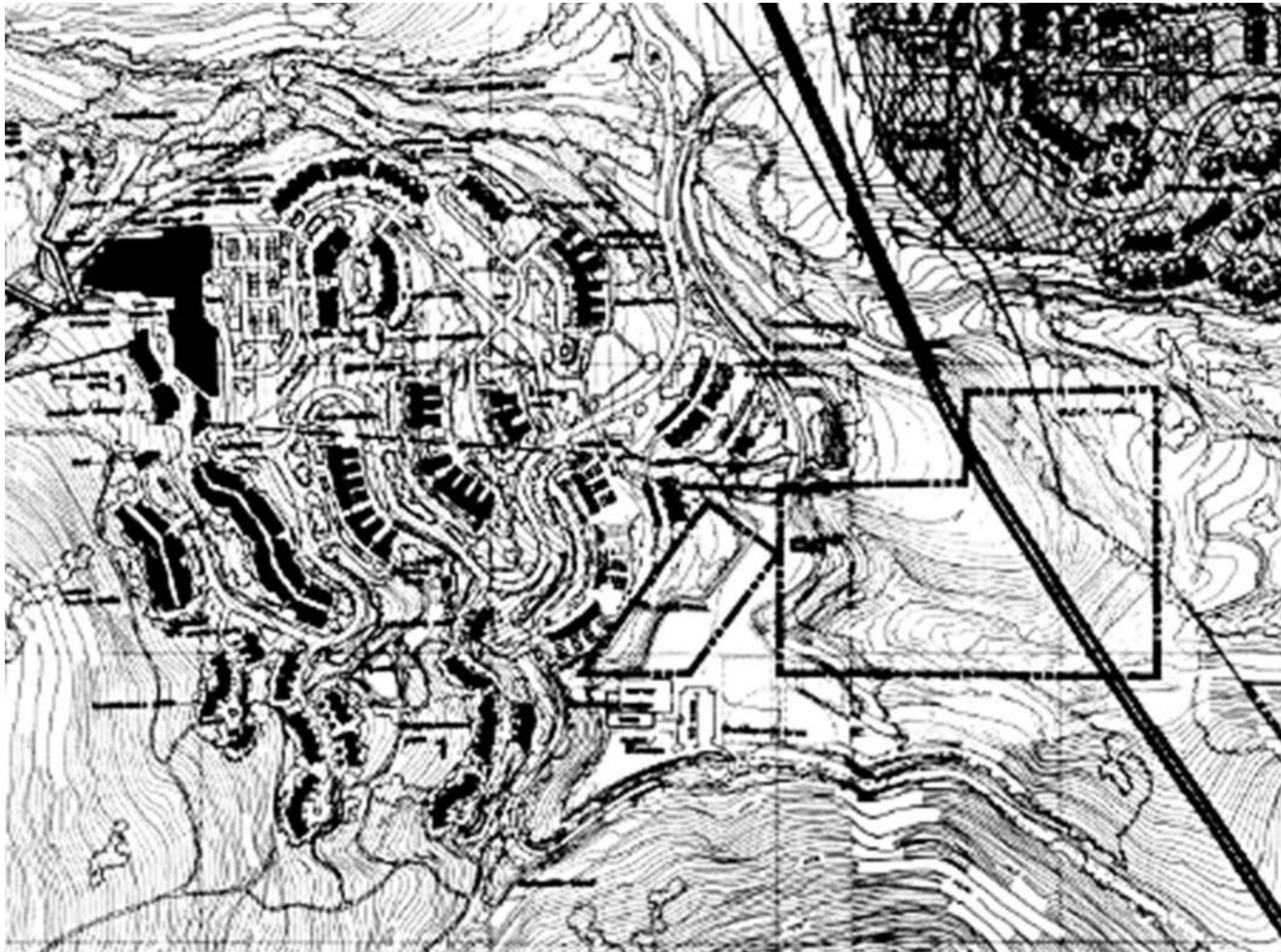


# MAYFLOWER MOUNTAIN RESORT

Wasatch Back Economic  
Development Summit

