

**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 “**Applicant**”) hereby applies for the creation of a new Preliminary Municipality (“**Preliminary Municipality**”) pursuant to the Utah Code, Title 10, Chapter 2a, Part 5, Utah Code annotated 1953 (Utah Code § 10-2a-502(1)).

I. Applicant; Contact Sponsor

Applicant / Owner:

Park City Junction LLC, a Utah limited liability company
2800 E. Cottonwood Pkwy., #475
Cottonwood Heights, UT 84121
Phone No. 801-365-6200

Primary Contact / Sponsor:

Scott Swallow
2800 E. Cottonwood Pkwy., #475
Cottonwood Heights, UT 84121
Phone No. 801-558-1117
Email: sswallow@dakotapacific.com

With a copy to:

Snell & Wilmer LLP
Attn: Craig Jenson
15 West South Temple, Suite 1200
Salt Lake City, UT 84101
Phone No. 801-257-1881
Email: cjenson@swlaw.com

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

II. Proposed Preliminary Municipality Boundaries

The Applicant requests that the initial boundaries of the proposed Preliminary Municipality include all of the real property depicted and described in Exhibit A-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 Applicant provides the following description of the Preliminary Municipality area. The Preliminary Municipality will be located approximately 3 miles outside of Park City, Utah, and is comprised of approximately 47.4 acres. The Preliminary Municipality will include a varied mix of uses including open space and parks, civic buildings, commercial areas, and a mix of residential unit types, including affordable housing, apartments, condominiums, and townhomes along with the necessary public and private infrastructure to facilitate the Preliminary Municipality's development. A depiction of the planned development and phasing thereof is attached hereto as Exhibit A-2.

Phase 1 will include approximately 40 townhomes, 120 apartment units, and 160 affordable housing units (deed restricted to $\leq 80\%$ AMI) spread over approximately 21.4 acres as depicted and described on Exhibit A-2 and Exhibit A-3. Phase 2 will include 65 condo units, 160 townhomes, 40 apartment units, 100 attainable apartment units (deed restricted to 100%-120% of AMI), and 80 affordable units (deed restricted to $\leq 80\%$ AMI) within approximately 26.03 acres as depicted and described on Exhibit A-2 and Exhibit A-3.

IV. Map of Preliminary Municipality

An accurate map and other supporting documents, prepared by a licensed surveyor, are attached hereto as Exhibit A-1, a conceptual site plan of the proposed Preliminary Municipality is attached hereto as Exhibit A-2, and legal descriptions of the phases of development for the proposed Preliminary Municipality attached hereto as Exhibit A-3, 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 A-2 and on the attached Exhibit B (Utah Code § 10-2a-502(5)(e)(iii)).

V. Applicant's Statements

The Applicant hereby states that:

- (a) Those signing on behalf of the entity owner(s) are authorized to do so;
- (b) The Applicant is the owner 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 within the Preliminary Municipality (Utah Code § 10-2a-502(2)(d)(i));
- (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 2.9 miles away from the closest municipality, the City of Park City, 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 Applicant intends 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 Summit 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));

(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)); and

(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. Applicant's Consent

The Applicant, as the owner of 100% of the land comprising the Preliminary Municipality, hereby consents 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 Applicant hereby requests that the Lieutenant Governor commission a study to determine the feasibility of incorporating the Preliminary Municipality. The Applicant stands ready and willing to provide any further information necessary to perform the feasibility study.

VIII. Electronic Means; Counterparts

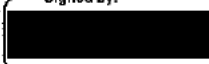
This Feasibility Request may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

IN WITNESS WHEREOF, the Applicant has executed this Feasibility Request as of the date indicated above.

PARK CITY JUNCTION LLC,
a Utah limited liability company

DocuSigned by:

By: _____
Name: MARC STANWORTH
Its: Authorized signer

THE UNDERSIGNED, as authorized signer of Park City Junction LLC, a Utah limited liability company, consents to be the primary sponsor contact for this Feasibility Request.

Signed by:


39A71F16A7D64E1...
Scott Swallow, an individual

EXHIBIT A-1

Legal Description and Boundary Map/Survey

**LOTS 402, 403, AND 404, PARK CITY TECH CENTER LOT 4 SUBDIVISION,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD
IN THE SUMMIT COUNTY RECORDERS OFFICE.**

Parcel Nos. PCTC-402-AM; PCTC-403-AM; and PCTC-404-AM.

See Attached Boundary Map/Survey.



SALT LAKE CITY
45 W. 1000 S., Suite 500
Salt Lake City, UT 84119
Phone: (801) 262-0255

