



Ancient Sky

A Utah Inland Port Project Area

Project Area Plan & Budget

Approval Date: April 30, 2025



DEFINITIONS

Term	Definitions
Authority Infrastructure Bank	“Authority Infrastructure Bank” or “AIB” means the UIPA infrastructure revolving loan fund, established in Utah Code 63A-3-402, with the purpose of providing funding, through infrastructure loans, for infrastructure projects undertaken by a borrower for use within a Project Area.
Base Taxable Value	The taxable value of property within any portion of a Project Area, as designated by board resolution, from which the property tax differential will be collected, as shown upon the assessment roll last equalized before the year in which UIPA adopts a project area plan for that area.
Development Project	A project for the development of land within a Project Area
Effective Date	Date designated in the UIPA board resolution adopting the Project Area Plan on which the Project Area Plan becomes effective. It is also the beginning date UIPA will be paid Differential generated from a Project Area.
Project Area	As to land outside the authority jurisdictional land, whether consisting of a single contiguous area or multiple non-contiguous areas, real property described in a project area plan or draft project area plan, where the development project set forth in the project area plan or draft project area plan takes place or is proposed to take place. The authority jurisdictional land (see Utah Code Ann. sections 11-58-102(2) and 11-58-501(1)) is a separate project area.
Legislative Body	For unincorporated land, the county commission or council. For land in a municipality, it is the legislative body of such municipality.
Loan Approval Committee	Committee consisting of the individuals who are the voting members of the UIPA board.
Project Area Budget	Multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to a Project Area.
Project Area Plan	Written plan that, after its effective date, guides and controls the development within a Project Area.
Property Tax(es)	Includes a privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.
Property Tax Differential	The difference between the amount of property tax revenues generated each tax year by all Taxing Entities from a Project Area, using the current assessed value of the property and the amount of Property Tax revenues that would be generated from that same area using the Base Taxable Value of the property but excluding an assessing and collecting levy, a judgment levy, and a levy for a general obligation bond. This is commonly referred to as tax increment.
Taxing Entity	Public entity that levies a Property Tax on property within a Project Area, other than a public infrastructure district that UIPA creates.



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EXECUTIVE SUMMARY

The Utah Inland Port Authority (UIPA) was established to facilitate appropriate development of the Inland Port's jurisdictional land and other Project Areas within the state of Utah to further the policies and objectives of the Inland Port outlined in Chapter 58, Title 11 Utah Code Annotated 1953, as amended (UIPA Act). One mechanism for achieving these purposes is the creation of a Project Area where a Development Project is proposed to take place (Project Area). A Project Area is created as explained below under the Requirements section.

In order for a Project Area to be established by UIPA, the legislative body of the county or municipality in which the Project Area is located must provide written consent.

The following public entities passed formal resolutions requesting the establishment of a UIPA Project Area on the following dates:

- San Juan County passed a resolution on November 21, 2023
- Blanding City passed a resolution on February 25, 2025

Establishing a Utah Inland Port Authority Project Area in San Juan County can drive responsibly managed growth by fostering economic diversification, job creation, and infrastructure improvements while preserving the region's natural and cultural heritage. By attracting industries such as logistics, manufacturing, and technology, the project can provide stable, well-paying jobs, allowing residents to prosper without relocating. Investments in roads, rail, broadband, and utilities will enhance connectivity, benefiting both businesses and local communities. Additionally, improved market access for agriculture and small businesses, along with education and workforce development programs, ensures long-term economic sustainability. The project prioritizes environmental stewardship, integrating low-emission transportation and responsible land use planning to protect the county's landscapes. With thoughtful housing and community development, future generations will have the opportunity to settle and thrive in a well-planned, economically vibrant San Juan County.

Our statute requires the drafting of a Project Area Plan and Budget in conjunction with public process for adoption of the plan. This document, once adopted, would constitute the plan as required by law.



LOGISTICS INFRASTRUCTURE & VALUE PROPOSITION

San Juan County, Utah, spans a vast and geographically diverse area in southeastern Utah, covering approximately 7,933 square miles. The county includes key communities such as Monticello (county seat), Blanding, Town of Bluff, and Mexican Hat. Major transportation assets include U.S. Highway 191, U.S. Highway 491, and U.S. Highway 163, which serve as primary freight corridors. There is no direct rail access within the county, necessitating a heavy reliance on trucking for the movement of goods.

In the 2020 census, San Juan County had a population of 14,518 residents. The county's economy is largely driven by mining, energy production, agriculture, and tourism. With the presence of Bears Ears National Monument, Canyonlands National Park, and Monument Valley, the county benefits from a strong tourism sector. Mining and energy extraction remain vital, with operations focusing on uranium, vanadium, potash, and oil & gas production.

Logistics Considerations

SUPPLY AND DEMAND

San Juan County serves as a critical hub for mineral extraction, energy distribution, and agricultural trade. The region does not align with traditional logistics centers due to its rural and rugged terrain, yet businesses operating in the county leverage trucking and intermodal connections in neighboring regions for market access.

TOP SUPPLIED COMMODITIES

San Juan County exports a variety of goods, with the most significant including:

- Miscellaneous primary nonferrous smelter products – \$180M, 1,398.8 tons
- Primary zinc smelter products – \$11M, 5,290.3 tons
- Grain – \$9.3M, 50,360.4 tons

TOP INBOUND COMMODITIES

San Juan County also imports significant commodities to sustain its industries:

- Warehouse & distribution center goods – \$22M, 15,253.4 tons
- Petroleum refining products – \$16M, 21,132.9 tons
- Miscellaneous metal ores – \$9.3M, 1,546.1 tons

TRADING PARTNERS

San Juan County maintains robust trade relationships with both domestic and international partners.



