

FEASIBILITY REQUEST FOR THE CREATION
OF A PRELIMINARY MUNICIPALITY

Lieutenant Governor's Office
350 State St. #220,
Salt Lake City, UT, 84103

The undersigned (the "**Applicants**") hereby apply for the creation of a new Preliminary Municipality ("**City of Nine Springs**") pursuant to the Utah Code, Title 10, Chapter 2a, Utah Code annotated 1953 (Utah Code § 10-2a-502(1)).

I. Applicants; Contact Sponsor

Applicants / Owners:

Spring Mountain Ranch LLC, a Utah limited liability company
2316 E 5950 S.
Ogden, Ut 84403
Phone No. 801-721-9603
[Email: nelson4242@gmail.com](mailto:nelson4242@gmail.com)

SISO LLC, a Utah limited liability company
2316 E 5950 S.
Ogden, Ut 84403
Phone No. 801-721-9603
[Email: nelson4242@gmail.com](mailto:nelson4242@gmail.com)

Primary Contact / Sponsor:

Structure 9 Development Group
Brach Nelson
2471 Woodland Dr.
Ogden, UT 84403
Phone No. 801-888-5528
Email: brachnelson@gmail.com

Received

SEP 18 2024

Deidre M. Henderson
Lieutenant Governor

With a copy to:

Bruce R. Baird, PLLC
Attn: Bruce Baird
2150 S. 1300 E., Suite 500
Salt Lake City, UT 84106
Phone No. 801-647-1400
Email: bbaird@difficultdirt.com

The above and undersigned Applicants represent 100% of the surface property owners within the proposed boundaries of the Preliminary Municipality (Utah Code § 10-2a-502(5)(a)).

II. Proposed Preliminary Municipal Boundaries

The Applicants request that the initial boundaries of the proposed Preliminary Municipality include all of the real property described in Exhibit A, Page 1 (Utah Code § 10-2a-502(5)(e)(i)).

III. Description of the Preliminary Municipality

Pursuant to Utah Code § 10-2a-502(5)(d), the Applicants provide the following description of the Preliminary Municipality area. The Preliminary Municipality will be located approximately 4.21 miles outside of Uintah, Utah and is comprised of approximately 2,317 acres. The preliminary municipality will include a mix of resort facilities, recreational uses, residential units, commercial/retail, hotel, and open space along with the necessary public and private infrastructure to facilitate the Preliminary Municipality's development. A portion of the Preliminary Municipality will also be used for municipal building space. A depiction of the planned development and phasing thereof is attached hereto as Exhibit A.

Phase 1 will include 254 condo and multi-family housing units spread over 89.2 acres as depicted on Exhibit B, Page LS102.

Phase 2 will include 234 single family homes within 330.2 acres as depicted on Exhibit B, Page LS103.

Phase 3 will include 600 Hotel units, 680 condo and multi-family housing units, and 105,000 SF of Commercial and Office on 134.3 acres as depicted on Exhibit B, Page LS104.

Phase 4 will include 95 single family homes and 204 condo and multi-family housing units within 131.1 acres as depicted on Exhibit B, Page LS105.

Phase 5 will include 182 single family homes and 396 condo and multi-family housing units, 286 of the 396 condo and MF housing units will be affordable housing, within 183.1 acres as depicted on Exhibit B, Page LS106.

Phase 6 will include 70 single family homes within 69 acres as depicted on Exhibit B, Page LS107.

Phase 7 will include 92 single family homes within 306 acres as depicted on Exhibit B, Page LS108.

Phase 8 will include 50 single family homes within 179.4 acres as depicted on Exhibit B, Page LS109.

Phase 9 will primarily be dedicated to resort recreation within 99.3 acres as depicted on Exhibit B.

Phase 10 will be include 30 yurt sites and the rest will be dedicated to resort recreation and public open space within 795.3 acres as depicted on Exhibit B.

IV. Map of Preliminary Municipality

An accurate map and other supporting documents, prepared by a licensed surveyor are attached hereto as Exhibit A and Exhibit B and show:

- A depiction of the legal description of the boundaries of the Preliminary Municipality area and each phase of the proposed Preliminary Municipality area (Utah Code § 10-2a-502(5)(e)(i));
- All development planned for the proposed Preliminary Municipality area (Utah Code § 10-2a-502(5)(e)(ii)); and
- That the first phase of the proposed Preliminary Municipality area is projected to have at least 100 residents when completed, as depicted on Exhibit B (Utah Code § 10-2a-502(5)(e)(iii)).

V. Applicants' Statements

The Applicants hereby states that:

- (a) Those signing on behalf of the entity owners are authorized to do so;
- (b) The Applicants are the owners of all the real property included within the Preliminary Municipality (Utah Code § 10-2a-502(5)(a));
- (c) This Feasibility Request is signed by 100% of the property owners of real property;
- (d) The land comprising the Preliminary Municipality is contiguous (Utah Code § 10-2a-502(2)(a));
- (e) None of the land comprising the Preliminary Municipality is located within a county of the first or second class (Utah Code § 10-2a-502(2)(b));
- (f) None of the land comprising the Preliminary Municipality is located within .25 miles of an existing municipality. The Preliminary Municipality is at least 4.21 miles away from the closest municipality, the City of Uintah, as depicted on the attached Exhibit C (Utah Code § 10-2a-502(2)(c));
- (g) The area comprising the Preliminary Municipality is not owned by more than three persons and at least 50% of the area is undeveloped (Utah Code § 10-2a-502(2)(d));
- (h) The Applicants intend to develop the Preliminary Municipality to the point that at least 100 individuals will reside in the area, the area will have an average population density of no less than seven individuals per square mile, and at least 10% of the housing within the Preliminary Municipality will be affordable housing, as defined by Utah Code § 10-2a-501(1) (Utah Code § 10-2a-502(2)(e));
- (i) The area comprising the Preliminary Municipality does not include any land owned by the United States government (Utah Code § 10-2a-502(2)(f));
- (j) The area comprising the Preliminary Municipality is located entirely within Morgan County (Utah Code § 10-2a-502(2)(g));
- (k) The area comprising the Preliminary Municipality is not included in a pending annexation area (Utah Code § 10-2a-502(3)(a)); and
- (l) The area comprising the Preliminary Municipality is not the subject of a completed feasibility study or supplemental feasibility study (Utah Code § 10-2a-502(3)(b)).
- (m) The area comprising the Preliminary Municipality does not include all or part of an area that is the subject of a completed feasibility study or supplemental feasibility study whose results comply with Utah Code § 10-2a-507(1) (Utah Code § 10-2a-502(3)(c)).

VI. Applicants' Consent

The Applicants, as the owners of 100% of the land comprising the Preliminary Municipality, hereby consent to the creation of a Preliminary Municipality (Utah Code §§ 10-2a-502(2)(d)(i) and 10-2a-502(5)(a).

VII. Feasibility Study Request

Pursuant to Utah Code § 10-2a-502(5)(f), the Applicants hereby request that the Lieutenant Governor commission a study to determine the feasibility of incorporating the Preliminary Municipality. The Applicants stand ready and willing to provide any further information necessary to perform the feasibility study.

VIII. Electronic Means; Counterparts

This Feasibility Request may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

IN WITNESS WHEREOF, the Applicants have each executed this Feasibility Request as of the date indicated above.