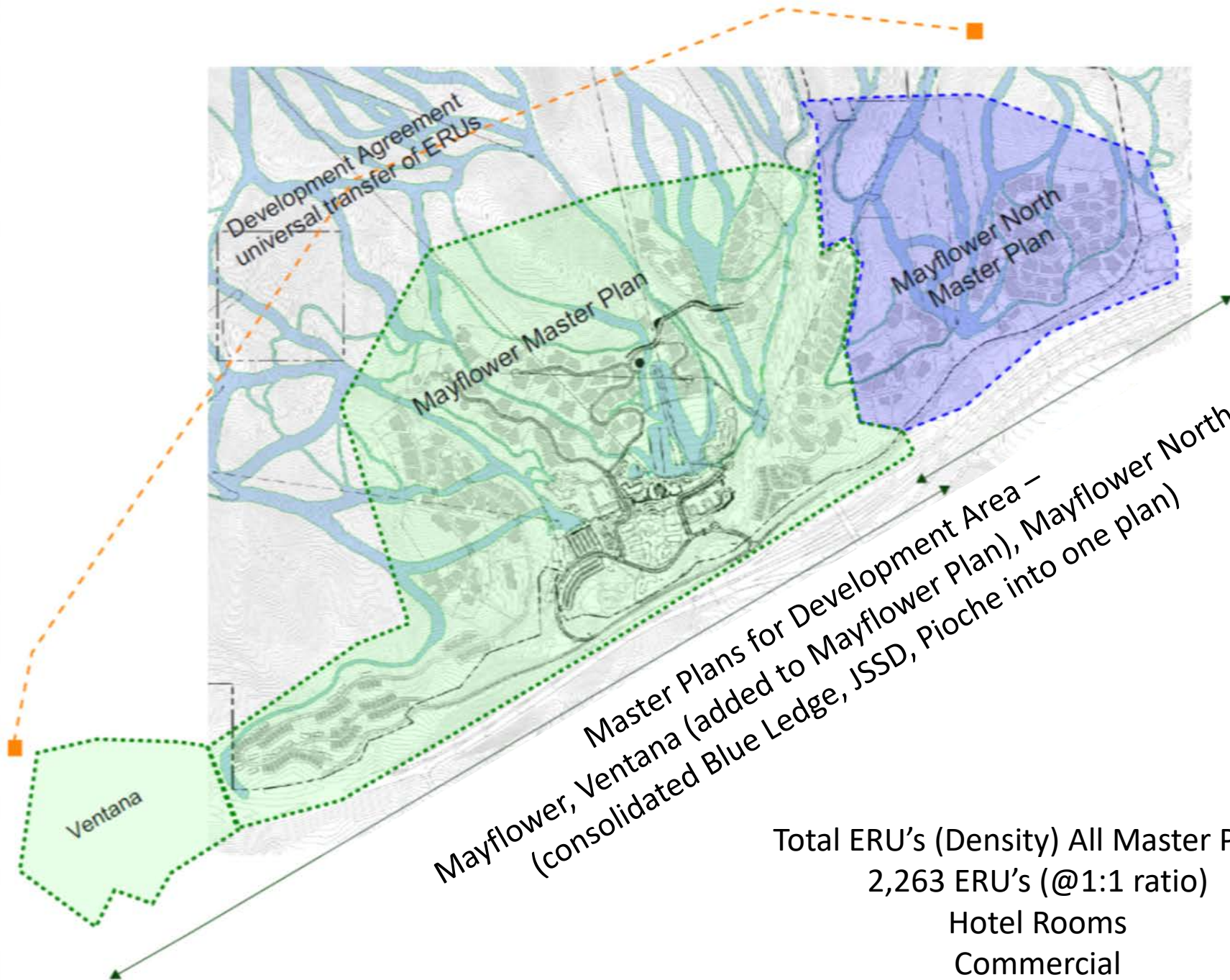
May 17, 2022





*1984 Approved  
Master Plan*

EXTELL