LAYTON
Phone: (801) 267-1100

TOOELE
Phone: (435) 343-3560

CEDEAR CITY
Phone: (435) 865-1453

RICHFIELD
Phone: (435) 891-7083

PARK CITY TECHNICAL SURVEY
PARK CITY, UTAH

ALTA-NSPS LAND TITLE SURVEY

PARK CITY TECH



ALTA-NSPS
LAND
TITLE
SURVEY

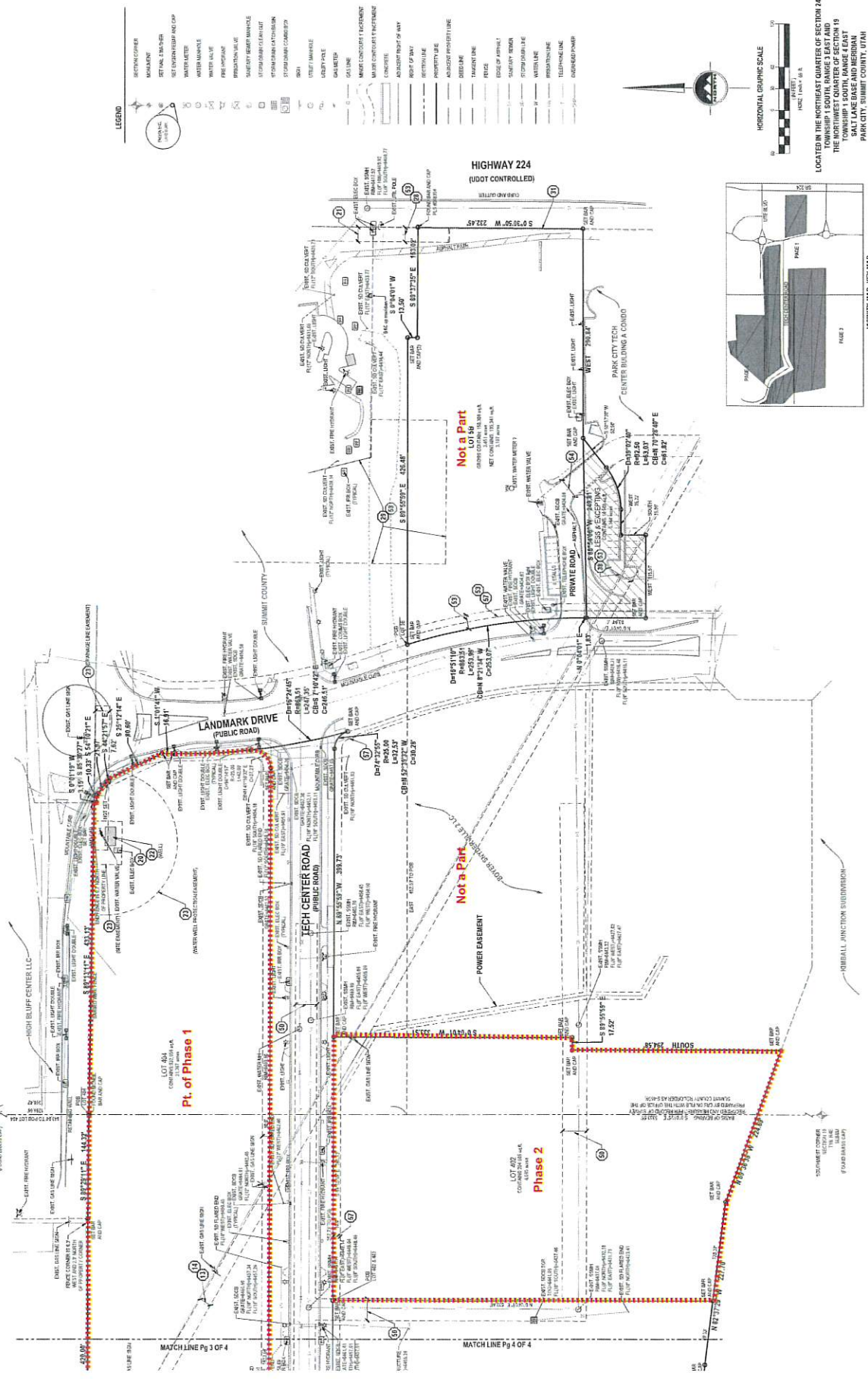
DATE: 10/15/19
CADDISON
19/0888
Project:

BENCHMARK

NATIONAL CENTER
NORTHWEST CORNER
TOWNSHIP 1 SOUTH, RANGE 3 EAST AND
SALT LAKE BASIN AND MERRISON
SECTION 19 WEST

811
Call Before You Dig
800-4-A-DIG

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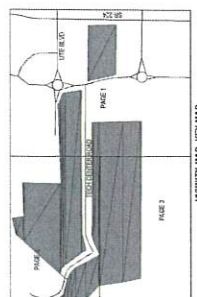


LEGEND

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	WATER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	PRODUCTION VALVE
	SAFETY METER MANHOLE
	UTILITY POLE
	STORM SEWER CATCH BASIN
	STORM SEWER CONDUIT CAP
	SEWER MANHOLE
	SEWER VALVE
	GAS METER
	GAS VALVE
	GAS LINE
	METER CONDUIT FOOTPRINT
	WATER CONDUIT FOOTPRINT
	CONCRETE
	ASPHALT ROAD OR WAY
	RIGHT OF WAY
	SECTION LINE
	PROPERTY LINE
	EASEMENT FOOTPRINT LINE
	EASEMENT LINE
	TAGLINE
	FENCE
	EDGE OF UTILITY
	SAFETY METER
	STORM MANHOLE
	WATER LINE
	PRODUCTION LINE
	TELEPHONE LINE
	CLEARING POWER



LOCATED IN THE NORTHEAST QUARTER OF SECTION 24
TOWNSHIP 1 SOUTH, RANGE 3 EAST AND
THE NORTHWEST QUARTER OF SECTION 19
TOWNSHIP 1 SOUTH, RANGE 3 EAST, T19S
R3E, S19E, 1/4, 1/4, 1/4, 1/4, 1/4, 1/4, 1/4, 1/4
SALT LAKE BASIN AND MERRISON
PARK CITY, SUMMIT COUNTY, UTAH





EN SIGN
THE STANDARD IN ENGINEERING

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2000 South 1500 West
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Phone: (801) 541-1100