Spring Mountain Ranch LLC,
a Utah limited liability company

DocuSigned by:
By: [Redacted]
Name: Mark Nelson
Its: Manager

DocuSigned by:
By: [Redacted]
Name: Mark Peterson
Its: Manager

SISO LLC,
a Utah limited liability company

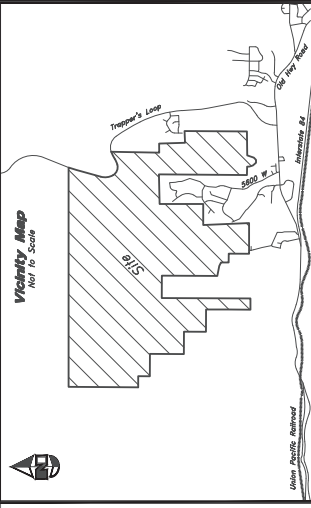
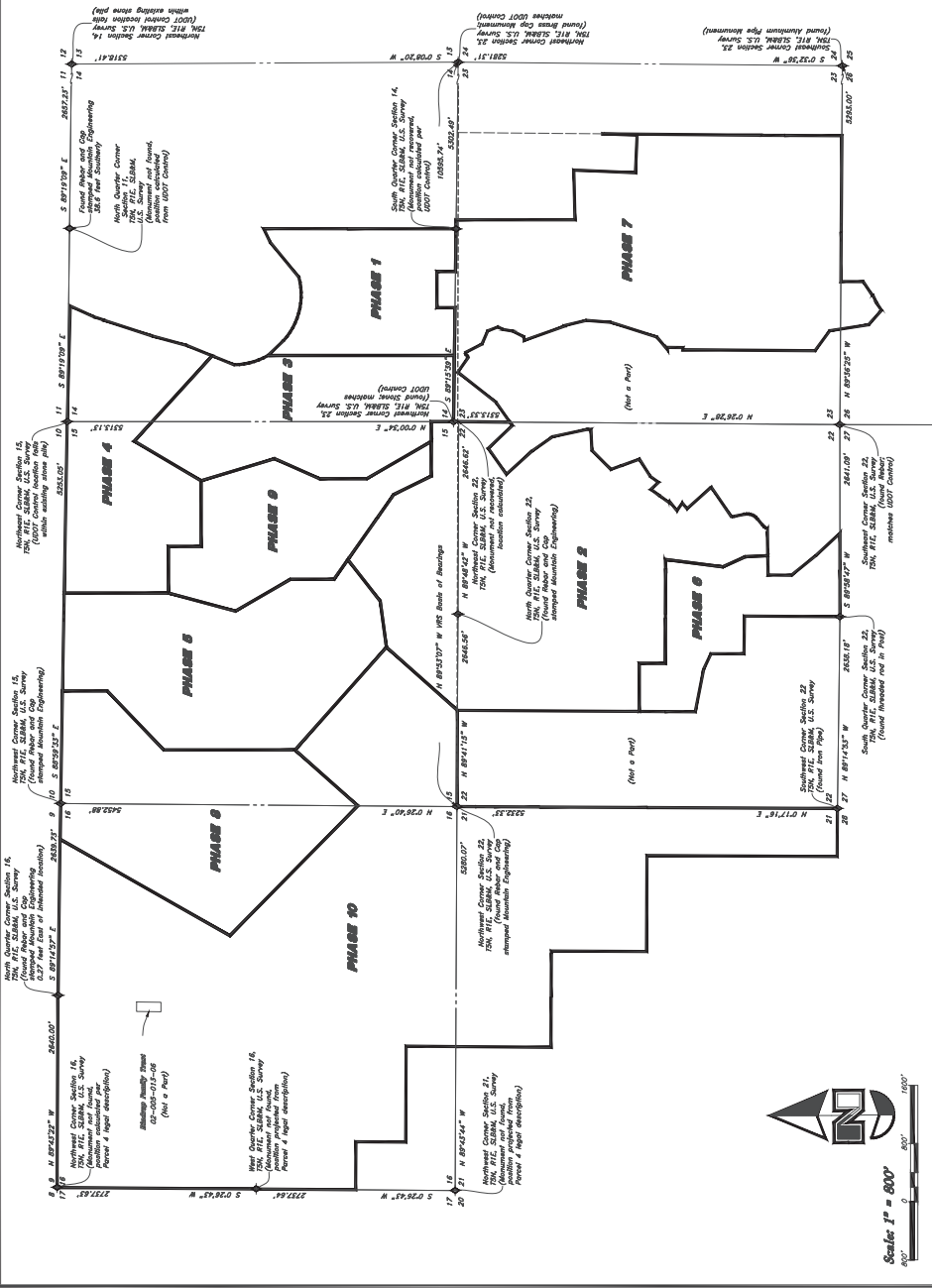
DocuSigned by:
By: [Redacted]
Name: Mark Nelson
Its: Manager

THE UNDERSIGNED, as President of Structure 9 Development Group, consents to be the primary sponsor contact for this Feasibility Request.

DocuSigned by:
[Redacted]
Mark Nelson, President

EXHIBIT A

Legal Description and Maps



Narrative

This Proposed Phasing Plan represents control measurements shown on an ALTM/ASPS Land Survey performed by AFA in January of 2024. The overall description exhibited herein has had the Surveyor's interpretations applied to it to match the as-situated and ground measured positions of the various monuments that surround this site.

The phase legal descriptions were written to match the file documents of said ALTM/ASPS Land Survey performed by AFA in January of 2024. The overall description exhibited herein has had the Surveyor's interpretations applied to it to match the as-situated and ground measured positions of the various monuments that surround this site.

The NPS derived Basis of Bearings can be determined locally by assigning the NADEL Utah State Plane North Zone bearing of North 89°52'07" West 10,585.74 feet between the monument/monuments located at the Northwest Corner of Section 22. Engineering notes regarding the Northwest Corner of Section 22.

Certification

I, Bruce D. Finger, do hereby certify that the attached Mechanical Land Survey in the State of Utah do hereby certify that, and on behalf of AFA, that this record of Survey in Morgan County, Utah has been correctly drawn to the designated scale and is true and correct. I am a duly Licensed Professional Surveyor in the State of Utah, and my records in the Morgan County Recorder's Office and from a survey made on the ground.

Date: 17 Sep, 2024

Bruce D. Finger
 Bruce D. Finger, P.E.
 Surveyor No. 382256

Proposed Site Phasing Plan
 Morgan County, Utah
 State Road 187
 City of Mine Springs



16 Sept. 2024
 SHEET NO. 1

REV	DATE	DESCRIPTION

Phase 1

Beginning at the South Quarter Corner of Section 14, Township 5 North, Range 1 East, Soil Lake Base and Meridian, U.S. Survey, in Morgan County, Utah; ...

Contains 3,865,011 sq. ft. or 89,189 acres

Phase 2

A part of Section 22 and the South Half of Section 15, Township 5 North, Range 1 East, Soil Lake Base and Meridian, U.S. Survey, in Morgan County, Utah; ...

Contains 13,929,266 sq. ft. or 305,998 acres

Phase 3

A part of the West Half of Section 14 and the East Half of Section 15, Township 5 North, Range 1 East, Soil Lake Base and Meridian, U.S. Survey, in Morgan County, Utah; ...

Contains 5,708,155 sq. ft. or 131,040 acres

Phase 4

Beginning at a Show found marking the Northwest corner of Section 23 of said Township and Range, located 5302.49 feet North 89°15'39" West along the South line of said Section 14 from a Brass Cap Monument found marking the Southwest corner of said Section 14; ...

Contains 5,682,985 sq. ft. or 134,343 acres

Phase 5

A part of Section 15, Township 5 North, Range 1 East, Soil Lake Base and Meridian, U.S. Survey, in Morgan County, Utah; ...

Contains 7,974,329 sq. ft. or 161,600 acres

Phase 6

Beginning at a point located 1532.38 feet South 89°11'15" East along the North line of said Section 22 to a Stake with cap stamped Mountain Engineering found marking the Southwest corner of said Section 22; ...

Contains 5,305,901 sq. ft. or 85,895 acres

Phase 7

A part of Section 23 and the Southwest Quarter of Section 14, Township 5 North, Range 1 East, Soil Lake Base and Meridian, U.S. Survey, in Morgan County, Utah; ...

Contains 13,929,266 sq. ft. or 305,998 acres

Phase 8

A part of the West Half of the West Half of Section 15 and the East Half of Section 16, Township 5 North, Range 1 East, Soil Lake Base and Meridian, U.S. Survey, in Morgan County, Utah; ...

Contains 7,816,163 sq. ft. or 179,434 acres

Phase 9

Beginning at a point located 804.89 feet North 0°00'54" East along the East line of said Section 15, and 371.89 feet North 89°42'42" West from a Brass Cap Monument found marking the Northwest corner of said Section 14; ...

Contains 4,327,502 sq. ft. or 99,345 acres

Phase 10

A part of Sections 15, 16 and 21, Township 5 North, Range 1 East, Soil Lake Base and Meridian, U.S. Survey, in Morgan County, Utah; ...

Contains 4,564,826 sq. ft. or 104,140 acres

Phase 11

Beginning at a point located 4394.75 feet North 0°29'49" East along the East line of said Section 16; and 2721.33 feet North 89°33'39" West from a Brass Cap Monument found marking the Southwest corner of said Section 16; ...

