

**AFTER RECORDING, RETURN TO:**

Military Installation Development Authority  
450 Simmons Way, Suite 400  
P.O. Box 112 Kaysville, Utah 84037  
Attention: Executive Director

**NOTICE OF MIDA MOUNTAIN VETERAN'S PROGRAM PROJECT AREA ON:**

PARCEL ID NO. 51:770:0015  
PARCEL ID NO. 52:278:0038  
PARCEL ID NO. 16044510020000

On behalf of the Military Installation Development Authority (MIDA) and pursuant to Utah State Code 63H-1-403(5) I am notifying you of the establishment of a Project Area in your county. Attached you will find the MIDA Mountain Veteran's Program Project Area Plan, a legal description, and a map or plat of the areas affected. Please take appropriate action to designate this area as a MIDA Project Area and please record the resolution and Project Area Plan against the applicable properties found in the map so that the proper designation as a MIDA Project Area will show on their titles. If you have any questions regarding this matter please contact Ashley Burr at (603) 512-8898.

*[Signature Page Follows]*

**ACCOMMODATION RECORDING ONLY.**

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# MIDA Mountain Veterans Program (MVP) PROJECT AREA PLAN- Part 2

August 2024

## Introduction

The Military Installation Development Authority (“MIDA”) was created by the Utah Legislature in 2007 to facilitate the development of Military Land in Utah. MIDA strives to strengthen, support and facilitate Utah’s military members and the facilities they utilize. In December 2023, MIDA partnered with Utah County to assist Utah County and Storyteller Canyon Property Owner, LP (“Storyteller”) and its affiliates in the development of real property located in Utah County, Utah (“the Project Area”) and the development of an accessible inn at the Sundance Mountain Resort that will be essential to providing a specialty wounded veterans assistance program. The first part of the project area plan was adopted by the MIDA Board as the Sundance Project Area. This document is the MIDA Mountain Veterans Program (MVP) Project Area Plan – Part 2 (“Part 2 Project Area Plan or Part 2 Project Area”) and is an amendment to the Project Area.

**As part of the MIDA Act, a necessary step in the process of creating a project area is the preparation of a draft project area plan which is given to each taxing entity that levies a property tax within the proposed project area and municipalities within ½ mile of the proposed project area at least 10 days prior to the public meeting for review and comment. Pursuant to the MIDA Act, the process for amending a Project Area Plan follows the same procedure as applies to adopting a Project Area Plan. The draft is then the subject to at least one public meeting held by the MIDA Board. The public meeting was a hybrid meeting (a combination of in-person and teleconferencing attendees) and was held on August 22, at 9:00 a.m. at the Utah State Capitol Building in Room 450 which is located in the Northeast Corner of the 4th floor. The public was invited to attend in person or virtually by registering through this [link](#):**

**[https://us06web.zoom.us/webinar/register/WN\\_EGs2Q7hRTu6l\\_hWvaPvf0A](https://us06web.zoom.us/webinar/register/WN_EGs2Q7hRTu6l_hWvaPvf0A)**

**A recording of the meeting is available on <https://www.utah.gov/pmn/>.**

## Definitions

The definition of terms used in this Project Area Plan Part 2 Amendment are the same as those provided by the MIDA Act, at Utah Code Ann. § 63H-1-102.

## Purposes and Intent/ Findings and Determinations

In accordance with the original intent to create a rehabilitative veterans program at the Sundance Mountain Resort, MIDA staff started the bond issuance process in April 2023. As the required documents and procedures for that process began, it became clear that several parcel adjustments were necessary to more effectively forecast revenue for bond purposes. This project area amendment improves the name, refines the boundary and reduces the footprint outside of the

resort area for the purpose of greater accuracy pertaining to pledged revenues for the bond issuance.