TOOELE
Phone: (435) 443-3550

CEDAR CITY
Phone: (435) 865-1453

RICHFIELD
Phone: (435) 526-2583

WWW.ENSIGNENGINEERING.COM

6300 NORTH LANDMARK DRIVE & 2011 TECH CENTER DRIVE
PARK CITY, UTAH

PARK CITY TECH
ALTA-NPS LAND TITLE SURVEY



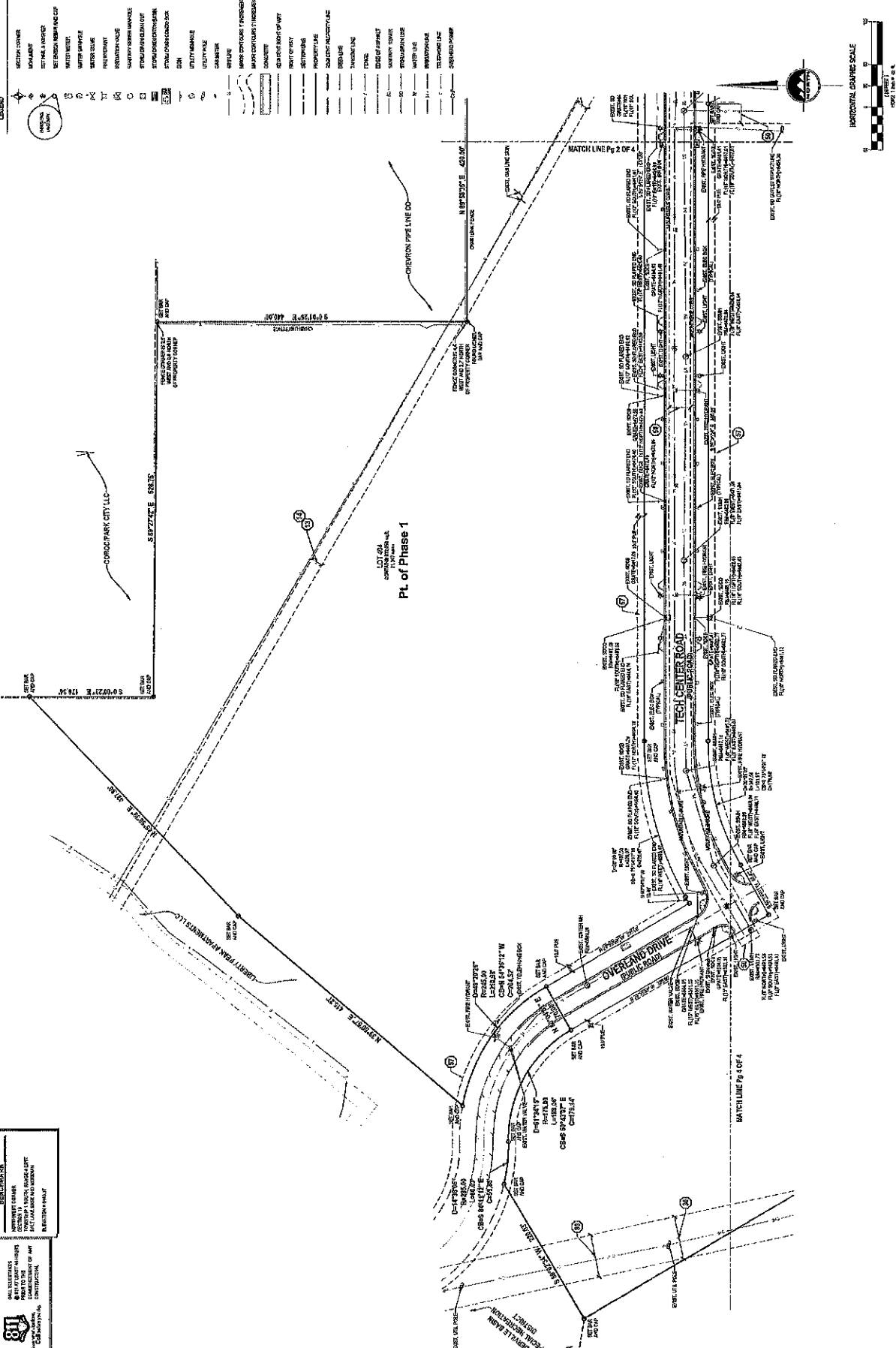
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LAND
TITLE
SURVEY

Scale: AS SHOWN
North Arrow
Elevation: AS SHOWN
Projection: NAD 83
Datum: GDA 83

3 OF 4

LEGEND

SECTION CORNER	SECTION CORNER
BOUNDARY	BOUNDARY
STAKE A POSITION	STAKE A POSITION
STAKE B POSITION	STAKE B POSITION
STAKE C POSITION	STAKE C POSITION
STAKE D POSITION	STAKE D POSITION
STAKE E POSITION	STAKE E POSITION
STAKE F POSITION	STAKE F POSITION
STAKE G POSITION	STAKE G POSITION
STAKE H POSITION	STAKE H POSITION
STAKE I POSITION	STAKE I POSITION
STAKE J POSITION	STAKE J POSITION
STAKE K POSITION	STAKE K POSITION
STAKE L POSITION	STAKE L POSITION
STAKE M POSITION	STAKE M POSITION
STAKE N POSITION	STAKE N POSITION
STAKE O POSITION	STAKE O POSITION
STAKE P POSITION	STAKE P POSITION
STAKE Q POSITION	STAKE Q POSITION
STAKE R POSITION	STAKE R POSITION
STAKE S POSITION	STAKE S POSITION
STAKE T POSITION	STAKE T POSITION
STAKE U POSITION	STAKE U POSITION
STAKE V POSITION	STAKE V POSITION
STAKE W POSITION	STAKE W POSITION
STAKE X POSITION	STAKE X POSITION
STAKE Y POSITION	STAKE Y POSITION
STAKE Z POSITION	STAKE Z POSITION



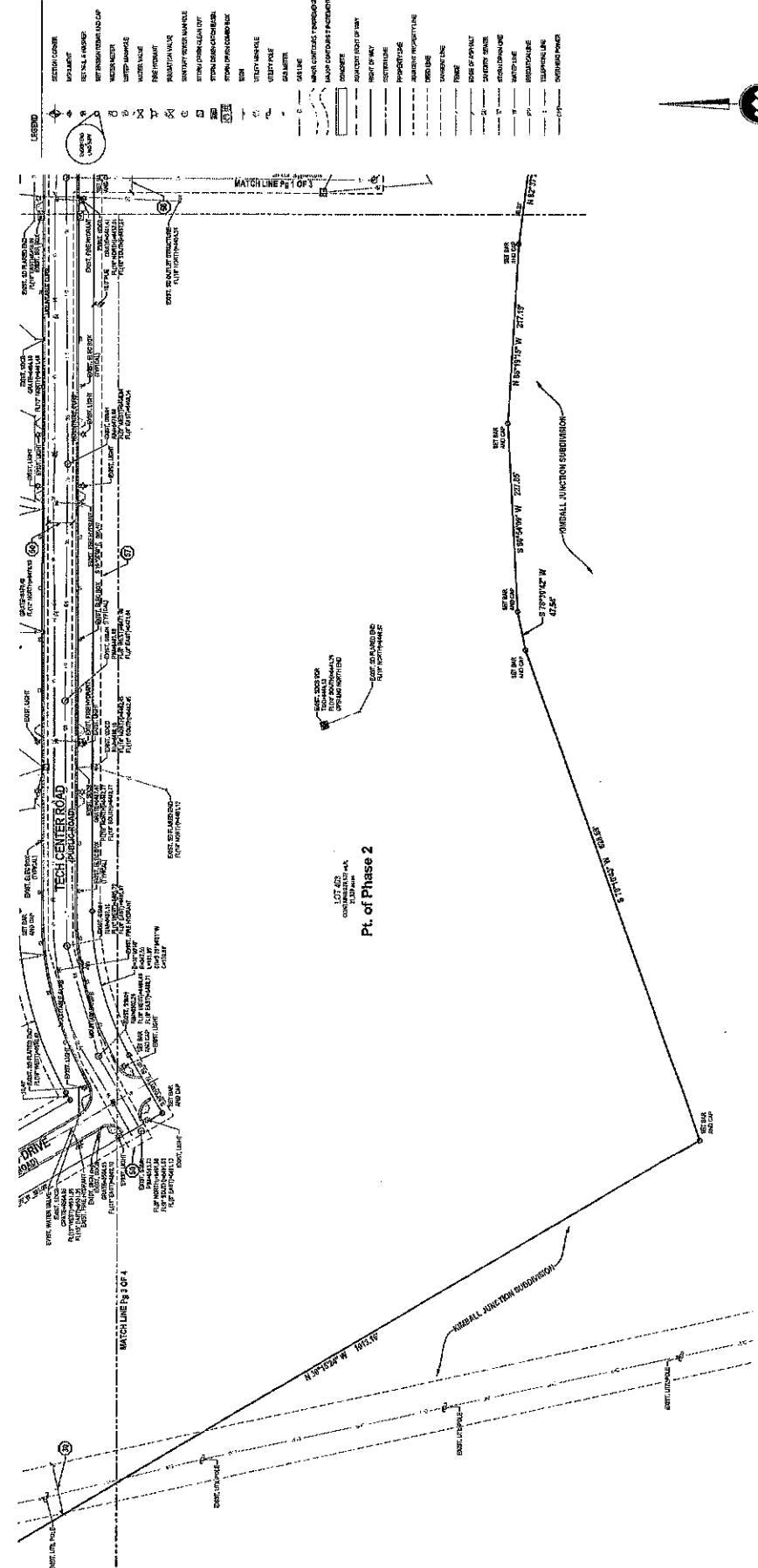
LOCATED IN THE NORTHEAST QUARTER OF SECTION 24
TOWNSHIP 1 SOUTH, RANGE 3 EAST AND
THE NORTHWEST QUARTER OF SECTION 19
RANGE 3 EAST, TOWNSHIP 1 NORTH,
SALT LAKE MERIDIAN AND NIPPERAWAN
PARK CITY, SUMMIT COUNTY, UTAH