Contains 54,640,762 sq. ft. or 1,252,242 acres

Project Phase Boundary Descriptions

Table with 3 columns: KRM, DATE, DESCRIPTION

Table with 2 columns: Drawn by: SM, Checked by: SM





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 1175 S. Grand Parkway
 Suite 100
 Fort Worth, TX 76104
 CLIENT

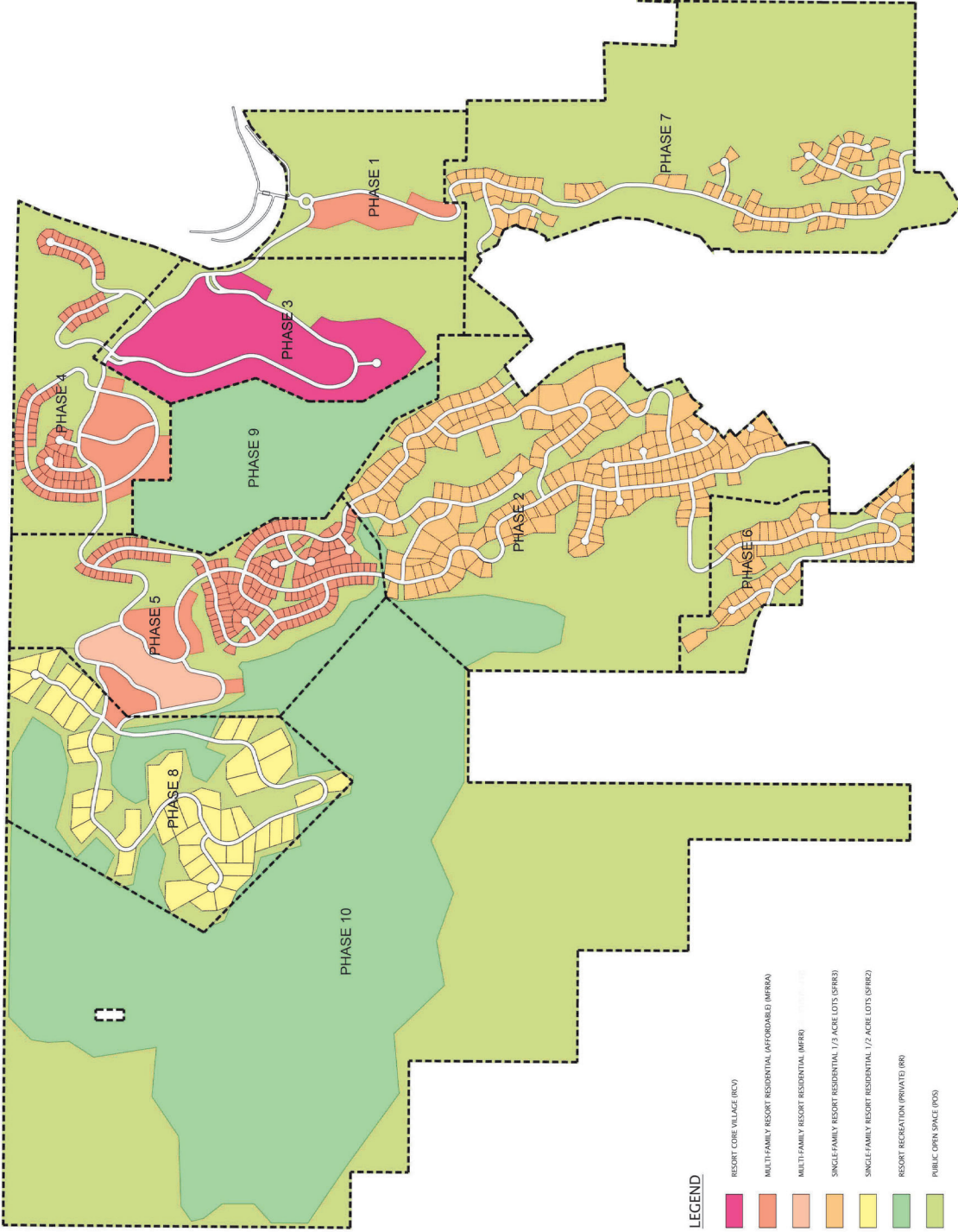
CITY OF NINE SPRINGS
 STATE ROAD 167
 MORGAN COUNTY, UT

REVISIONS

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 Date: []
 Project No: []
 Drawing No: []

MASTER PLAN

LS101
 Drawing Number



LEGEND

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- MULTI-FAMILY RESORT RESIDENTIAL (AFFORDABLE) (MFRRA)
- MULTI-FAMILY RESORT RESIDENTIAL (MFR)
- MULTI-FAMILY RESORT RESIDENTIAL (MFR)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFRS)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFRS)
- RESORT RESERVATION (PRIVATE) (RR)
- PUBLIC OPEN SPACE (POS)





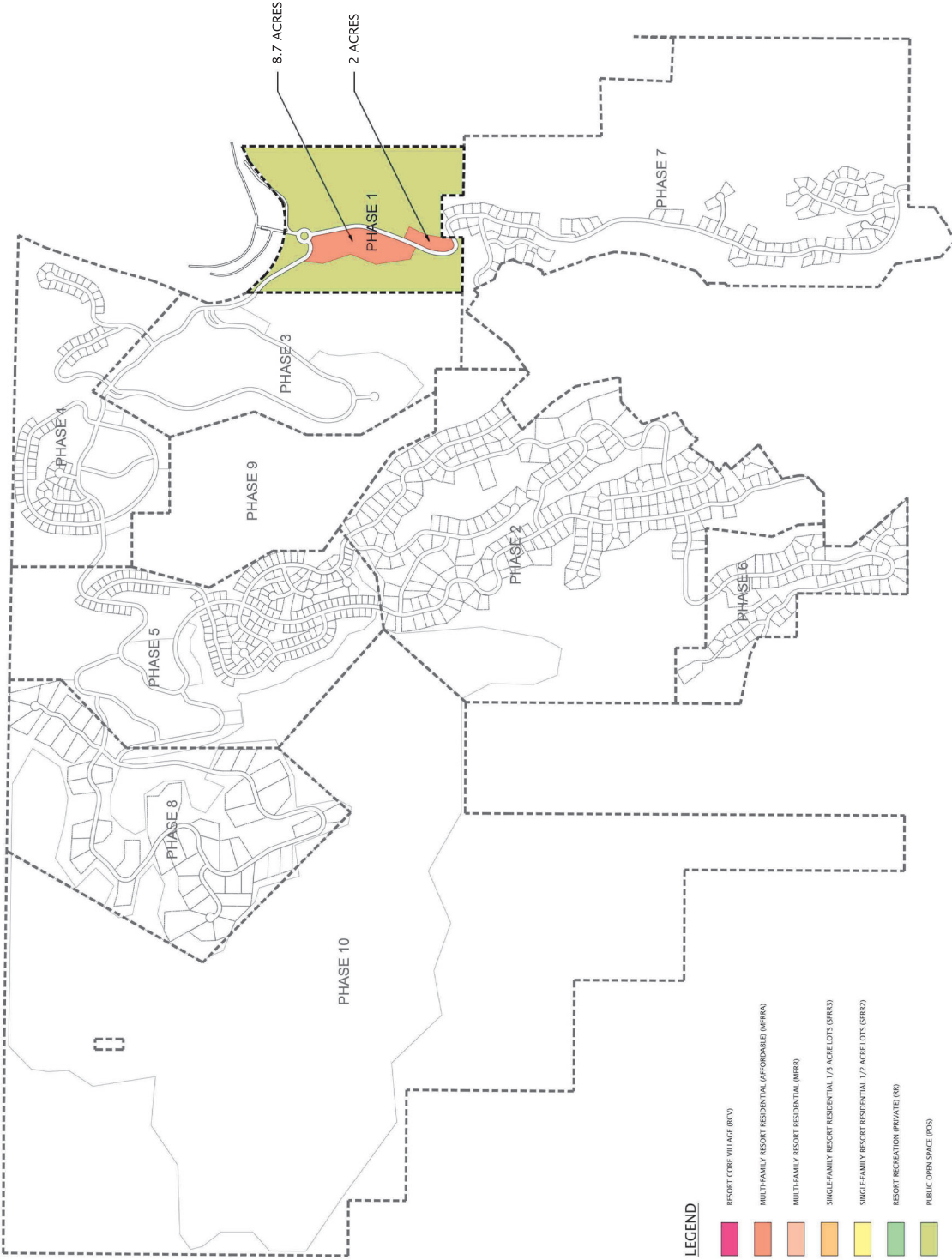
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 1775 S. Grand Parkway
 Suite 100
 Spring, TX 77479
 CLIENT

CITY OF NINE SPRINGS
 STATE ROAD 167
 MORGAN COUNTY, UT

REVISIONS
 No. Description
 Date
 Drawn By
 Checked By
 Approved By
 Date

PROJECT No.
 SHEET No.
 COUNTY No.
 PHASE 1

LS102
 Drawing Number



LEGEND

- RESORT CORE VILLAGE (RCV)
- MULTI-FAMILY RESORT RESIDENTIAL (AFFORDABLE) (MFRRA)
- MULTI-FAMILY RESORT RESIDENTIAL (MFR)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFRS)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFR2)
- RESORT RECREATION (PRIVATE) (RR)
- PUBLIC OPEN SPACE (POS)