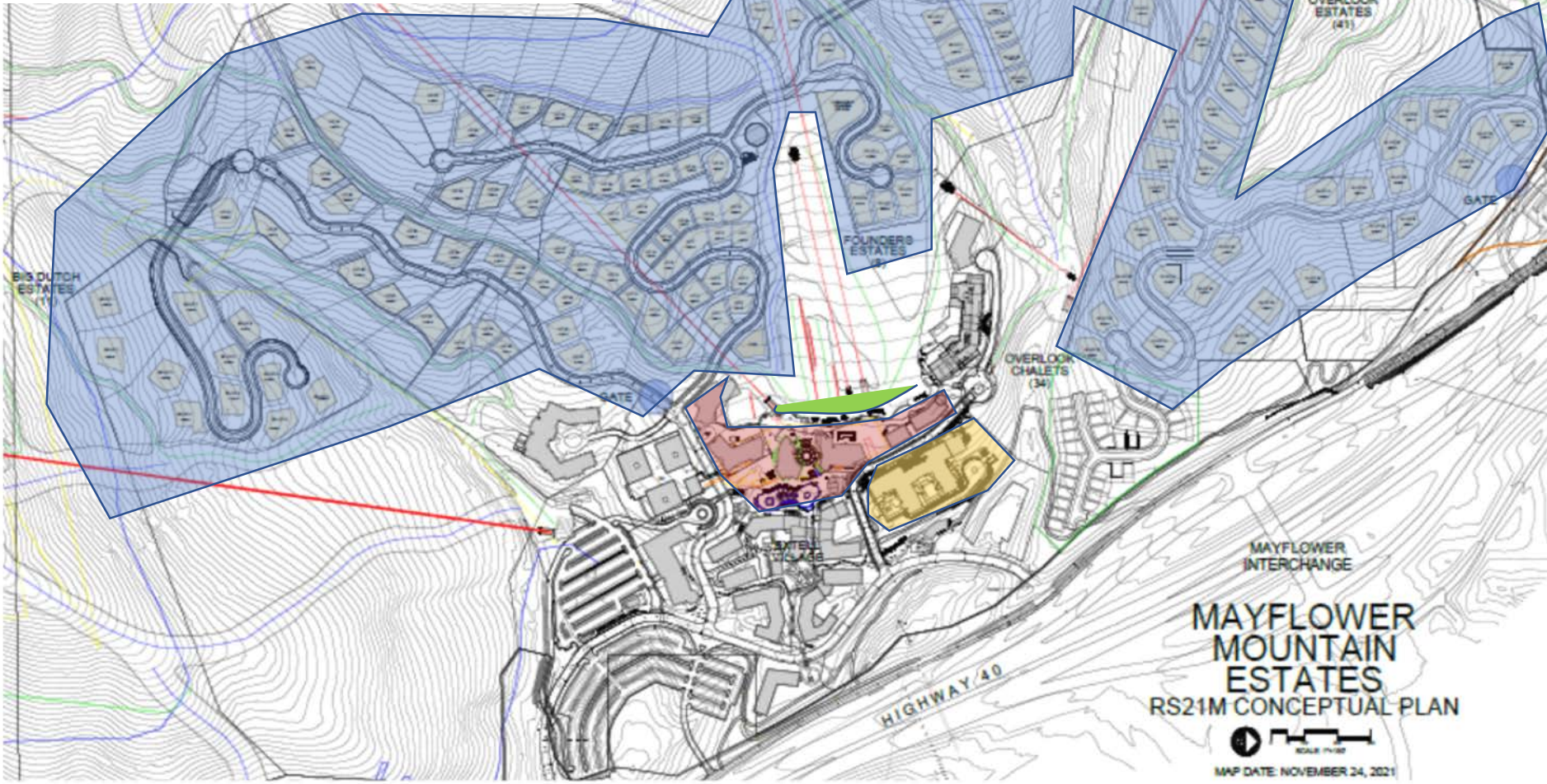
Total ERU's (Density) All Master Plans:  
2,263 ERU's (@1:1 ratio)  
Hotel Rooms  
Commercial