BENCHMARK

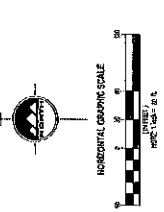
ALL UTILITIES
SHOWN ARE
AS SHOWN BY
CONSTRUCTION
CONTRACTS

CONSTRUCTION

ALL UTILITIES
SHOWN ARE
AS SHOWN BY
CONSTRUCTION
CONTRACTS



Pt. of Phase 2



LOCATED IN THE NORTHEAST QUARTER OF SECTION 24
TOWNSHIP 3 SOUTH, RANGE 5 EAST AND
RANGE 10 EAST, TOWNSHIP 3 SOUTH, RANGE 4 EAST
SALT LAKE BASIN AND MERRIAN
PARK CITY, SUMMIT COUNTY, UTAH

SEWERMARK

INDICATES THE LOCATION OF SEWER LINES AND MANHOLES. SEE PLAN FOR DETAILS.

UTAH

Professional Engineer Seal for Utah, No. 12345, dated 12/31/2018.

EXHIBIT A-2

Site Plan with Phasing

See Attached Site Plan with Phasing.

Phase 1

Phase	Land Area	Commercial	Market Rate		Rent Restricted by Deed		Total
			Condos	Townhomes	Apartments	100%-120% AMI	
1	21.40 acres	100,000 SF	40 Units	120 Units	120 Units	160 Units	320 Units
2	26.03 acres	125,000 SF	65 Units	120 Units	40 Units	80 Units	405 Units
	47.43 acres	225,000 SF	165 Units	160 Units	160 Units	240 Units	725 Units



Phase 2

EXHIBIT A-3

Legal Descriptions of Phases

Phase 1: LOT 402, PARK CITY TECH CENTER LOT 4 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.

Parcel No. PCTC-402-AM.

All portions of lot 402 (Parcel # PCTC-402-AM)

Phase 2: LOTS 403 AND 404, PARK CITY TECH CENTER LOT 4 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.

Parcel Nos. PCTC-403-AM and PCTC-404-AM.