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 5775 S. Grand Parkway
 Suite 100
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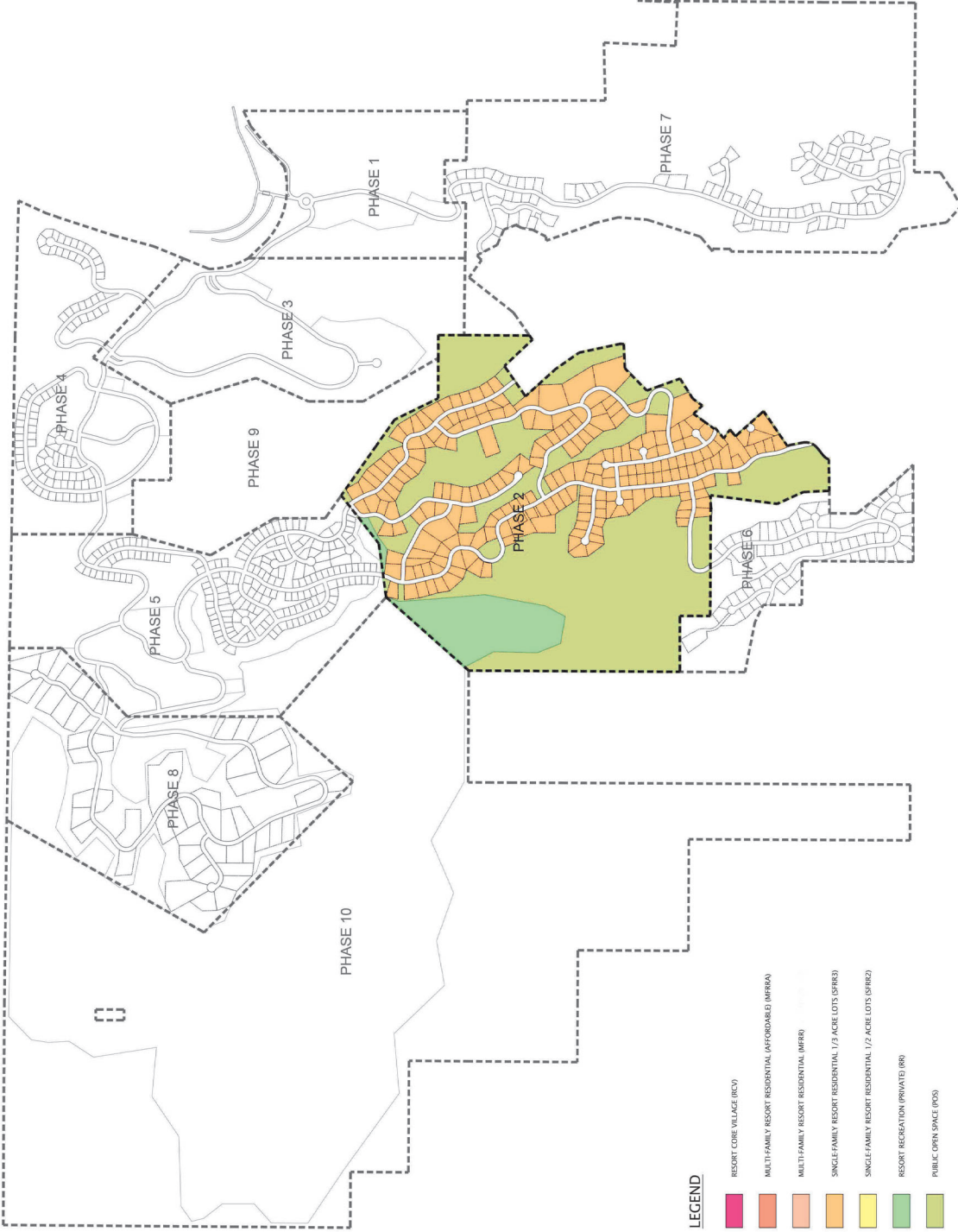
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 STATE ROAD 167
 MORGAN COUNTY, UT

REVISIONS

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 Date: []
 Project No: []
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 COUNTY FILE

PHASE 2

LS103
 Drawing Number



LEGEND

- RESORT CORE VILLAGE (RCV)
- MULTI-FAMILY RESORT RESIDENTIAL (AFFORDABLE) (MFRRA)
- MULTI-FAMILY RESORT RESIDENTIAL (MFR)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFRS)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFR2)
- RESORT RECREATION (PRIVATE) (RR)
- PUBLIC OPEN SPACE (POS)





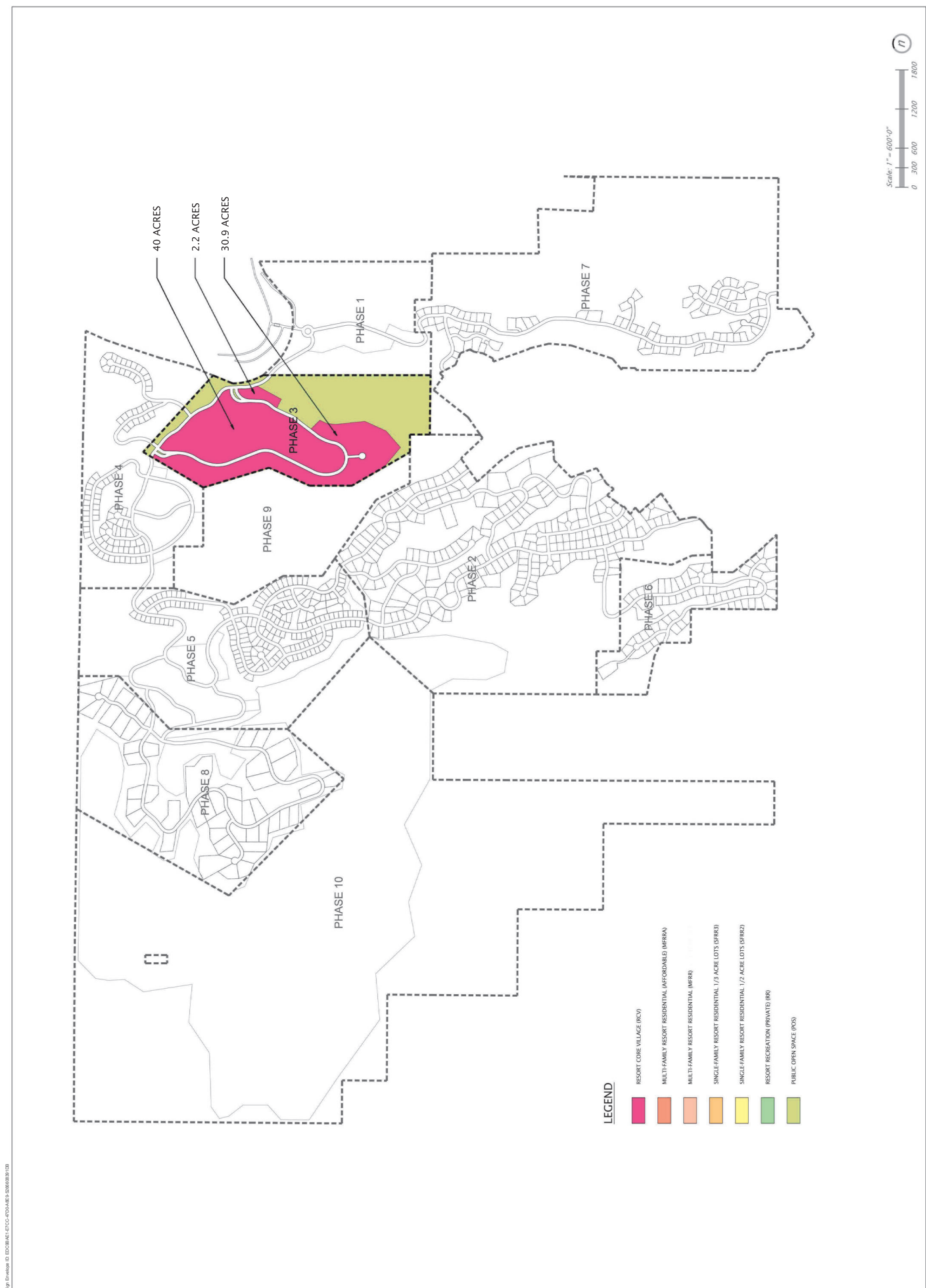
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CITY OF NINE SPRINGS
 STATE ROAD 167
 MORGAN COUNTY, UT

REVISIONS
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City Map
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 PHASE 3