TOP ORIGIN POINTS (INBOUND TRADE)

- Utah County, UT – 16,067 tons, \$3.6M
- Phoenix BEA, AZ – 10,309 tons, \$3.9M
- Salt Lake County, UT – 8,624 tons, \$4.8M

TOP DESTINATION POINTS (OUTBOUND TRADE)

- Los Angeles BEA, CA – 5,661 tons, \$44.2M
- Denver BEA, CO – 5,234 tons, \$2.6M
- Farmington BEA, CO – 4,773 tons, \$1M

INTERNATIONAL TRADE

San Juan County engages in international trade with Canada and Mexico, particularly for the export of mineral and agricultural products.

RAIL

San Juan County currently lacks direct rail infrastructure. The nearest rail connections are in neighboring Grand County via Union Pacific Railroad on the Kane Creek Subdivision. Currently the only rail-served customer is the Intrepid Potash operation in nearby Grand County. The evaporation ponds for Intrepid Potash are in San Juan County. This unfortunately limits local industries' options and means that businesses and manufacturers are relying predominantly on trucking for freight transportation.

To address this gap, San Juan County, in collaboration with the Navajo Nation and the Federal Railroad Administration, is conducting the Four Corners Freight Rail Feasibility Study. This study aims to evaluate the economic viability of establishing a freight rail service connecting the Four Corners region to the national rail network via the I-40 corridor. The proposed rail line would link the Farmington/Shiprock area to existing BNSF Railway lines, potentially enhancing transportation efficiency and economic opportunities in the region.

In addition, the Seven County Infrastructure Coalition, which includes San Juan County, is actively involved in promoting infrastructure projects that could support future rail development. Their mission focuses on cooperative regional planning and sustainable infrastructure to boost economic growth and public services.

These initiatives reflect a concerted effort to integrate rail service into San Juan County's transportation infrastructure, aiming to diversify freight options and stimulate economic development.

TRUCK

Given the lack of rail service, 99% of all commodities originating and terminating in San Juan County are transported via truck. U.S. Highways 191, 491, and 163 are the county's primary freight routes.

INFRASTRUCTURE: CURRENT STATE

In addition to the assets mentioned above, San Juan County is served by Blanding Municipal Airport and Monticello Airport, both of which accommodate general aviation and limited commercial services.



The county has a well-established network of oil, gas, and power infrastructure, supporting extraction, processing, and distribution activities.

FUTURE INFRASTRUCTURE CONSIDERATIONS

As freight volume and economic activity increase, San Juan County will need to invest in infrastructure improvements, transportation efficiency, and potential multimodal solutions. Considerations include:

- Enhanced roadway maintenance and expansion to support increasing truck freight traffic.
- Potential rail feasibility studies examine the viability of freight rail access in the region.
- Development of warehousing and distribution capabilities to optimize supply chain operations.
- Continued investment in energy and mining logistics to sustain the county's economic growth.

With strategic planning and investment, San Juan County can strengthen its position as a key logistics hub in southeastern Utah, leveraging its natural resource wealth and growing economic base.



OVERVIEW

Purposes and Intent

By adopting this Project Area Plan and creating the Ancient Sky Project Area, UIPA will be maximizing long-term economic benefits to the Project Area, the region, and the State; maximize the creation of high-quality jobs, and other purposes, policies, and objectives described herein and as outlined in the Port Authority Act.

Area Boundaries

A legal description of the proposed area boundaries and a map can be found in [Appendices A](#) and [B](#).

Legislative Body Consent

Written consent from San Juan County (Resolution 2023-16, approved November 21, 2023) and Blanding City (Resolution 02-25-2025-1, approved February 25, 2025) can be found in [Appendix C](#).

Landowner Exclusion

Pursuant to UCA 11-58-501, “an owner of land proposed to be included within a project area may request that the owner's land be excluded from the project area.” A project area exclusion request must be submitted by the respective landowner in writing to the UIPA board no more than 45 days after their public meeting under Subsection 11-58-502(1), which states, “the board shall hold at least one public meeting to consider and discuss a draft project area plan.” Landowners may submit notarized written requests either in person or via certified mail to Attn: Larry Shepherd, 60 E. South Temple, Ste. 600, Salt Lake City, UT 84111.

Project Area Budget

UIPA will prepare a yearly budget for each year prior to expending tax differential revenues. A preliminary summary budget for the project area can be found in [Appendix D](#).

Environmental Review

For the UIPA Board to adopt a Project Area Plan, an environmental review for the project area must be completed. To ensure that any required environmental studies, documentation, or action is conducted according to federal, state, and local regulatory standards, the project area's environmental considerations are reviewed to provide recommendations for next steps and/or approval before work, which could pose environmental impacts, may commence.



The environmental review consists of a desktop review of publicly available environmental data that considers the following elements as applicable: Past and Present Land Uses, Geotechnical Resources, Historical and Cultural Resources including Tribal Lands, Natural Resources, Water Resources, Environmental Quality, and Air Quality.

A brief summary of environmental considerations for the Ancient Sky Project Area is included below. The full environmental review report can be found in [Appendix E](#).

SUMMARY OF SAN JUAN COUNTY ENVIRONMENTAL CONSIDERATIONS

- Several cultural resources in San Juan County have been previously designated as worthy of preservation and recorded on the National Register of Historic Places (NRHP)
- The following species have been designated as either proposed threatened (PT), proposed endangered (PE), threatened (T), or endangered (E), and may exist in the project area. Critical habitats for these species are below:
 - **Southwestern Willow Flycatcher** (E): final critical habitat published in the [Federal Register](#)
 - **Gunnison Sage-Grouse** (T): final critical habitat published in the [Federal Register](#)
 - **Mexican Spotted Owl** (T): final critical habitat published in the [Federal Register](#)
 - **Yellow-billed Cuckoo** (T): final critical habitat published in the [Federal Register](#)
 - **Bonytail** (E): final critical habitat published in the [Federal Register](#)
 - **Colorado Pikeminnow** (E): final critical habitat published in the [Federal Register](#)
 - **Razorback Sucker** (E): final critical habitat published in the [Federal Register](#)
 - **Humpback Chub** (T): final critical habitat published in the [Federal Register](#)
 - **Suckley's Cuckoo Bee** (PE): No critical habitat has been designated for this species
 - **Monarch Butterfly** (PT): No critical habitat has been designated for this species
 - **Silverspot** (T): No critical habitat has been designated for this species
 - **Jones Cycladenia** (T): No critical habitat has been designated for this species
 - **Navajo Sedge** (T): final critical habitat published in the [Federal Register](#)
 - Designated critical habitats for the **Gunnison Sage-grouse** (T) and the **Mexican Spotted Owl** (T) overlap the project area
- 18 migratory birds on [US Fish and Wildlife Service \(USFWS\) Birds of Conservation Concern \(BCC\)](#)
 - breeding seasons ranging between December 1 and August 31
- There are no wildlife or waterfowl management areas (WMAs) located within the project area
- San Juan County is currently in attainment for all criteria pollutants