Blue: 150 Marcella Single Family Estate  
Lots

Green: Ski Beach Area

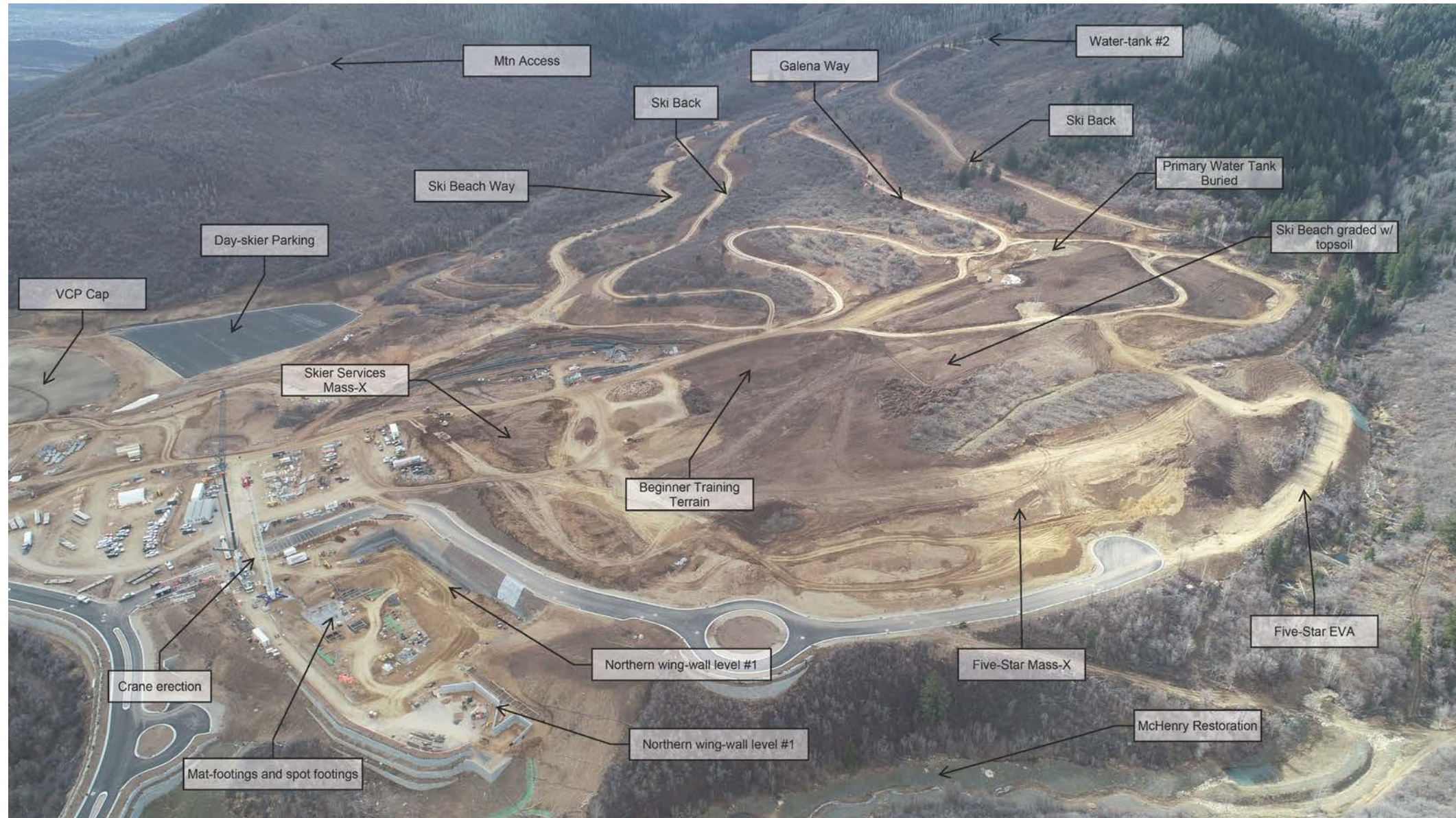
Red: Skier Services Core

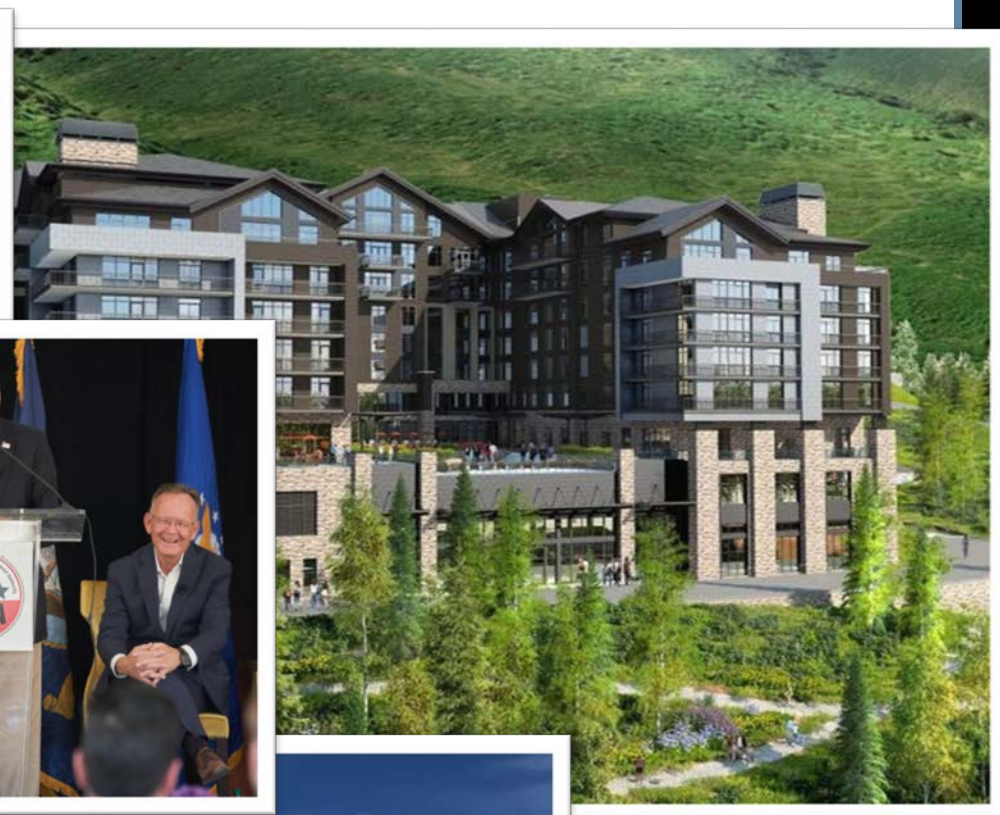
Yellow: MWR Conference Hotel



*Master Plan - Uses*

EXTELL