Drawing Number
LS104





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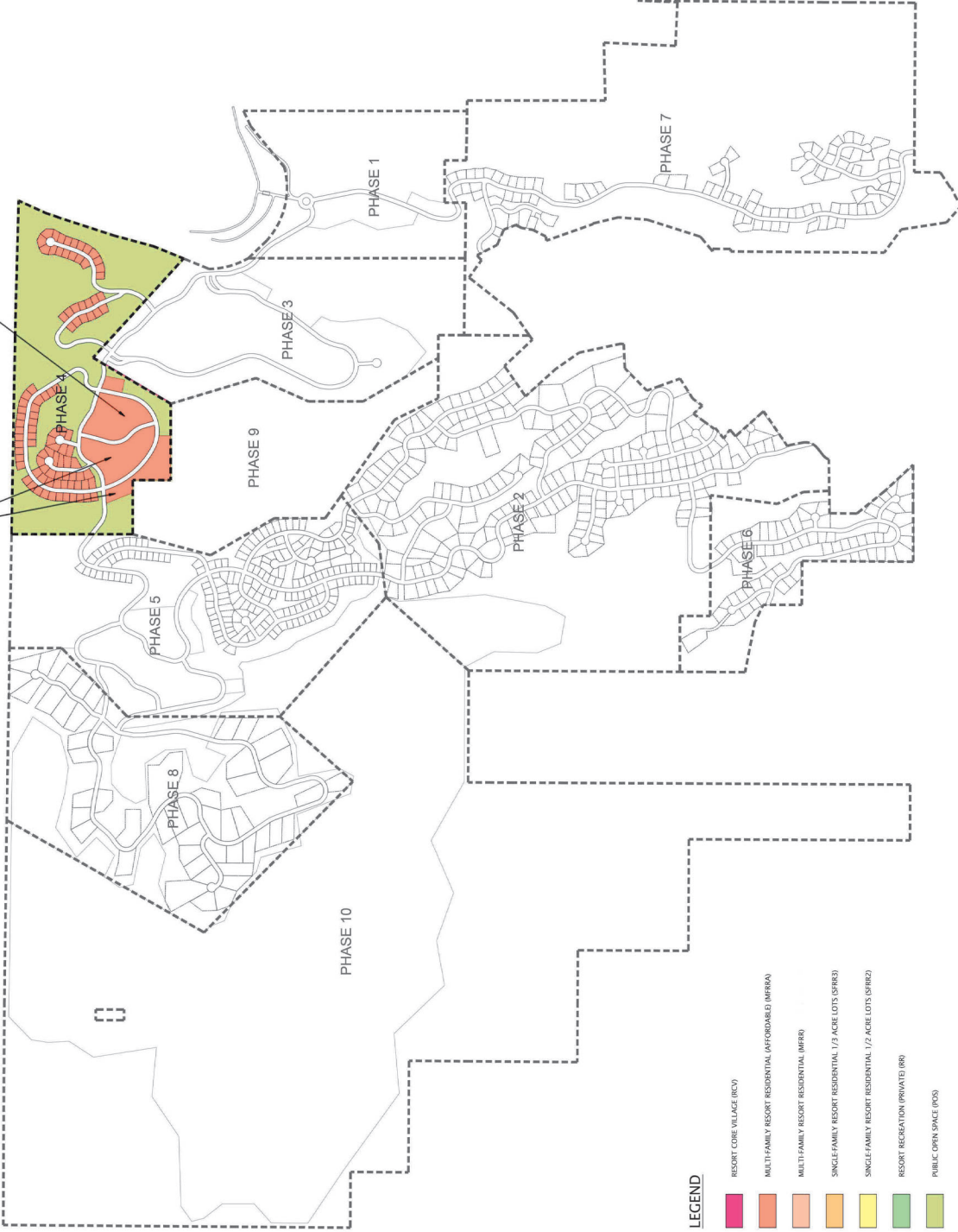
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 MORGAN COUNTY, UT

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PHASE 4

LS105

7.6 ACRES
 7 ACRES
 4.5 ACRES



LEGEND

- RESORT CORE VILLAGE (RCV)
- MULTI-FAMILY RESORT RESIDENTIAL (AFFORDABLE) (MFRRA)
- MULTI-FAMILY RESORT RESIDENTIAL (MFR)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFRS)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFR2)
- RESORT RECREATION (PRIVATE) (RR)
- PUBLIC OPEN SPACE (POS)





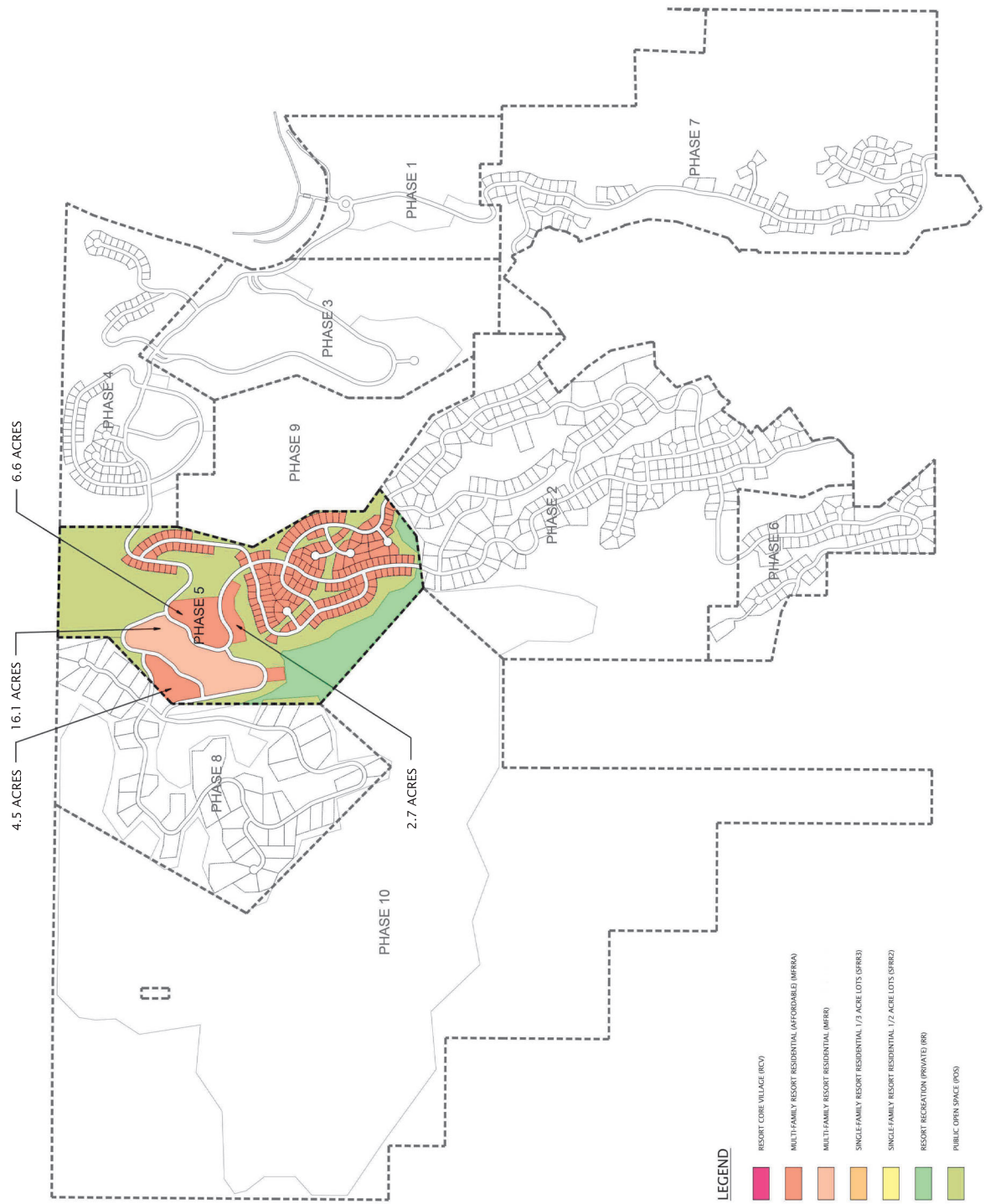
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 1775 S. Grand Parkway
 Suite 100
 Fort Worth, TX 76104
 CLIENT

CITY OF NINE SPRINGS
 STATE ROAD 167
 MORGAN COUNTY, UT

REVISIONS
 No. Description
 Date
 Drawn By
 Checked By
 Approved By
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CS No.
 Drawing No.
 Date
 Project No.
 Drawing Title
 PHASE 5

Drawing Number
LS106



4.5 ACRES
 16.1 ACRES
 6.6 ACRES
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LEGEND

- RESORT CORE VILLAGE (RCV)
- MULTI-FAMILY RESORT RESIDENTIAL (AFFORDABLE) (MFRRA)
- MULTI-FAMILY RESORT RESIDENTIAL (MFR)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFRS)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFR2)
- RESORT RECREATION (PRIVATE) (RR)
- PUBLIC OPEN SPACE (POS)