Recruitment Strategy

UIPA will coordinate with each community on the recruitment sourcing strategy and may work in conjunction with the Governor's Office of Economic Opportunity (GOEO), Economic Development Corporation of Utah (EDCUTah) and other State and regional agencies on recruitment opportunities.

Incentives, if awarded, will be offered as post-performance rebates on generated property tax differential, based on capital investment dollars spent. UIPA will not be tracking wages of jobs created, but rather will target industries that create high-wage jobs.

UIPA may utilize tax differential on any given parcel in the Project Area. Generally, incentive amounts will not exceed 30% of the revenue generated by any business for more than 25 years. All incentives must be approved by the UIPA Board in a public meeting, following agreement with the local elected officials and land owners in the Project Area.



No businesses are guaranteed an incentive and the UIPA Board may decline an application at any time for any reason.

Incentives will generally favor industries such as those listed below:

- Manufacturing
- Logistics
- Warehouse and Distribution
- Transportation
- Technology
- Aerospace
- Defense and Aerospace Support (G/T & BEC)
- Agritech
- Agricultural Science and Technology
- Agricultural Biotechnology
- Mineral Extraction (Rare Earth Elements and Mineral Mining)
- Bio Production
- Green Tech
 - Renewable Energy
 - Environmental Technology
 - Clean Energy
- Lumber processing
- Light Production
 - Light Industrial (BG, G/T, & BEC)
 - Light Manufacturing (G/T & BEC)

General guidelines for incentives are for businesses that are creating new growth as follows:

New Capital Investment	% of Tax Differential
\$1M	5%
\$15M	10%
\$50M	20%
\$100M	30%

Variables that could impact the percent of tax differential awarded include the following:

- Targeted industry businesses
- Logistics volume created
- Limited water use
- Platform and capabilities of the business
- Any further details will be determined in conjunction with San Juan County and participating municipalities

Additionally, incentive applications may favor industries that provide considerations for workforce development, including internships, targeting students in the local community, both for degree and non-degree seeking students, and/or for a certain percentage of ongoing hires and retention from the local population. Incentives may additionally be evaluated by performance indicators listed below on a 5-year cycle. The trigger for this review will occur on the fifth, tenth, fifteenth, twentieth, and twenty-fifth annual reviews, completed by the land use authority.



Project Area Performance Indicators

UIPA will monitor and record the economic benefit of this Project Area and report this information biannually to the UIPA Board and the key stakeholders in the Project Area. UIPA will work with the county and the municipalities to determine the right key performance indicators. The following represent likely performance indicators that UIPA will report on:

1. Number of high paying jobs as defined by state statute (average county wage or higher)
2. Change in county poverty rate
3. Total jobs created
4. Total attrition values
5. Commodity flow by type and value
6. Improvements to road and rail
7. Infrastructure improvements including power, water, sewage, fiber, etc.
8. Improvements to total power output generated inside the project area
9. Capital investment into the project area
10. Targeted recruiting of industries inside the project area

Conclusion

The establishment of the Ancient Sky Project Area represents a strategic investment in the region's economic vitality, infrastructure, and long-term sustainability, serving a clear public purpose. By attracting diverse industries, creating stable jobs, and expanding market access for local businesses, this initiative ensures that residents can thrive without needing to leave the area for opportunities.

The project also prioritizes critical infrastructure improvements, enhancing transportation, broadband, and utilities to support both businesses and the broader community. Additionally, its commitment to environmental sustainability, cultural preservation, and workforce development guarantees that growth will be managed responsibly, protecting the region's natural beauty and heritage while preparing future generations for success.

Through thoughtful housing development, smart land-use planning, and economic diversification, the UIPA Project Area will strengthen San Juan County's resilience and prosperity for years to come. By balancing growth, sustainability, and opportunity, this initiative lays the foundation for a thriving community where both current and future residents can build secure and fulfilling lives.

Staff Recommendation

The Administrative Staff of the Utah Inland Port Authority recommends the Board create the Ancient Sky Project Area as a Utah Inland Port Project Area.



REQUIREMENTS

The UIPA Act outlines certain steps that must be followed before the Ancient Sky Project Area Plan is adopted. The requirements are as follows:

Statutory Requirement

A draft of the Project Area Plan must be prepared.

A Project Area Plan shall contain:

- (a) Legal description of the boundary of the project area;
- (b) The Authority's purposes and intent with respect to the project area; and
- (c) The board's findings and determination that:
 - (i) there is a need to effectuate a public purpose;
 - (ii) there is a public benefit to the proposed development project;
 - (iii) it is economically sound and feasible to adopt and carry out the project area plan; and
 - (iv) carrying out the project area plan will promote the goals and objectives stated in Subsection 11-58-203(1).

Adoption of the Project Area Plan is contingent on the UIPA Board receiving written consent to the land's inclusion in the project areas from:

- Legislative Body (See Exhibit C)

Source: UCA 11-58-501 Preparation of project area plan -- Required contents of project area plan.

(1) The board shall hold at least one public meeting to consider and discuss a draft project area plan.