MWR Hotel









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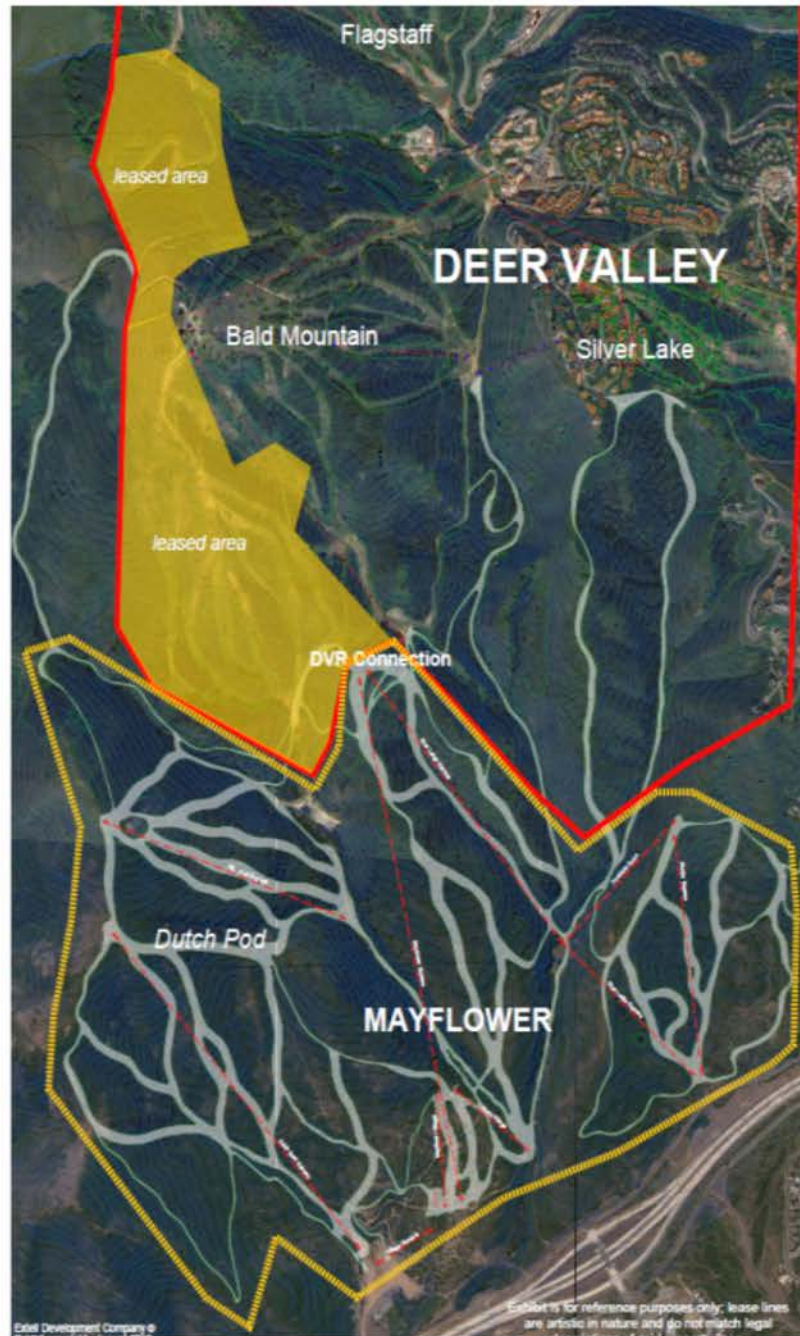
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EXTELL





# ALTERRA

MOUNTAIN COMPANY

**Media Contact:**