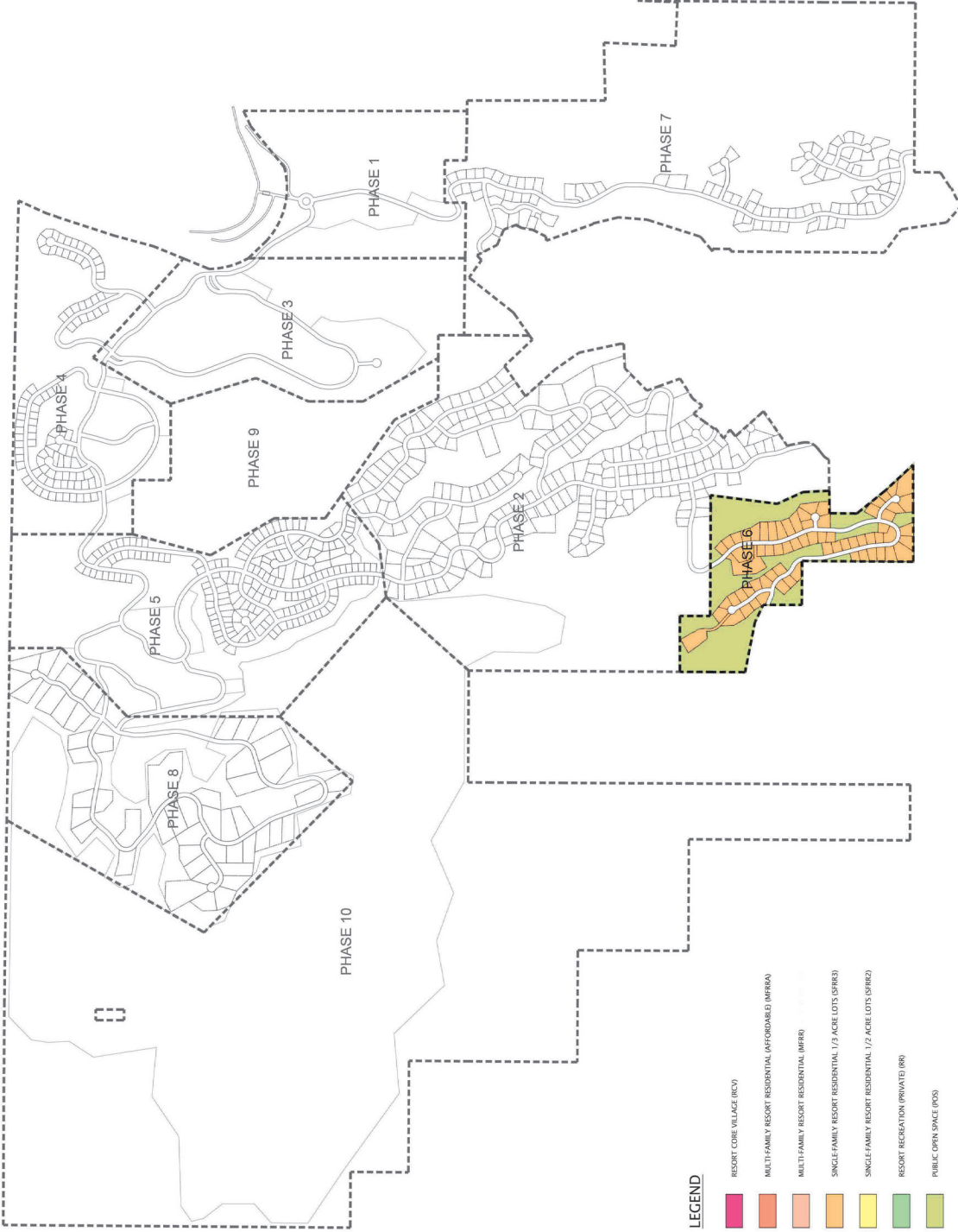
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 planning | architecture | landscape design
 1775 S. Grand Parkway
 Suite 100
 Salt Lake City, UT 84119
 CLIENT

CITY OF NINE SPRINGS
 STATE ROAD 167
 MORGAN COUNTY, UT

REVISIONS
 No. Description
 Date
 Drawn By
 Checked By
 Approved By
 Date

PROJECT No. 2018-001
 SHEET No. 01 OF 01
 COUNTY No. 01
 PHASE 6

LS107
 Drawing Number



- LEGEND**
- RESORT CORE VILLAGE (RCV)
 - MULTI-FAMILY RESORT RESIDENTIAL (AFFORDABLE) (MFRRA)
 - MULTI-FAMILY RESORT RESIDENTIAL (MFR)
 - SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFRS)
 - SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFR2)
 - RESORT RESERVATION (PRIVATE) (RR)
 - PUBLIC OPEN SPACE (POS)





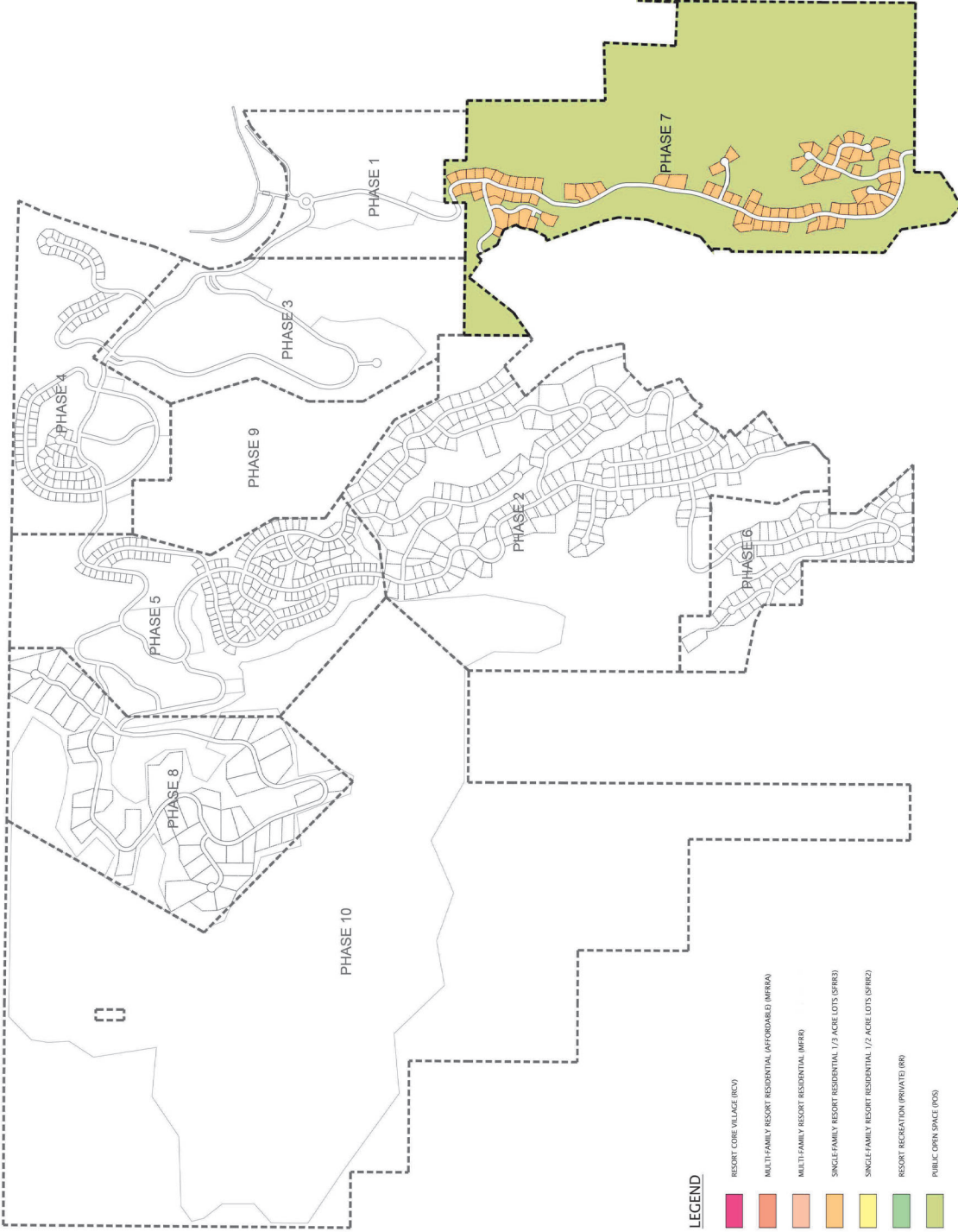
blu line designs
 planning | architecture | landscape design
 1715 S. Grand Parkway
 Suite 100
 Salt Lake City, UT 84119
 CLIENT

CITY OF NINE SPRINGS
 STATE ROAD 167
 MORGAN COUNTY, UT

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PHASE 7

LS108



LEGEND

- RESORT CORE VILLAGE (RCV)
- MULTI-FAMILY RESORT RESIDENTIAL (AFFORDABLE) (MFRRA)
- MULTI-FAMILY RESORT RESIDENTIAL (MFR)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFRS)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFR2)
- RESORT RECREATION (PRIVATE) (RR)
- PUBLIC OPEN SPACE (POS)