**Legal/Technical Description of Project Area Changes**

The initially approved Project Area consists of approximately 2,600 acres of private property located entirely within the boundaries of Sundance Mountain Resort; The associated military land for this project is The United States Department of Veterans Affairs, located in Salt Lake City. This Part 2 amendment makes several technical refinements to the previously described project area:

1. A minor road realignment is described more specifically in Exhibit B1.
2. The inclusion of the spa parcel that is described more specifically in Exhibit B2.
3. The original project area plan included 80.77 acres of the Salt Lake City Veterans Affairs Campus land. This amendment reduces the overall footprint of the SLC Veterans Affairs Campus in the project area, more specifically described in Exhibit B-3. This amendment reduces the acreage from 80.77 to 1.29 acres resulting in a net reduction of the overall project area acreage.

Parcel No.	Owners	Name	Acres	Parcel ID Tax Nos.
Military Land	United States Government	Salt Lake City Veterans Affairs Campus	-80.77	16044510020000

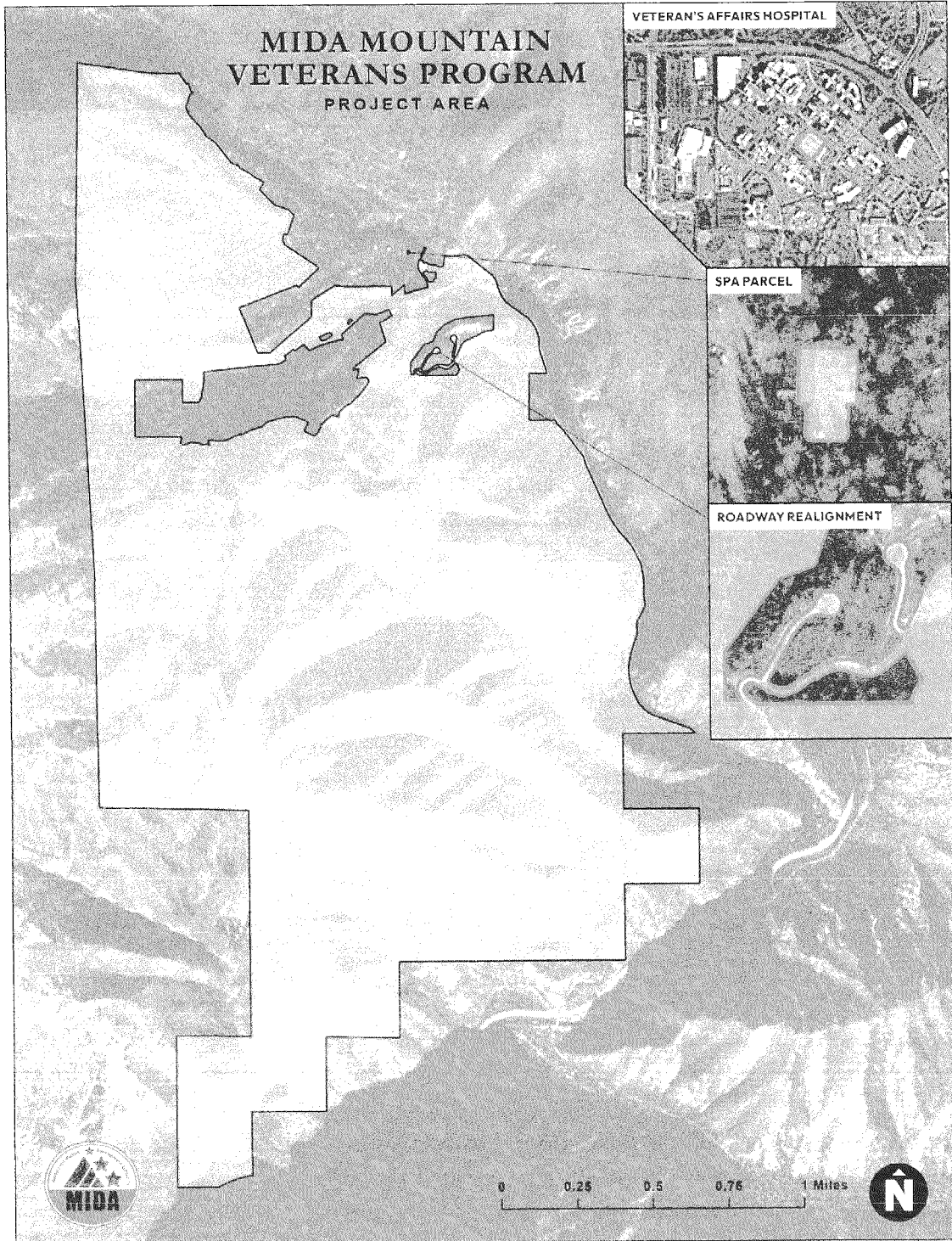
Exhibit B Parcel No.	Owners	Name	Acres	Parcel ID Tax Nos.
A-1	Storyteller Canyon LLC	Road realignment	+2.19	51:770:0015
A-2	Storyteller Canyon LLC	Spa Parcel	+0.04	52:278:0038
B-3	United States Government	Department of Veterans Affairs	+1.29	N/A
TOTAL			-77.25	