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Alterra Mountain Company  
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303-801-7271



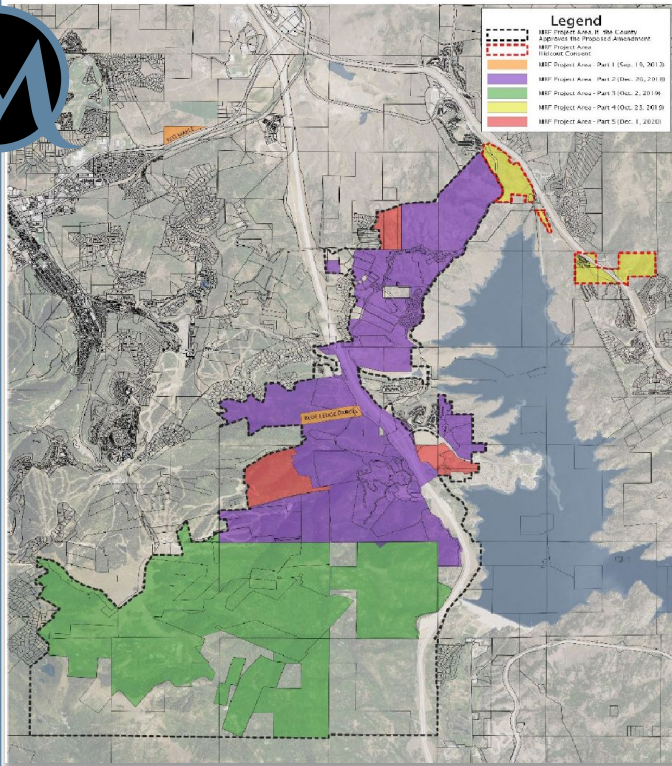
## DEER VALLEY RESORT AND EXTELL DEVELOPMENT COMPANY AGREE TO CONTINUED LEASE TERMS