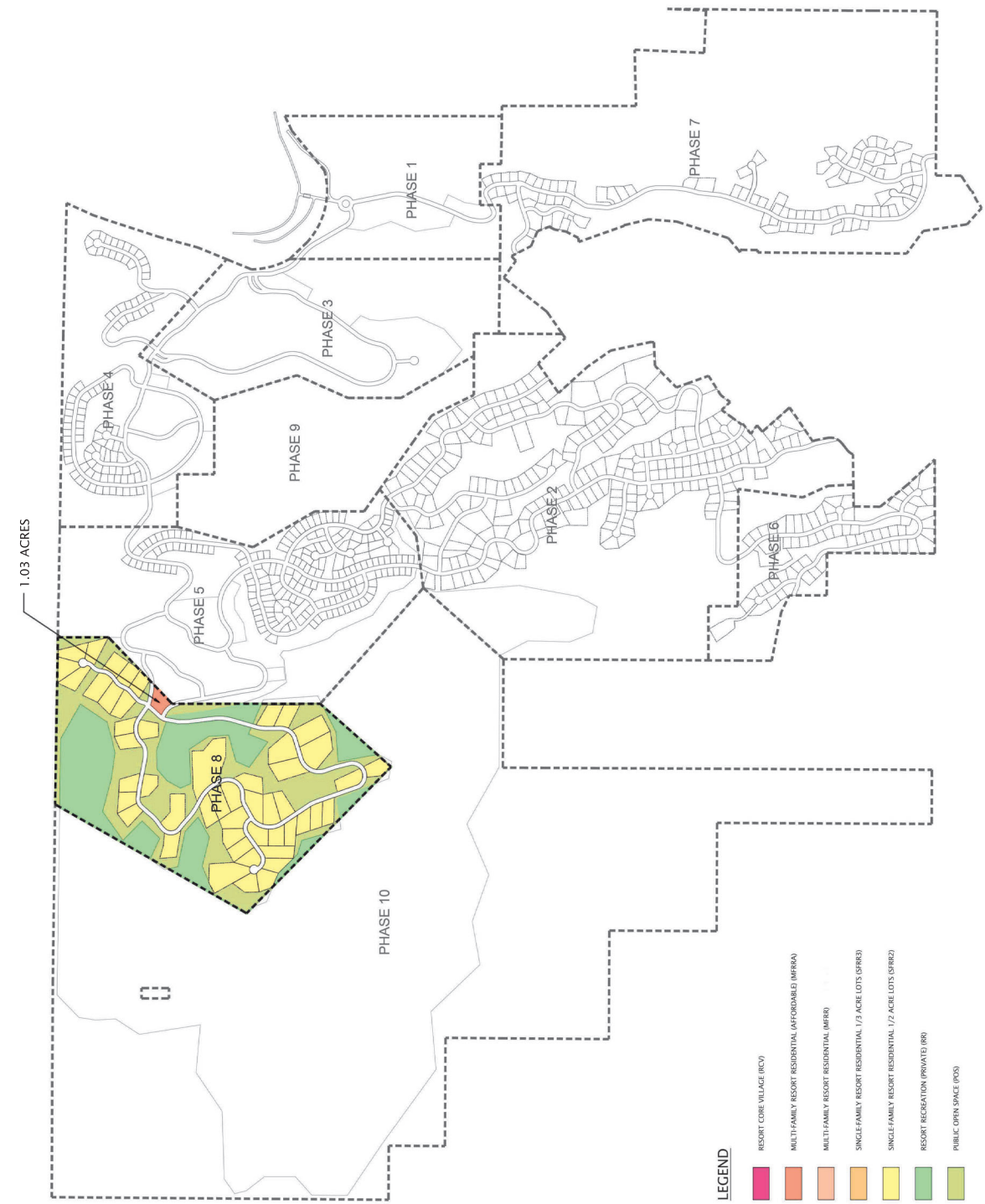
blu line designs
 planning | architecture | landscape | design
 1775 S. Grand Parkway
 Suite 100
 Springdale, AR 72762
 CLIENT

CITY OF NINE SPRINGS
 STATE ROAD 167
 MORGAN COUNTY, UT

REVISIONS
 No. Description
 Date
 Drawn By
 Checked By
 Approved By
 Date

PROJECT No.
 SHEET No.
 PHASE 8

LS109
 Drawing Number



LEGEND

- RESORT CORE VILLAGE (RCV)
- MULTI-FAMILY RESORT RESIDENTIAL (AFFORDABLE) (MFRRA)
- MULTI-FAMILY RESORT RESIDENTIAL (MFR)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFRS)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFR2)
- RESORT RECREATION (PRIVATE) (RR)
- PUBLIC OPEN SPACE (POS)





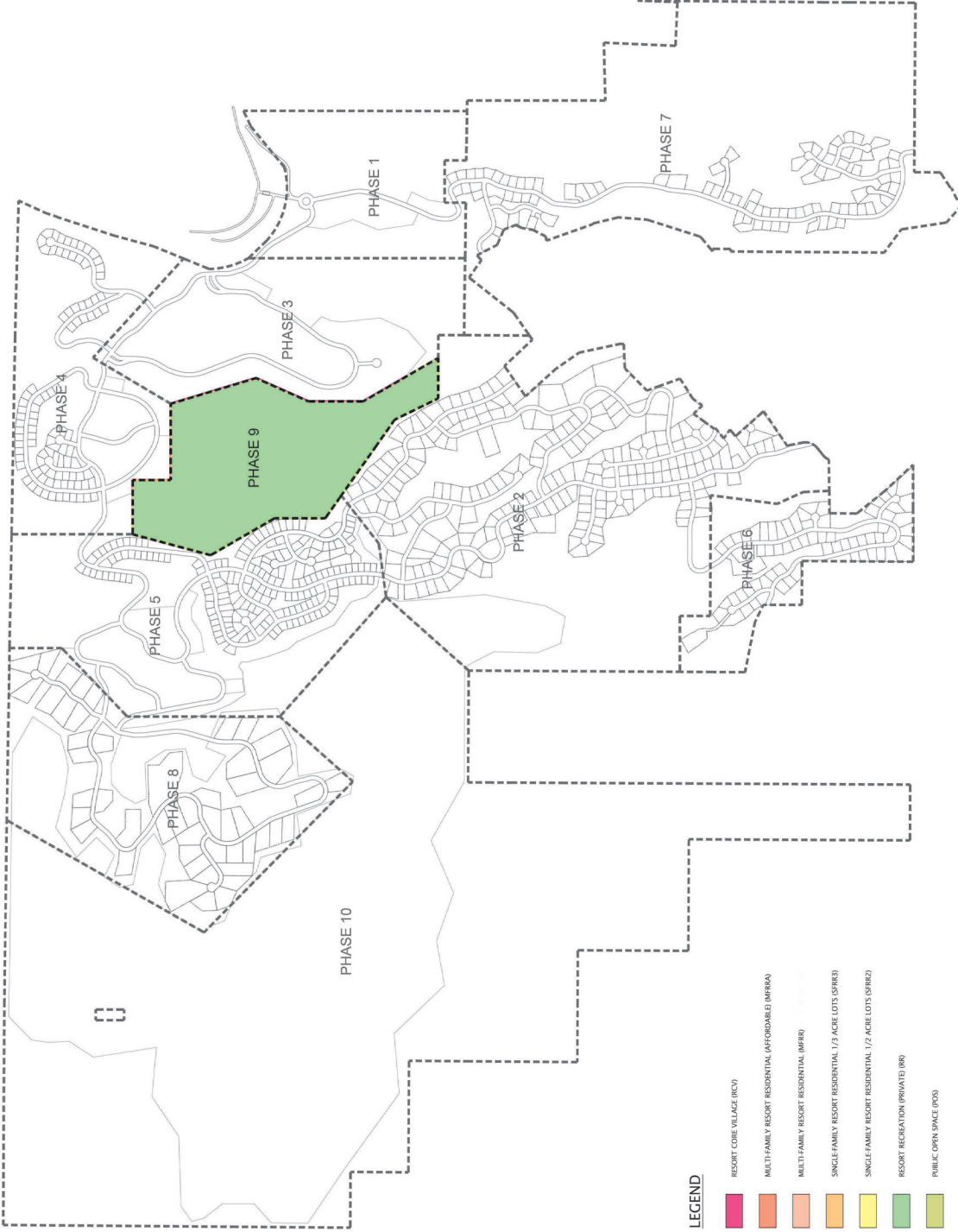
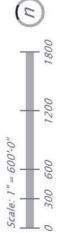
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 planning | architecture | landscape | design
 575 S. 2000 Parkway
 Suite 100
 Provo, UT 84601
 CLIENT

CITY OF NINE SPRINGS
 STATE ROAD 167
 MORGAN COUNTY, UT

REVISIONS
 No. Description
 Date
 Drawn By
 Checked By
 Approved By
 Stamp

PROJECT No. 2023-001
 DATE 01/15/2024
 DRAWN BY J. HARRIS
 CHECKED BY J. HARRIS
 APPROVED BY J. HARRIS
 COUNTY No. PHASE 9

Drawing Number
LS110



LEGEND

- RESORT CORE VILLAGE (RCV)
- MULTI-FAMILY RESORT RESIDENTIAL (AFFORDABLE) (MFRRA)
- MULTI-FAMILY RESORT RESIDENTIAL (MFR)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFRS1)
- SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFRS2)
- RESORT RESIGATION (PRIVATE) (RR)
- PUBLIC OPEN SPACE (POS)