(2) At least 10 days before holding a public meeting under Subsection (1), the board shall give notice of the public meeting:

- (a) to each taxing entity;
- (b) to a municipality in which the proposed project area is located or that is located within one-half mile of the proposed project area; and
- (c) for the proposed project area, as a class A notice under Section 63G-30-102, for at least 10 days.

After public input is received and evaluated and at least one public meeting is held, the UIPA Board may adopt this Project Area Plan, which such modifications as it considers necessary or appropriate.

Source: UCA 11-58-502 Public meeting to consider and discuss draft project area plan – Notice – Adoption of plan

In addition, after the Project Area Plan is adopted, its adoption must be properly advertised and notice given to certain governmental entities, along with an accurate map or plat, all as provided in the UIPA Act.

Source: UCA 11-58-503 Notice of project area plan adoption – Effective date of plan – Time for challenging a project area plan or project area



BOARD FINDINGS & DETERMINATION

Pursuant to UIPA Act, the Board makes the following findings and determination:

Public Purpose

“There is a need to effectuate a public purpose.”

Establishing a Utah Inland Port Authority Project Area in San Juan County can serve as a powerful engine for responsibly managed growth and sustainable economic development, ensuring both current and future residents can prosper. By supporting local expansion and attracting key industries such as logistics, manufacturing, and technology, the project can create stable, well-paying jobs, reducing dependence on tourism while allowing local families to build their futures without leaving the area. Strategic investments in critical infrastructure—such as roads, rail connections, broadband, and utilities—will enhance connectivity, making it easier for businesses to thrive and for residents to access essential services. Additionally, improved market access for agriculture, ranching, and small businesses will help local producers compete on a larger scale, lowering transportation costs and expanding economic opportunities.

Beyond economic benefits, the project prioritizes environmental and cultural stewardship, ensuring that development is conducted in a way that respects the county’s natural landscapes and Indigenous heritage. The incorporation of low-emission transportation, renewable energy solutions, and responsible land-use planning will mitigate environmental impact while fostering long-term sustainability. The project will also support education and workforce training programs, equipping residents with modern skills tailored to emerging industries, ensuring that the local workforce remains competitive and adaptable.

Furthermore, planned development will encourage affordable housing and smart community growth, preventing uncontrolled urban sprawl while maintaining the county’s rural character and quality of life. By balancing economic expansion with sustainability, infrastructure improvements, and workforce empowerment, the Ancient Sky Project Area will create a strong foundation for long-term prosperity. This initiative ensures that future generations can continue to live, work, and thrive in San Juan County, benefiting from a modern, well-planned economy that preserves the region’s heritage while embracing opportunities for growth.

Public Benefit

“There is a public benefit to the proposed Project Area.”

The creation of a Utah Inland Port Authority Project Area in San Juan County serves a clear public purpose by promoting responsibly managed growth, economic diversification, and long-term community prosperity. This initiative will attract key industries such as logistics, manufacturing, and technology, creating stable, well-paying jobs that provide local families with greater economic security and reduce reliance on resource extraction and seasonal tourism. By fostering a stronger, more diverse economy, the project ensures that current and future residents can live and work in the region without having to seek opportunities elsewhere.



A critical component of this initiative is the investment in public infrastructure, including roads, rail, broadband, and utilities, which will enhance regional connectivity, improve transportation networks, and expand access to essential services. These improvements not only strengthen the local economy but also provide direct benefits to residents by reducing costs, improving safety, and increasing access to opportunities. The project will also support local agriculture, ranching, and small businesses by expanding their market reach, lowering transportation expenses, and fostering new economic partnerships.

In addition to economic benefits, the project area will be developed with a strong commitment to environmental sustainability and cultural preservation. Through low-emission transportation initiatives, renewable energy integration, and responsible land-use planning, the project will mitigate environmental impacts while ensuring that the county's natural landscapes and Indigenous heritage are protected for future generations. The initiative will also emphasize education and workforce development programs, ensuring that local residents have access to training and skills tailored to modern industries, keeping them competitive in an evolving job market.

Beyond economic and environmental goals, this project will support thoughtful housing development and community planning, preventing haphazard expansion while maintaining the rural character and high quality of life that residents value. By balancing growth with sustainability, infrastructure investment, and workforce empowerment, the UIPA Project Area in San Juan County serves the public good by fostering a resilient, thriving community. This initiative lays the foundation for a modern, well-planned economy that allows current and future generations to build successful lives in the region while ensuring continued prosperity for all.

Economic Soundness and Feasibility

"It is economically sound and feasible to adopt and carry out the Project Area plan."

UIPA determines and finds that development of the Ancient Sky Project Area, as contemplated by UIPA, property owners, and the local governments will be economically sound and feasible.

A Project Area budget summary based on current estimates is included as [Appendix D](#). Through the investment of property tax differential, the Project Area will grow faster and in a more coordinated manner than would be possible otherwise. This will result in long-term financial returns for the taxing entities that are greater than would be achieved if the Project Area is not undertaken. The following table shows estimates of current taxable revenues for taxing entities and additional expected revenues once the project area is complete. The current yearly tax revenues shown for 2024 will continue to be sent to taxing entities, along with 25 percent of new growth. At the end of the project, all taxes will revert to taxing entities.



Current	
SAN JUAN COUNTY	17,000
LIBRARY	3,000
TORT LIABILITY	1,000
PUBLIC HEALTH	1,000
SAN JUAN SCHOOL DISTRICT	42,000
SJ WATER CONSERVANCY DISTRICT	5,000
MULTI-COUNTY A & C	-
COUNTY ASSESSING & COLLECTING	3,000
SAN JUAN HEALTH SERVICES DISTRICT	6,000
SAN JUAN SCHOOLS - BASIC LEVY	11,000
SAN JUAN STATE CHARTER SCHOOL LEVY	-
MONTICELLO CEMETERY DIST	-
MONTICELLO CITY	1,000
BLANDING CEMETERY DIST	2,000
	92,000

The Project Area has infrastructure needs in order to optimize the project area and fully utilize rail in the area, and the Project Area will enable the use of property tax incentives to recruit companies that will provide jobs and make substantial economic investments in the area. The Project Area will allow for the reinvestment of differential in the area for both infrastructure and company incentives for targeted industries.