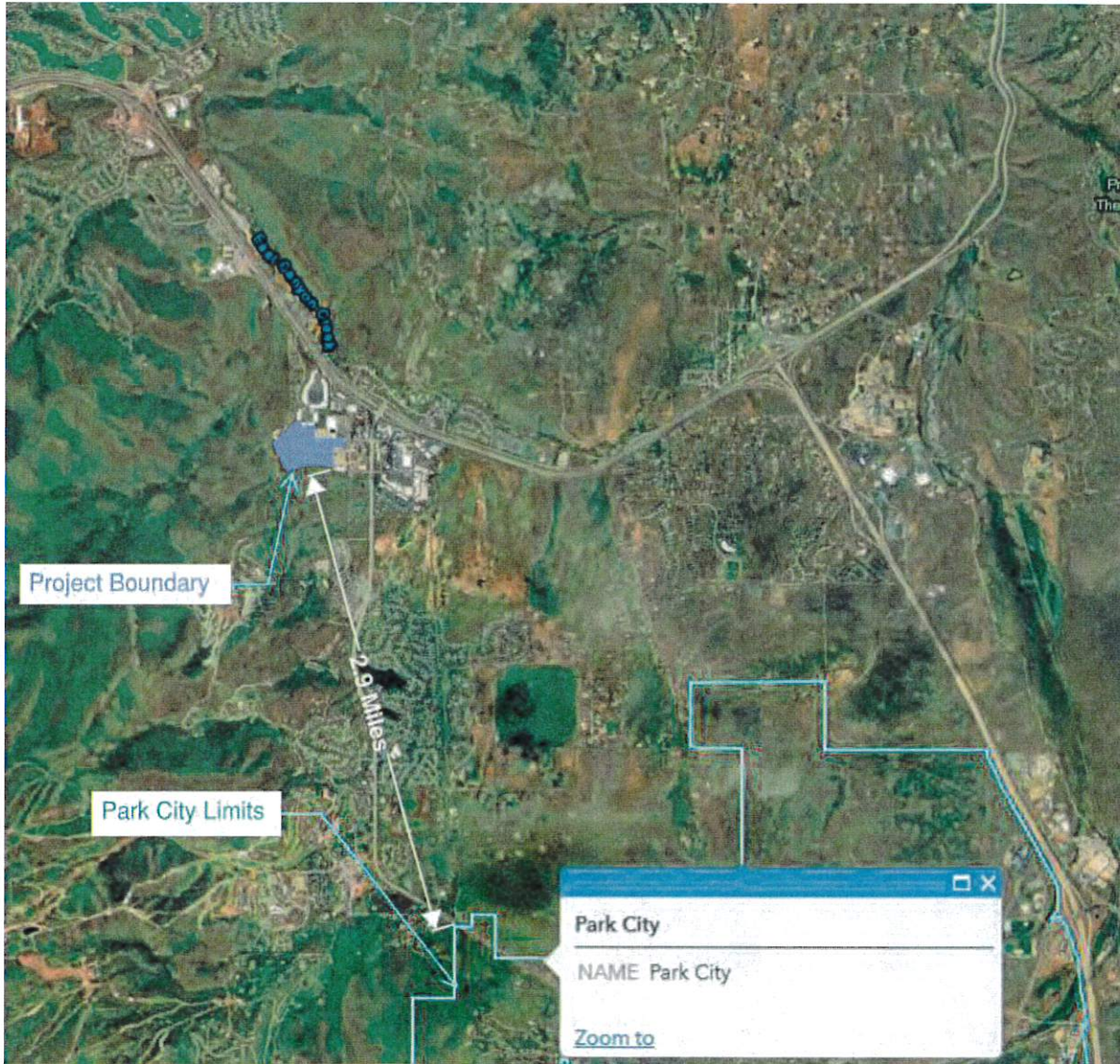
EXHIBIT B

Unit Tables/Phase Summary

Phase	Land Area	Commercial	Market Rate			Rent Restricted by Deed		Total
			Condos	Townhomes	Apartments	100%-120% AMI	<80% AMI	
1	21.40 acres	100,000 SF		40 Units	120 Units		160 Units	320 Units
2	26.03 acres	125,000 SF	65 Units	120 Units	40 Units	100 Units	80 Units	405 Units
	47.43 acres	225,000 SF	65 Units	160 Units	160 Units	100 Units	240 Units	725 Units

EXHIBIT C

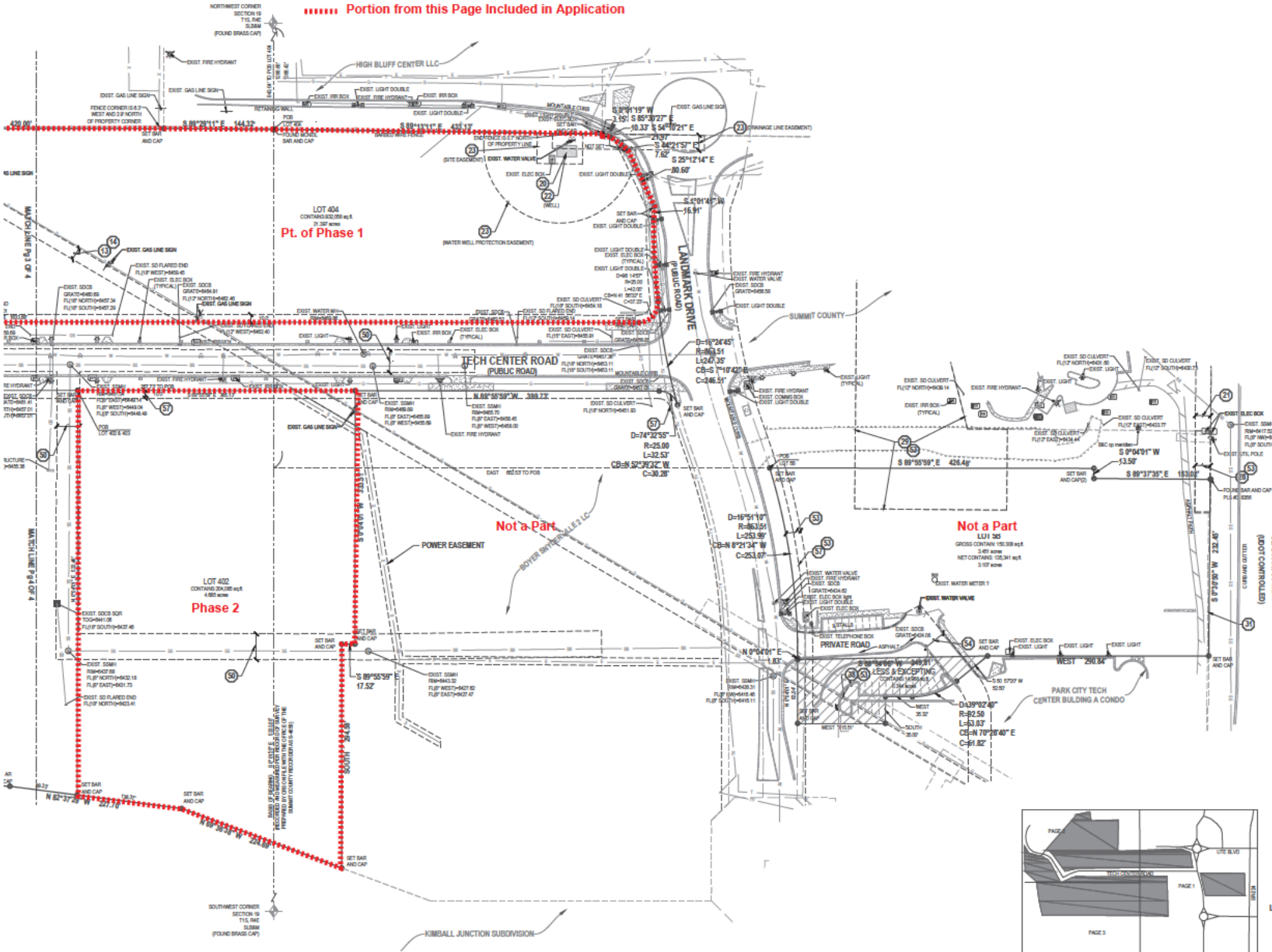
Municipality Proximity Map



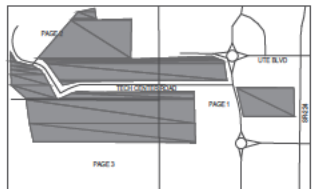
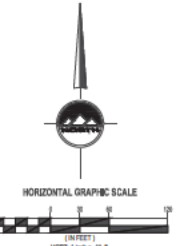
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 @ 8H AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION

BENCHMARK
 NORTHWEST CORNER
 SECTION 19
 T16 R1E S36E
 (FOUND BRASS CAP)
 ELEVATION = 5462.7

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- LEGEND**
- SECTION CORNER
 - MONUMENT
 - SET NAIL & WASHER
 - SET DESIGN REAR AND CAP
 - WATER METER
 - WATER MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - IRRIGATION VALVE
 - SANITARY SEWER MANHOLE
 - STORM DRAIN CLEANOUT
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN CONTROL BOX
 - SIGN
 - UTILITY MANHOLE
 - UTILITY POLE
 - GAS METER
 - GAS LINE
 - MINOR CONTOURS 1' INCREMENT
 - MAJOR CONTOURS 5' INCREMENT
 - CONCRETE
 - ADJACENT RIGHT OF WAY
 - RIGHT OF WAY
 - SECTION LINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - TANGENT LINE
 - FENCE
 - EDGE OF ASPHALT
 - SANITARY SEWER
 - STORM DRAIN LINE
 - WATER LINE
 - IRRIGATION LINE
 - TELEPHONE LINE
 - OVERHEAD POWER



LOCATED IN THE NORTHEAST QUARTER OF SECTION 24
 TOWNSHIP 1 SOUTH, RANGE 3 EAST AND
 THE NORTHWEST QUARTER OF SECTION 19
 TOWNSHIP 1 SOUTH, RANGE 4 EAST
 SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

EN SIGN
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SALT LAKE CITY
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LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

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PARK CITY TECH
ALTA-NSPS LAND TITLE SURVEY
6300 NORTH LANDMARK DRIVE & 2011 TECH CENTER DRIVE
PARK CITY, UTAH

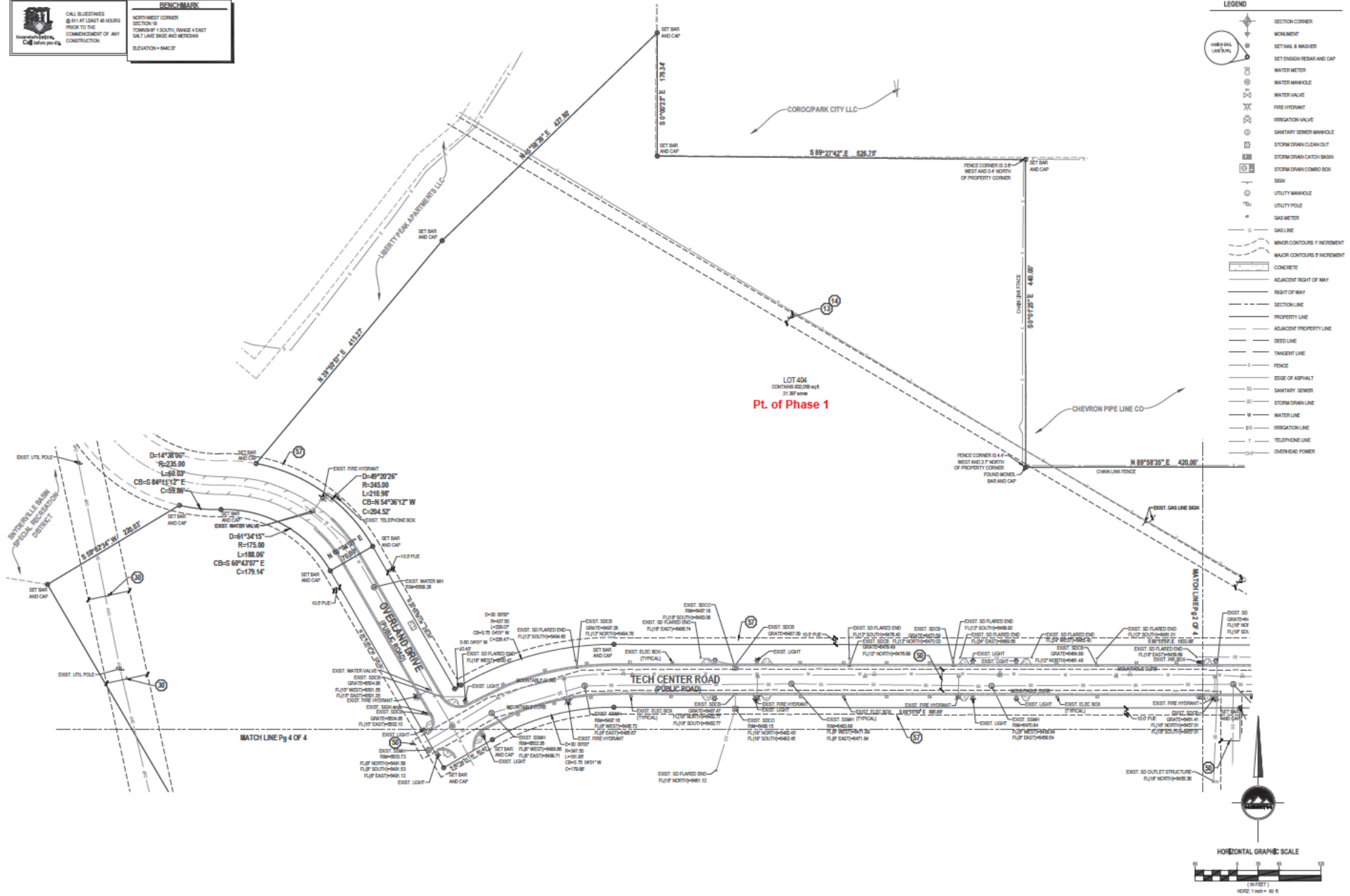
ALTA-NSPS
LAND
TITLE
SURVEY

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 CHECKED BY: JLG/MSJ
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 PLOTTED BY: JLG/MSJ

2 OF 4

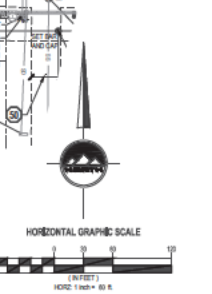
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 24 HOURS A DAY
 801.464.1000

BENCHMARK
 NORTHWEST CORNER
 SECTION 19
 TOWNSHIP 1 SOUTH, RANGE 4 EAST
 SALT LAKE BASE AND MERIDIAN
 ELEVATION = 5462.37