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 Suite 100
 Provo, UT 84601
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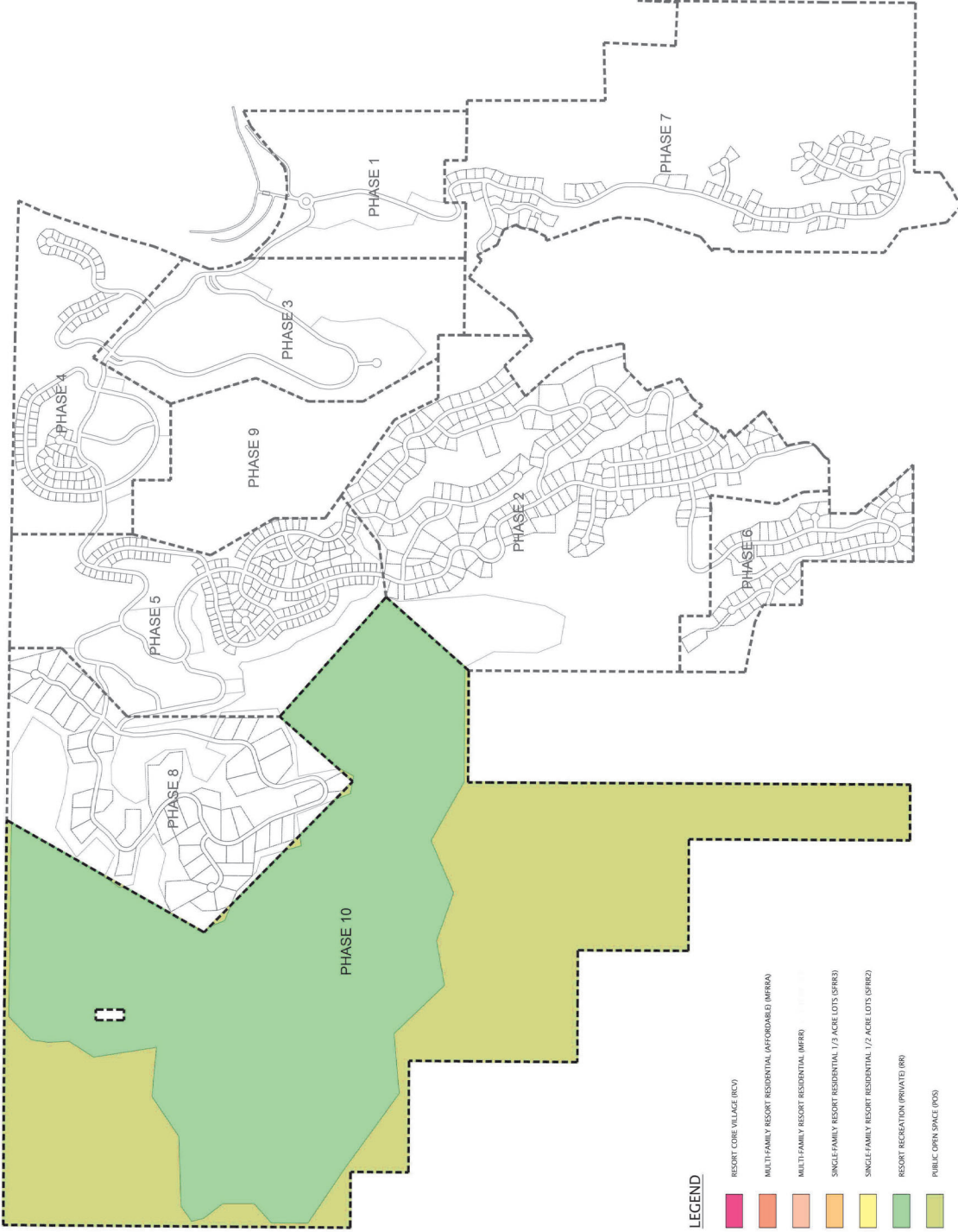
CITY OF NINE SPRINGS
 STATE ROAD 167
 MORGAN COUNTY, UT

REVISIONS

Drawn By: []
 Checked By: []
 Date: []
 Project No: []
 Drawing No: []

PHASE 10

LS111



- LEGEND**
- RESORT CORE VILLAGE (RCV)
 - MULTI-FAMILY RESORT RESIDENTIAL (AFFORDABLE) (MFRRA)
 - MULTI-FAMILY RESORT RESIDENTIAL (MFR)
 - SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFRS)
 - SINGLE-FAMILY RESORT RESIDENTIAL 1/2 ACRE LOTS (SFR2)
 - RESORT RECREATION (PRIVATE) (RR)
 - PUBLIC OPEN SPACE (POS)

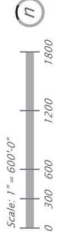


EXHIBIT B

Unit Tables



CITY OF NINE SPRINGS
STATE ROAD 167
MORGAN COUNTY, UT

REVISIONS
DATE: 06/20/18
BY: [Signature]
CHECKED: [Signature]
DATE: 06/20/18
BY: [Signature]

OWNER: [Signature]
DATE: 06/20/18
BY: [Signature]
CHECKED: [Signature]
DATE: 06/20/18
BY: [Signature]

MASTER PLAN
TABULATIONS

LS201

PHASE	ROW	LAND USE	LAND AREA (ACRES)	CONTRL. USE	HOTEL UNITS	VARIABLES	CORRIDOR MULTI-FAMILY UNITS	SINGLE-FAMILY DETACHED UNITS	RECORDABLE HOUSING UNITS	TOTAL ALLOWABLE UNITS	DENSITY (ALLOWABLE UNITS PER ACRE)
Phase 1	PH1R	Condo/Pkwt Family Resort Residential Use	10.7								
	ROW	Rights of Way	4.3				254				
	Sub Totals	Resort Recreation/PUBLIC Open Space	68.2	0	0	0	254	0	0	254	2.86
Phase 2	PH2S	Single Family Resort Residential 1/2 Acre LOTS	115.7					234			
	ROW	Rights of Way	26.2								
	Sub Totals	Resort Recreation/PUBLIC Open Space	189.9	0	0	0	0	234	0	234	0.71
Phase 3	PH3C	Mixed Use, Condo, Commercial, Retail Office	73.0	150,000,000	600						
	ROW	Rights of Way	10.0								
	Sub Totals	Resort Recreation/PUBLIC Open Space	134.3	150,000,000	600	0	680	0	0	1280	9.53
Phase 4	PH4R	Condo/Pkwt Family Resort Residential	36.8								
	ROW	Rights of Way	14.0				204				
	Sub Totals	Resort Recreation/PUBLIC Open Space	131.9	0	0	0	204	85	0	289	2.28
Phase 5	PH5R	Condo/Pkwt Family Resort Residential	69.5								
	ROW	Rights of Way	21.3				104		152		
	Sub Totals	Resort Recreation/PUBLIC Open Space	61.3	0	0	0	104	182	210	576	3.16
Phase 6	PH6S	Single Family, Resort Residential 1/2 Acre LOTS	26.7								
	ROW	Rights of Way	6.8								
	Sub Totals	Resort Recreation/PUBLIC Open Space	66.9	0	0	0	0	70	0	70	1.01
Phase 7	PH7S	Single Family, Resort Residential 1/2 Acre LOTS	62.4								
	ROW	Rights of Way	11.7								
	Sub Totals	Resort Recreation/PUBLIC Open Space	201.9	0	0	0	0	92	0	92	0.30
Phase 8	PH8S	Single Family, Resort Residential 1/2 Acre LOTS	68.7								
	ROW	Rights of Way	12.2								
	Sub Totals	Resort Recreation/PUBLIC Open Space	179.4	0	0	0	0	50	0	50	0.28
Phase 9	PH9S	Resort Recreation/PUBLIC Open Space	66.3								
	ROW	Rights of Way	296.2								
	Sub Totals	Resort Recreation/PUBLIC Open Space	296.2	0	0	0	0	0	0	0	0.00
Phase 10	PH10S	Resort Recreation/PUBLIC Open Space	296.2								
	ROW	Rights of Way	30								
	Sub Totals	Resort Recreation/PUBLIC Open Space	296.2	0	30	0	0	0	0	30	0.04
TOTALS			2,317.6 Acres	105,000 Sq. Ft.	600 Units	20 Vac's	1,244 Units	723 Units	260 Units	2,897 Units	1.23 Units/Acre

Stamp

EXHIBIT C
Municipality Proximity Map



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 5775 S. Grand Parkway
 Suite 100
 Salt Lake City, UT 84119
 CLIENT

CITY OF NINE SPRINGS
 STATE ROAD 167
 MORGAN COUNTY, UT

NO.	DESCRIPTION
1	PROJECT SITE
2	UNTAH CITY LIMITS

PROJECT PROXIMITY MAP
 Drawing Number: LS301

Scale: 1" = 1,000'-0"