The property tax differential collected from the Ancient Sky Project Area is 75% of the difference between the property tax revenues and the property tax revenue that would be generated from the base taxable revenues generated in 2024, with the remaining 25% flowing through to the taxing entities. Differential collected shall begin on a parcel-by-parcel basis on the date specified by board resolution and continue for 25 years for each parcel. The collection period may be extended for an additional 15 years by the board if it is determined that doing so produces a significant benefit. The expected initial trigger date for the tax differential is 2026.

In addition to the differential and with a positive recommendation from the respective land-use entity, UIPA may sponsor Public Infrastructure Districts (PID) in the Project Area. A PID is a separate taxing entity that may levy taxes and issue bonds, often with the pledge of expected tax differential. A PID is formed following consent of property owners and is governed by a separate board. UIPA will not manage or control the PID, and no liability of the PID will constitute a liability against UIPA; however, the UIPA board must authorize the issuance of bonds from a PID. PIDs also require the creation of governing documents, which define the membership and tax rate of the PID. The purpose of PID-assessed taxes and bonds is to pay for public infrastructure needs in the district, especially those with a large benefit across the project area. Bonds issued by the district may be guaranteed and paid back by tax differential revenues. An Authority Infrastructure Bank (AIB) loan for rail infrastructure needs could also be granted via separate approval by the UIPA board, and such loans would be repayable from tax differential proceeds or revenues from the loan recipient.

UIPA will prepare and adopt a formal budget prior to expending tax differential funds, and current projections are preliminary and expected to change. UIPA may apply the funds collected to encourage growth in the Project Area as deemed appropriate by UIPA and the participating entities as contemplated in the Project Area Plan, including but not limited to the cost and maintenance of public infrastructure and other improvements located within or benefitting the Project Area.



UIPA will contract with qualified developers and other parties to spend tax differential on public infrastructure that benefits the community. Allowable uses of tax differential include:

- Roads
- Utilities
- Associated costs of public utilities
- Business recruitment incentives
- Rail infrastructure and rail crossings
- Other logistics infrastructure
- Administrative expenses
- Infrastructure bank loan repayment
- Repayment of PID bonds used for public infrastructure

UIPA will establish auditing rights with developers to ensure provided funding is used only for allowable uses and report findings to participating entities. Following the initial planned development and agreements, UIPA staff will coordinate with participating entities to determine if unencumbered Differential should be used for additional development or on other public infrastructure. Not less than every five years, UIPA will review with major Taxing Entities the Differential being remitted to UIPA and determine if any adjustments to the amount passed through to Taxing Entities or the administration percentage should be adjusted.

Promote Statutory Goals and Objectives

“Carrying out the Project Area Plan will promote UIPA goals and objectives.”

The Ancient Sky Project Area promotes the following goals and objectives (U.C.A. 11-58-203) to be considered a UIPA Project Area:

- (a) maximize long-term economic benefits to the area, the region, and the state;
- (b) maximize the creation of high-quality jobs;
- (c) respect and maintain sensitivity to the unique natural environment of areas in proximity to the authority jurisdictional land and land in other authority project areas;
- (d) improve air quality and minimize resource use;
- (e) respect existing land use and other agreements and arrangements between property owners within the authority jurisdictional land and within other authority project areas and applicable governmental authorities;
- (f) promote and encourage development and uses that are compatible with or complement uses in areas in proximity to the authority jurisdictional land or land in other authority project areas;
- (g) take advantage of the authority jurisdictional land's strategic location and other features, including the proximity to transportation and other infrastructure and facilities, that make the authority jurisdictional land attractive to:
 - (i) businesses that engage in regional, national, or international trade; and
 - (ii) businesses that complement businesses engaged in regional, national, or international trade;
- (h) facilitate the transportation of goods;
- (i) coordinate trade-related opportunities to export Utah products nationally and internationally;
- (j) support and promote land uses on the authority jurisdictional land and land in other authority project areas that generate economic development, including rural economic development;
- (k) establish a project of regional significance;
- (l) facilitate an intermodal facility;
- (m) support uses of the authority jurisdictional land for inland port uses, including warehousing, light manufacturing, and distribution facilities;



- (n) facilitate an increase in trade in the region and in global commerce;
- (o) promote the development of facilities that help connect local businesses to potential foreign markets for exporting or that increase foreign direct investment;
- (q) encourage the development and use of cost-efficient renewable energy in project areas
- (r) aggressively pursue world-class businesses that employ cutting-edge technologies to locate within a project area; and,
- (s) pursue land remediation and development opportunities for publicly owned land to add value to a project area



APPENDICES

Appendix A: Legal Description of Project Area

Potash Ponds Area

Parcels: 27S20E123000, 27S20E110000, 27S20E020000, 27S20E013000, 26S20E350000, 26S20E360000