LEGEND

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	SET INCONGRUENT AND CAP
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	WATER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	IRRIGATION VALVE
	SANITARY SEWER MANHOLE
	STORM DRAIN CLEAN OUT
	STORM DRAIN CATCH BASIN
	STORM DRAIN COMBO BOX
	SIGN
	UTILITY MANHOLE
	UTILITY POLE
	GAS METER
	GAS LINE
	MINOR CONTOURS 1 FOOT INCREMENT
	MAJOR CONTOURS 5 FOOT INCREMENT
	CONCRETE
	ADJACENT RIGHT OF WAY
	RIGHT OF WAY
	SECTION LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT
	TANGENT LINE
	FENCE
	EDGE OF ASPHALT
	SANITARY SEWER
	STORM DRAIN LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	OVERHEAD POWER



LOCATED IN THE NORTHEAST QUARTER OF SECTION 24
 TOWNSHIP 1 SOUTH, RANGE 3 EAST AND
 THE NORTHWEST QUARTER OF SECTION 19
 TOWNSHIP 1 SOUTH, RANGE 4 EAST
 SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

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CEDAR CITY
 Phone: 435.865.1453

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PARK CITY TECH
ALTA-NSPS LAND TITLE SURVEY
 6300 NORTH LANDMARK DRIVE & 2011 TECH CENTER DRIVE
 PARK CITY, UTAH

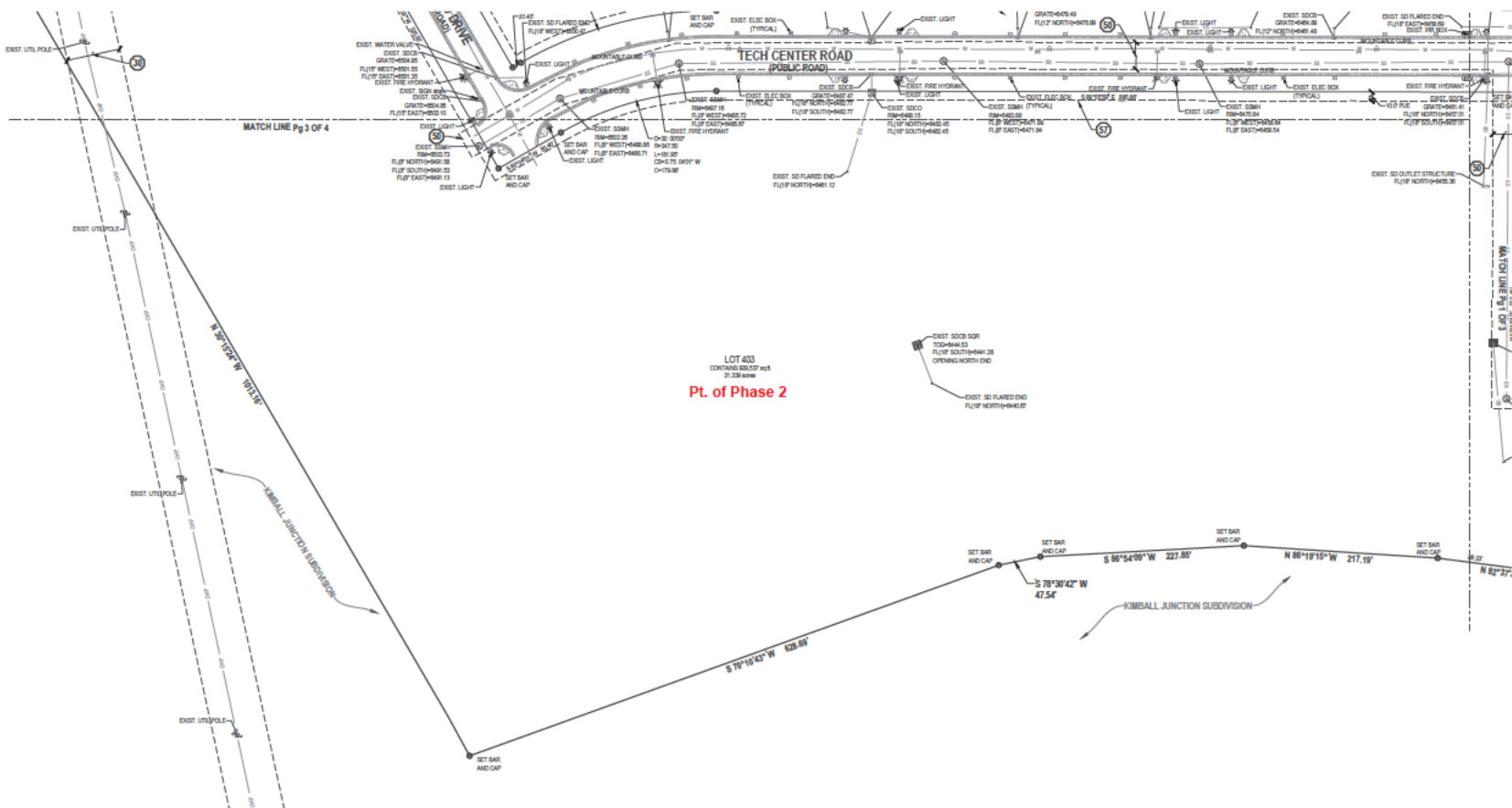
ALTA-NSPS LAND TITLE SURVEY

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 FIELD NOTES: [Signature] DATE: 04/16/2018

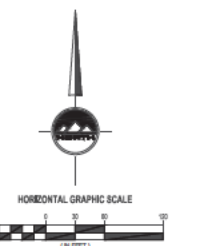
3 OF 4

BENCHMARK
 NORTHWEST CORNER
 SECTION 19
 TOWNSHIP 1 SOUTH, RANGE 4 EAST
 SALT LAKE BASE AND MERIDIAN
 ELEVATION = 5462.57

CALL BLUEPRINTS
 @ 8H AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION



- LEGEND**
- SECTION CORNER
 - MONUMENT
 - SET WALL & BARRIER
 - SET DESIGN REBAR AND CAP
 - WATER METER
 - WATER MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - IRRIGATION VALVE
 - SEWARIARY SEWER MANHOLE
 - STORM DRAIN CLEAN OUT
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN COMBO BOX
 - SEWER
 - UTILITY MANHOLE
 - UTILITY POLE
 - GAS METER
 - GAS LINE
 - MINOR CONTOURS IF INCREMENT
 - MAJOR CONTOURS IF INCREMENT
 - CONCRETE
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 - RIGHT OF WAY
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 - PROPERTY LINE
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 - SEED LINE
 - TANGENT LINE
 - FENCE
 - EDGE OF ASPHALT
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 - STORM DRAIN LINE
 - WATER LINE
 - IRRIGATION LINE
 - TELEPHONE LINE
 - OVERHEAD POWER



LOCATED IN THE NORTHEAST QUARTER OF SECTION 24
 TOWNSHIP 1 SOUTH, RANGE 3 EAST AND
 THE NORTHWEST QUARTER OF SECTION 19
 TOWNSHIP 1 SOUTH, RANGE 4 EAST
 SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

LOT 403
 CONTAINING 2.38 ACRES
Pt. of Phase 2

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PARK CITY TECH
ALTA-NSPS LAND TITLE SURVEY
 6300 NORTH LANDMARK DRIVE & 2011 TECH CENTER DRIVE
 PARK CITY, UTAH

ALTA-NSPS LAND TITLE SURVEY

PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]
 DATE: [Date]

4 OF 4

EXHIBIT A-2

Site Plan with Phasing

See Attached Site Plan with Phasing.