DENVER, CO, August 12, 2019 – On August 1, 2019, Deer Valley Resort Company, LLC, the owner and operator of the Deer Valley Resort, and affiliates of Extell Development Company, entered into a comprehensive restructuring of certain existing leasehold arrangements.

The restructuring included the entering into of a revised lease agreement from Extell to Deer Valley Resort with a lease term of 199 years, a realignment of the ownership of certain parcels adjoining Deer Valley Resort and the Extell owned property, a grant by Extell to Deer Valley Resort of easements for recreational activities and access roads, and the preservation by Extell of certain access rights to Deer Valley Resort.

"We are happy to continue our lease agreement and partnership with Extell regarding land use in the Mayflower area of Deer Valley," said Todd Shallen, President/COO of Deer Valley Resort. "The revised lease allows us to continue with resort operations for many years to come by extending our term and better defining existing boundaries."

Gary Barnett, chairman and founder of Extell remarked, "We are pleased to have entered into a long-term lease with Deer Valley, and we hope to have a long-term partnership with them as we develop the Mayflower land assemblage into one of the finest resort villages in the world."



**MIDA Project Area**

## Military Installation Development Authority

Mayflower Mountain Resort is under the Military Installation Development Authority (MIDA) land use authority focused on promoting military initiatives. Prior to signing of an inter-local agreement that provided MIDA land use control, Wasatch County provided land use control for the property. MIDA is a State authority created to further economic development across multiple jurisdictions, bringing together private and public enterprise.

MIDA, an independent State entity established in 2007, was given authority through legislation (Title 63H, article 1, section 502 ( [UT Code § 63H-1-502 \(2012\)](#) ), to issue and allow Tax Increment Funding (TIF).

Tax Increment Financing (TIF) is a benefit MIDA provides throughout the Project Area. Tax Increment is the increased property tax value that results from investing the increase back into the project. MIDA captures 75% of the increased value for 40 years after residential occupancy. This means taxing entities receive 25% more property tax than they would have received otherwise. MIDA's involvement in the respective project is as follows:

West of Highway 40	
Project	
Ski Lifts, Runs, Snowmaking	
Parking	
Portal (South)	
Mayflower Exit	
Off Site Storm Water	
Flow Course	
East of Highway 40	
Project	
Jordanelle Parkway	
Portal (North)	
Parking	
Off Site Storm Water	

## Tax Increment





*Hill Air Force Base*



## MIDA Westside Background

- MWR Hotel is a cornerstone of MIDA economic development project that includes a new ski resort being constructed in rural Wasatch County just west of the Jordanelle Reservoir with assured access into Deer Valley Resort
- Replacement of historical military lodging coming to fruition as part of legacy from 2002 Olympic Games
- Utah proud of military and provides support to our military personnel
  - mental health and wellness essential
- After 20+ years of effort, MIDA received donation of land to construct a Military Morale, Welfare and Recreation (MWR) Hotel
- Development of MWR Hotel supports and reaffirms State efforts to preserve and enhance Hill Air Force Base and attract defense contractors to the State

## MWR Hotel Donation



# March 2022: MIDA Military Recreation Facility Project Area