Containing parts of Sections 35-36, Township 26 South, Range 20 East & Sections 1-2, 11-12, Township 27 South, Range 20 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 89° 02' 53" West for a distance of 1,325.26 feet and continuing South 89° 02' 53" West for a distance of 1,325.26 feet from the Southeast Corner of Section 1, Township 27 South, Range 20 East or POINT OF BEGINNING; and running thence South 89° 02' 53" West, a distance of 1,325.26 feet; thence South 1° 07' 58" East, a distance of 2,639.87111 feet; thence South 89° 02' 01" West, a distance of 1,325.0373 feet; thence South 88° 52' 23" West, a distance of 2,633.73373 feet; thence North 1° 08' 42" West, a distance of 2,642.18579 feet; thence North 1° 07' 44" West, a distance of 2,643.68871 feet; thence North 1° 07' 44" West, a distance of 1,320.43493 feet; thence South 88° 56' 43" West, a distance of 1,316.76916 feet; thence North 1° 07' 30" West, a distance of 1,320.76417 feet; thence North 1° 07' 30" West, a distance of 481.70733 feet; thence North 88° 51' 40" East, a distance of 839.09583 feet; thence North 1° 08' 01" West, a distance of 1,318.55972 feet; thence North 88° 49' 00" East, a distance of 2,636.94014 feet; thence North 1° 07' 47" West, a distance of 1,319.84538 feet; thence North 1° 07' 47" West, a distance of 728.25557 feet; thence North 88° 51' 37" East, a distance of 2,637.10398 feet; thence North 88° 55' 02" East, a distance of 2,638.40628 feet; thence North 88° 55' 02" East, a distance of 2,309.60929 feet; thence South 1° 07' 27" East, a distance of 721.78413 feet; thence North 88° 53' 11" East, a distance of 329.97435 feet; thence South 1° 07' 56" East, a distance of 1,319.7063 feet; thence South 88° 52' 00" West, a distance of 1,320.33014 feet; thence South 1° 06' 49" East, a distance of 1,320.22528 feet; thence South 88° 51' 28" West, a distance of 1,319.97258 feet; thence South 88° 51' 28" West, a distance of 2,637.2933 feet; thence South 88° 50' 20" West, a distance of 836.73315 feet; thence South 1° 07' 35" East, a distance of 494.5007 feet; thence South 1° 07' 35" East, a distance of 1,320.33206 feet; thence North 89° 05' 12" East, a distance of 1,325.35541 feet; thence South 1° 07' 26" East, a distance of 1,320.26291 feet; thence South 1° 07' 25" East, a distance of 2,640.98219 feet to the POINT OF BEGINNING.

Contains 1584.72 acres more or less.

Spanish Valley Area

Containing parts of Sections 1-2, Township 27 South, Range 22 East and Section 6, Township 27 South, Range 23 East, Salt Lake Base & Meridian, U.S. Survey:

Parcels: 27S22E020600



Beginning at a point, said point being the East Quarter Corner of Section 2 or POINT OF BEGINNING; thence North 1° 15' 42" West, a distance of 1,319.78 feet; and running thence South 88° 45' 09" West for a distance of 1,321.65 feet; thence South 88° 45' 25" West, a distance of 1,321.91 feet; thence North 1° 16' 23" West, a distance of 1,432.72 feet; thence North 88° 44' 56" East, a distance of 1,322.21 feet; thence South 1° 15' 40" East, a distance of 1,432.91 feet; thence North 88° 45' 25" East, a distance of 1,321.91 feet; thence South 1° 15' 01" East, a distance of 1,319.68 feet to the POINT OF BEGINNING.

Together with the following:

Parcels: 27S23E065400, 27S22E010600

Beginning at a point, said point being South Quarter Corner of Section 1 or POINT OF BEGINNING; and running thence North 1° 14' 16" West for a distance of 1,648.91 feet; thence North 1° 14' 16" West for a distance of 2,309.63 feet; thence South 88° 40' 40" West, a distance of 1,316.00 feet; thence South 88° 40' 40" West, a distance of 4.26 feet; thence North 1° 14' 38" West, a distance of 273.96 feet; thence North 1° 14' 38" West, a distance of 6.28 feet; thence North 89° 36' 22" East, a distance of 4.40 feet; thence North 1° 13' 53" West, a distance of 59.33 feet; thence North 89° 33' 51" East, a distance of 1.17 feet; thence North 1° 14' 06" West, a distance of 1,091.67 feet; thence North 88° 45' 48" East, a distance of 1,314.65 feet; thence North 88° 45' 48" East, a distance of 1,319.48 feet; thence South 1° 13' 08" East, a distance of 869.01 feet; thence North 89° 08' 09" East, a distance of 0.10 feet; thence South 1° 13' 02" East, a distance of 558.29 feet; thence North 88° 41' 03" East, a distance of 660.60 feet; thence South 1° 13' 03" East, a distance of 496.75 feet; thence South 88° 09' 38" West, a distance of 0.02 feet; thence South 1° 13' 08" East, a distance of 822.87 feet; thence North 88° 40' 22" East, a distance of 660.60 feet; thence North 1° 13' 18" West, a distance of 96.98 feet; thence North 88° 46' 12" East, a distance of 392.02 feet; thence North 88° 46' 12" East, a distance of 783.69 feet; thence South 1° 18' 57" East, a distance of 2,648.35 feet; thence South 88° 47' 08" West, a distance of 1,179.42 feet; thence South 88° 47' 08" West, a distance of 0.03 feet; thence South 1° 14' 08" East, a distance of 87.17 feet; thence South 88° 39' 44" West, a distance of 2,639.70 feet to the POINT OF BEGINNING.

Contains 461.45 acres more or less.

La Sal North Area

Parcels: 000060000020

A part of Section 9, Township 29 South, Range 24 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 1°09'59" West for a distance of 1,340.36 feet and South 87°39'44" West for a distance of 694.01 feet from the East Quarter Corner of Section 9, Township 29 South, Range 24 East or POINT OF BEGINNING; thence North 1°09'22" West, a distance of 16.09 feet; thence South 87°20'59" West, a distance of 6.98 feet; thence South 87°20'59" West, a distance of 7.83 feet; thence South 87°20'59" West, a distance of 331.42 feet; thence South 87°20'59" West, a distance of 120.03 feet; thence South 44°21'29" East, a distance of 17.89 feet; thence South 44°21'29" East, a distance of 0.19 feet; thence South 44°21'29" East, a distance of 139.70 feet; thence along a curve to the right, having a radius of 50.00 feet, an arc length of 130.98 feet, and a tangent bearing of North 44°57'16" East; thence North 87°21'28" East, a distance of 259.66 feet; thence North 87°21'28" East, a distance of 15.83 feet; thence North 1°09'24" West, a distance of 153.89 feet, to the POINT OF BEGINNING.