4. The project area name is changed from "The Sundance Project Area" to the "MIDA Mountain Veterans Program (MVP) Project Area" which more accurately reflects the mission and purpose of the project. It is more specifically described in Exhibit B4

**Effect on Part 1 of the Sundance Project Area**

This Part 2 MIDA MVP Project Area Plan updates and amends the Sundance Project Area Plan. To the extent that there are inconsistencies between the Part 1 Project Area Plan, and the Part 2 Project Area Plan, the Part 2 Project Area Plan shall prevail. However, adding Parts to the overall Project Area does not change the base year for each of the Parts. The base year for the Sundance Part 1 Project Area continues to be 2022, and the base year for the Part 2 Project Area will be 2023.

EXHIBIT A  
MAP OF PROJECT AREA INCLUDING PARTS 1-2



**EXHIBIT B-1**  
**LEGAL DESCRIPTION FOR THE ROAD REALIGNMENT**

**PARCEL "B" (INCLUDED IN MIDA AREA)**

A portion of Mandan Road & Navajo Road, Plat K, The Ridge Lots at Sundance Community Preserve, A Sundance Recreational Resort Subdivision, and all of Parcel A, Plat K-2, The Ridge Lots at Sundance Community Preserve, A Sundance Recreational Resort Subdivision, being described as follows:

Beginning at a point on the south boundary of said Plat K and being located South 1537.05 feet and East 388.57 feet from the Northwest Corner of Section 14, T5S, R3E, SLB&M (Basis of Bearing: N00°07'50"W from the Southeast Corner to the East Quarter Corner of Section 10, T5S, R3E, SLB&M); thence along the arc of a non-tangent curve to the right 171.13 feet with a radius of 61.00 feet through a central angle of 160°44'21", chord: N33°45'15"E 120.28 feet; thence along the arc of a curve to the left 29.08 feet with a radius of 20.00 feet through a central angle of 83°17'42", chord: N72°28'34"E 26.58 feet; thence N30°49'43"E 95.34 feet; thence along the arc of a curve to the left 73.59 feet with a radius of 784.00 feet through a central angle of 05°22'40", chord: N28°08'23"E 73.56 feet; thence along the arc of a curve to the right 188.33 feet with a radius of 316.00 feet through a central angle of 34°08'47", chord: N42°31'26"E 185.55 feet; thence along the arc of a curve to the left 44.88 feet with a radius of 60.00 feet through a central angle of 42°51'39", chord: N38°10'00"E 43.84 feet; thence along the arc of a curve to the right 265.43 feet with a radius of 55.00 feet through a central angle of 276°30'29", chord: S25°00'35"E 73.24 feet; thence along the arc of a curve to the left 60.04 feet with a radius of 60.00 feet through a central angle of 57°19'53", chord: S84°34'43"W 57.56 feet; thence along the arc of a curve to the left 150.99 feet with a radius of 284.00 feet through a central angle of 30°27'43", chord: S40°40'55"W 149.22 feet; thence along the arc of a curve to the right 76.59 feet with a radius of 816.00 feet through a central angle of 05°22'40", chord: S28°08'23"W 76.56 feet; thence S30°49'43"W 95.44 feet; thence along the arc of a curve to the left 31.21 feet with a radius of 20.00 feet through a central angle of 89°23'46", chord: S13°52'10"E 28.13 feet; thence S58°34'03"E 5.88 feet; thence along the arc of a curve to the left 96.10 feet with a radius of 84.00 feet through a central angle of 65°32'52", chord: N88°39'31"E 90.94 feet; thence N55°53'05"E 124.99 feet; thence along the arc of a curve to the right 234.48 feet with a radius of 216.00 feet through a central angle of 62°11'47", chord: N86°58'59"E 223.13 feet; thence along the arc of a non-tangent curve to the left 46.33 feet with a radius of 75.00 feet through a central angle of 35°23'42", chord: N68°40'09"E 45.60 feet; thence N50°58'18"E 65.89 feet; thence along the arc of a curve to the left 67.83 feet with a radius of 175.00 feet through a central angle of 22°12'29", chord: N39°52'03"E 67.41 feet; thence along the arc of a curve to the left 23.04 feet with a radius of 15.00 feet through a central angle of 88°00'07", chord: N15°14'15"W 20.84 feet; thence along the arc of a curve to the right 88.91 feet with a radius of 66.00 feet through a central angle of 77°10'49", chord: N20°38'54"W 82.33 feet; thence along the arc of a non-tangent curve to the left 50.66 feet with a radius of 784.00 feet through a central angle of 03°42'08", chord: N16°05'27"E 50.65 feet; thence N14°14'23"E 69.40 feet; thence along the arc of a curve to the left 54.95 feet with a radius of 184.00 feet through a central angle of 17°06'42", chord: N05°41'02"E 54.75 feet; thence along the arc of a curve to the left 65.18 feet with a radius of 60.00 feet through a central angle of 62°14'26", chord: N33°59'32"W 62.02 feet; thence along the arc of a curve to the right 264.78 feet with a radius of 55.00 feet through a central angle of 275°50'10", chord:

N72°48'20"E 73.72 feet; thence along the arc of a curve to the left 43.50 feet with a radius of 60.00 feet through a central angle of 41°32'13", chord: S09°57'18"W 42.55 feet; thence along the arc of a curve to the right 94.45 feet with a radius of 216.00 feet through a central angle of 25°03'11", chord: S01°42'47"W 93.70 feet; thence S14°14'23"W 69.40 feet; thence along the arc of a curve to the right 52.73 feet with a radius of 816.00 feet through a central angle of 03°42'08", chord: S16°05'27"W 52.72 feet; thence along the arc of a curve to the left 41.06 feet with a radius of 34.00 feet through a central angle of 69°11'08", chord: S16°39'03"E 38.61 feet; thence along the arc of a curve to the left 26.29 feet with a radius of 15.00 feet through a central angle of 100°25'58", chord: N78°32'24"E 23.05 feet; thence N28°19'26"E 27.27 feet; thence along the arc of a curve to the left 92.56 feet with a radius of 975.00 feet through a central angle of 05°26'22", chord: N25°36'15"E 92.53 feet; thence N22°53'03"E 58.33 feet; thence along the arc of a curve to the right 230.91 feet with a radius of 245.00 feet through a central angle of 54°00'06", chord: N49°53'07"E 222.46 feet; thence S63°46'48"W 56.82 feet; thence S27°30'39"W 436.09 feet; thence S30°32'31"E 2.05 feet; thence along the arc of a non-tangent curve to the right 51.05 feet with a radius of 225.00 feet through a central angle of 12°59'56", chord: S44°28'20"W 50.94 feet; thence S50°58'18"W 65.89 feet; thence along the arc of a curve to the right 125.96 feet with a radius of 125.00 feet through a central angle of 57°44'01", chord: S79°50'18"W 120.69 feet; thence N71°17'41"W 44.80 feet; thence along the arc of a curve to the left 115.24 feet with a radius of 125.00 feet through a central angle of 52°49'14", chord: S82°17'42"W 111.20 feet; thence S55°53'05"W 31.96 feet; thence N34°06'55"W 9.00 feet; thence S55°53'05"W 95.88 feet; thence along the arc of a curve to the right 132.71 feet with a radius of 116.00 feet through a central angle of 65°32'52", chord: S88°39'31"W 125.59 feet; thence N58°34'03"W 67.57 feet; thence along the arc of a curve to the left 85.95 feet with a radius of 29.00 feet through a central angle of 169°49'17", chord: S36°31'18"W 57.77 feet; thence S44°59'25"W 32.03 feet to the point of beginning.