Phase 1

Phase	Land Area	Commercial	Market Rate			Rent Restricted by Deed		Total
			Condos	Townhomes	Apartments	100%-120% AMI	<80% AMI	
1	21.40 acres	100,000 SF	40 Units	120 Units		160 Units	320 Units	
2	26.03 acres	125,000 SF	65 Units	120 Units	40 Units	100 Units	405 Units	
	47.43 acres	225,000 SF	65 Units	160 Units	160 Units	240 Units	725 Units	

Phase 2

Not A Part

Not A Part

Not A Part

Hwy 224

W Ute Bl

Tech Center Dr

Pedestrian Connection

Olympic Pkwy

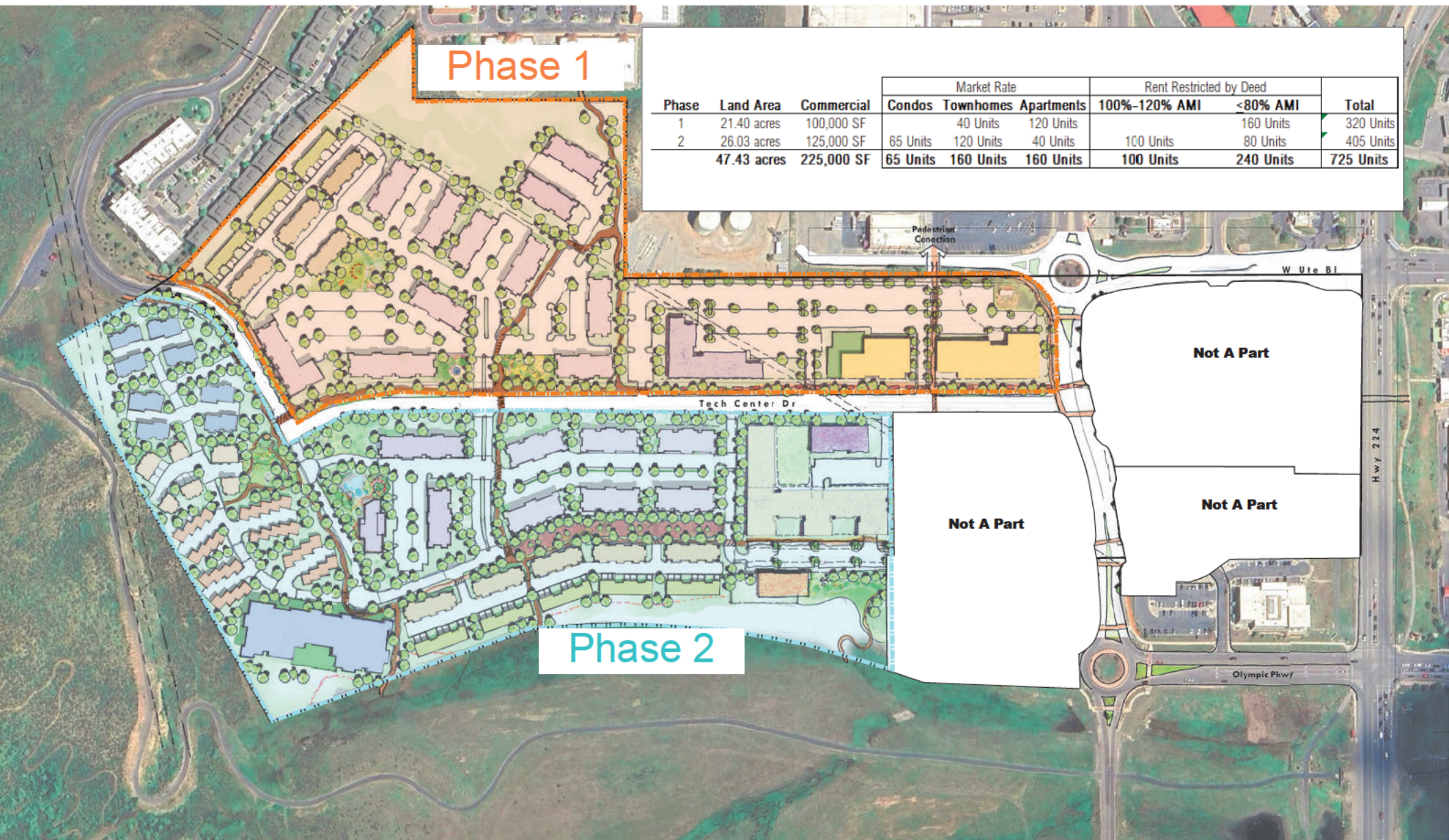


EXHIBIT A-3

Legal Descriptions of Phases

Phase 1: LOT 402, PARK CITY TECH CENTER LOT 4 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.

Parcel No. PCTC-402-AM.

All portions of lot 402 (Parcel # PCTC-402-AM)

Phase 2: LOTS 403 AND 404, PARK CITY TECH CENTER LOT 4 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.

Parcel Nos. PCTC-403-AM and PCTC-404-AM.

EXHIBIT B

Unit Tables/Phase Summary

Phase	Land Area	Commercial	Market Rate		Rent Restricted by Deed		Total	
			Condos	Townhomes	Apartments	100%-120% AMI		<80% AMI
1	21.40 acres	100,000 SF	65 Units	40 Units	120 Units	100 Units	160 Units	320 Units
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	47.43 acres	225,000 SF	65 Units	160 Units	160 Units	100 Units	240 Units	725 Units

EXHIBIT C

Municipality Proximity Map