Contains: ±2.19 acres.

**EXHIBIT B-2**  
**LEGAL DESCRIPTION FOR THE SPA PARCEL**

PARCEL "C" (INCLUDED IN MIDA AREA)

All of Unit 38, Sundance Cottages, an Expandable Utah Condominium Project and being described as follows:

Beginning at the Northwest Corner of said Unit 38 and being located N0°07'50"W along the section line 616.73 feet and East 275.72 feet from the Southwest Corner of Section 11, T5S, R3E, SLB&M; thence S88°50'20"E 37.00 feet; thence S01°09'40"W 35.50 feet; thence N88°50'20"W 6.50 feet; thence S01°09'40"W 2.00 feet; thence S88°50'20"E 1.50 feet; thence S01°09'40"W 8.50 feet; thence N88°50'20"W 1.50 feet; thence S01°09'40"W 2.00 feet; thence S88°50'20"E 1.50 feet; thence S01°09'40"W 8.50 feet; thence N88°50'20"W 1.50 feet; thence S01°09'40"W 2.00 feet; thence N88°50'20"W 24.00 feet; thence N01°09'40"E 2.00 feet; thence N88°50'20"W 1.50 feet; thence N01°09'40"E 8.50 feet; thence S88°50'20"E 1.50 feet; thence N01°09'40"E 2.00 feet; thence N88°50'20"W 1.50 feet; thence N01°09'40"E 8.50 feet; thence S88°50'20"E 1.50 feet; thence N01°09'40"E 2.00 feet; thence N88°50'20"W 6.50 feet; thence N01°09'40"E 35.50 feet to the point of beginning.

Contains: ±0.04 acres.



**EXHIBIT B-3**  
**LEGAL DESCRIPTION FOR THE REDUCED FOOTPRINT OF THE VETERANS**  
**AFFAIRS CAMPUS IN SALT LAKE CITY**

REDUCED FOOTPRINT OF THE VETERANS AFFAIRS CAMPUS IN SALT LAKE CITY

A part of Section 4, Township 1 South, Range 1 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 89° 49' 20" West for a distance of 1307.01 feet and North 0° 1' 13" East for a distance of 132.08 feet from the Southeast Corner of Section 4, Township 1 South, Range 1 East, Salt Lake Base & Meridian or POINT OF BEGINNING; and running thence South 39° 24' 50" West, a distance of 20.60 feet to a point on a 37.77 foot radius curve to the right; thence along said curve a distance of 49.48 feet chord bearing South 54° 32' 20" West; thence North 50° 39' 0" West, a distance of 134.36 feet to a point on a 37.37 foot radius curve to the right; thence along said curve a distance of 42.21 feet chord bearing North 56° 3' 57" West; thence along a 16.07 foot radius curve to the left a distance of 15.46 feet chord bearing North 6° 11' 29" East; thence North 51° 24' 27" West, a distance of 10.42 feet; thence North 51° 24' 27" West, a distance of 190.08 feet; thence South 50° 35' 6" East, a distance of 24.31 feet; thence North 39° 24' 51" East, a distance of 36.74 feet; thence South 50° 35' 10" East, a distance of 205.71 feet; thence South 39° 24' 50" West, a distance of 203.34 feet to the POINT OF BEGINNING.

Contains: ±1.29 acres.