Contains 1.43 acres more or less.



Beginning at a point, said point being North 1°23'41" West for a distance of 5279.43 feet from the Southwest Quarter Corner of Section 35 or POINT OF BEGINNING; and running thence North 1°25'17" West for a distance of 2634.92 feet; thence North 88°21'17" East, a distance of 2633.43 feet; thence North 88°21'17" East, a distance of 1316.73 feet; thence South 1°27'33" East, a distance of 2636.38 feet; thence South 1°23'36" East, a distance of 1322.12 feet; thence South 88°24'25" West, a distance of 1317.29 feet; thence South 88°24'25" West, a distance of 1317.29 feet; thence North 1°23'41" West, a distance of 1320.58 feet; thence South 88°22'43" West, a distance of 1317.28 feet to the POINT OF BEGINNING.

Contains 318.98 acres more or less.

Monticello Airport

Parcels: 33S23E12, 33S23E12, 33S23E12, 33S23E122400, 33S23E010000, 33S23E010000, 33S23E015400, 33S23E015400, 33S23E012400, 33S23E010001, 33S23E010002

Comprising Sections 1 & 12, Township 33 South, Range 23 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being the Northeast Corner of Section 1, Township 33 South, Range 23 East or POINT OF BEGINNING; and running thence South 1°24'17" East for a distance of 2639.58 feet; thence South 1°24'17" East for a distance of 2639.99 feet; thence South 1°28'56" East, a distance of 5281.45 feet; thence South 88°41'34" West, a distance of 2296.23 feet; thence South 88°41'34" West, a distance of 340.27 feet; thence South 88°41'55" West, a distance of 105.67 feet; thence South 88°52'37" West, a distance of 4.33 feet; thence South 88°41'54" West, a distance of 2526.54 feet; thence North 1°27'42" West, a distance of 2641.74 feet; thence North 1°27'42" West, a distance of 2641.74 feet; thence North 1°50'11" West, a distance of 639.99 feet; thence North 1°27'41" West, a distance of 2000.86 feet; thence North 1°28'58" West, a distance of 2634.77 feet; thence North 89°09'11" East, a distance of 276.25 feet; thence North 0°22'35" West, a distance of 2.29 feet; thence North 88°40'44" East, a distance of 20.71 feet; thence North 88°40'44" East, a distance of 2287.16 feet; thence South 1°13'54" East, a distance of 8.34 feet; thence North 88°48'51" East, a distance of 56.65 feet; thence North 88°48'51" East, a distance of 43.37 feet; thence North 1°15'49" West, a distance of 8.59 feet; thence North 88°40'18" East, a distance of 231.07 feet; thence North 88°40'18" East, a distance of 1045.91 feet; thence North 88°40'10" East, a distance of 1320.38 feet to the POINT OF BEGINNING.

Contains 1,278.76 acres more or less.

Monticello (County) Area

Parcels: 33S24E320000, 33S24E320600, 33S24E320601, 33S24E327200, 33S24E329000, 33S24E327800, 33S24E324801, 33S24E322400, 33S24E307200, 33S24E302400, 33S24E297200, 33S24E292400, 33S24E298400, 33S24E296600, 33S24E290000, 33S24E295400, 33S24E296003

Contains all of Section 29 and portions of Section 30 & 32, Township 33 South, Range 24 East, Salt Lake Base & Meridian, U.S. Survey:



Beginning at a point, said point being the Northeast Corner of Section 29 or POINT OF BEGINNING; and running thence South 88°38'11" West for a distance of 2641.47 feet; thence South 88°38'32" West for a distance of 2641.47 feet; thence South 1°28'30" East, a distance of 2639.15 feet; thence South 88°40'50" West, a distance of 659.93 feet; thence South 88°40'45" West, a distance of 659.94 feet; thence South 88°40'47" West, a distance of 1319.87 feet; thence South 1°28'40" East, a distance of 157.51 feet; thence South 1°28'40" East, a distance of 502.37 feet; thence North 88°41'21" East, a distance of 63.60 feet; thence South 0°18'14" East, a distance of 0.01 feet; thence North 88°41'55" East, a distance of 816.69 feet; thence North 88°40'13" East, a distance of 439.56 feet; thence South 1°28'35" East, a distance of 185.21 feet; thence South 1°28'35" East, a distance of 474.01 feet; thence North 88°40'52" East, a distance of 15.91 feet; thence North 88°40'52" East, a distance of 12.32 feet; thence South 1°18'50" East, a distance of 0.35 feet; thence North 88°40'28" East, a distance of 1291.61 feet; thence South 1°28'27" East, a distance of 742.28 feet; thence South 1°28'42" East, a distance of 16.04 feet; thence North 88°40'01" East, a distance of 1.44 feet; thence South 0°14'36" West, a distance of 116.22 feet; thence South 2°03'26" East, a distance of 183.85 feet; thence North 88°42'05" East, a distance of 0.19 feet; thence South 1°28'40" East, a distance of 18.69 feet; thence North 88°37'02" East, a distance of 0.63 feet; thence North 88°31'35" East, a distance of 635.97 feet; thence North 1°27'36" West, a distance of 14.64 feet; thence North 88°30'56" East, a distance of 0.48 feet; thence North 1°19'23" West, a distance of 2.88 feet; thence North 88°41'46" East, a distance of 229.42 feet; thence South 0°29'47" East, a distance of 16.82 feet; thence North 88°29'52" East, a distance of 23.11 feet; thence South 1°28'20" East, a distance of 2.48 feet; thence North 88°41'02" East, a distance of 10.25 feet; thence South 1°18'36" East, a distance of 197.39 feet; thence South 1°18'34" East, a distance of 19.43 feet; thence South 88°38'34" West, a distance of 4.07 feet; thence South 0°14'04" East, a distance of 25.13 feet; thence South 0°14'05" East, a distance of 53.33 feet; thence North 88°31'59" East, a distance of 186.80 feet; thence North 88°32'11" East, a distance of 119.98 feet; thence North 88°32'12" East, a distance of 120.01 feet; thence South 1°30'24" East, a distance of 9.96 feet; thence South 1°30'21" East, a distance of 16.36 feet; thence North 88°18'33" East, a distance of 10.97 feet; thence North 88°30'36" East, a distance of 129.99 feet; thence North 88°29'32" East, a distance of 49.98 feet; thence North 88°30'10" East, a distance of 150.39 feet; thence North 88°30'10" East, a distance of 120.63 feet; thence South 1°18'30" East, a distance of 15.91 feet; thence North 88°31'48" East, a distance of 176.88 feet; thence North 88°31'47" East, a distance of 21.65 feet; thence South 1°28'55" East, a distance of 531.65 feet; thence South 1°28'56" East, a distance of 872.48 feet; thence North 88°31'41" East, a distance of 5.59 feet; thence South 2°15'02" West, a distance of 85.81 feet; thence South 1°28'55" East, a distance of 64.23 feet; thence South 1°28'56" East, a distance of 156.29 feet; thence South 1°28'56" East, a distance of 130.02 feet; thence South 1°28'56" East, a distance of 150.04 feet; thence South 1°28'56" East, a distance of 284.47 feet; thence South 1°28'56" East, a distance of 270.91 feet; thence North 88°38'44" East, a distance of 1.93 feet; thence South 1°12'47" East, a distance of 2.23 feet; thence South 88°44'55" West, a distance of 1.93 feet; thence South 1°25'37" East, a distance of 659.27 feet; thence North 88°27'45" East, a distance of 657.13 feet; thence North 88°27'01" East, a distance of 6.04 feet; thence South 46°31'50" East, a distance of 317.62 feet; thence South 44°07'22" West, a distance of 0.14 feet; thence South 43°33'33" West, a distance of 5.78 feet; thence South 46°26'15" East, a distance of 612.34 feet; thence South 46°34'04" East, a distance of 935.48 feet; thence South 1°19'45" East, a distance of 660.39 feet; thence South 1°20'46" East, a distance of 0.04 feet; thence North 88°38'39" East, a distance of 659.79 feet; thence North 88°38'39" East, a distance of 659.79 feet; thence North 1°26'10" West, a distance of 2639.30 feet; thence North 1°26'05" West, a distance of 2552.72 feet; thence North 1°27'04" West, a distance of 199.96 feet; thence North 1°27'04" West, a distance of 122.05 feet; thence North 1°27'04" West, a distance of 1084.16 feet; thence North 1°27'08" West, a distance of 1319.59 feet; thence North 1°27'05" West, a distance of 2639.18 feet to the POINT OF BEGINNING.



Contains 1026.47 acres more or less.

Blanding North (County) Area

Parcels: 36S22E236609, 36S22E236612, 36S22E231801, 36S22E237826, 36S22E231202, 36S22E231203, 36S22E231200, 36S22E230608, 36S22E230004, 36S22E230001, 36S22E236600, 36S22E231802, 36S22E237800, 36S22E237206, 36S22E231800, 36S22E230000, 36S22E230003, 36S22E231804, 36S22E231803, 36S22E236603, 36S22E236604, 36S22E237811, 36S22E230002, 36S22E237802, 36S22E237807, 36S22E239000, 36S22E237813, 36S22E236606, 36S22E236605, 36S22E236601, 36S22E236610, 36S22E149007, 36S22E149005, 36S22E149000, 36S22E236612, 36S22E237826, 36S22E231202, 36S22E231203, 36S22E231200, 36S22E230608, 36S22E230004, 36S22E230001, 36S22E236600, 36S22E231802, 36S22E237800, 36S22E237206, 36S22E230000, 36S22E230003, 36S22E231803, 36S22E236603, 36S22E237811, 36S22E230002, 36S22E237802, 36S22E237807, 36S22E239000, 36S22E237813, 36S22E236606, 36S22E260601, 36S22E260001, 36S22E260000, 36S22E260002, 000240000000, 000240000020, 00024000010A, 000240000030, 000240000110, 000240000000, 000240000000, 0002400000210, 000240000220, 000240000000, 000240000250, 000240000000, 000240000000, 000240000000

Containing portions of Sections 14, 23, & 26, Township 36 South, Range 22 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being the East Quarter Corner of Section 23 or POINT OF BEGINNING; and running thence South 88°38'54" West for a distance of 164.12 feet; thence South 88°39'07" West for a distance of 658.33 feet thence South 0°52'37" East, a distance of 553.06 feet; thence South 0°52'56" East, a distance of 0.03 feet; thence South 88°48'16" West, a distance of 910.13 feet; thence South 15°34'27" West, a distance of 498.70 feet; thence South 15°24'34" West, a distance of 0.06 feet; thence North 88°55'14" East, a distance of 568.86 feet; thence North 88°56'16" East, a distance of 309.58 feet; thence North 88°42'20" East, a distance of 291.98 feet; thence North 88°48'40" East, a distance of 220.13 feet; thence North 88°49'58" East, a distance of 300.24 feet; thence North 88°49'22" East, a distance of 193.71 feet; thence South 1°28'06" East, a distance of 1618.82 feet; thence South 1°11'24" East, a distance of 1315.21 feet; thence South 88°48'49" West, a distance of 1749.54 feet; thence South 88°48'31" West, a distance of 850.60 feet; thence North 1°41'53" West, a distance of 506.35 feet; thence South 88°46'26" West, a distance of 16.41 feet; thence North 60°36'21" West, a distance of 321.89 feet; thence North 28°56'29" East, a distance of 42.62 feet; thence North 61°47'16" West, a distance of 88.76 feet; thence North 60°55'23" West, a distance of 208.70 feet; thence South 29°04'21" West, a distance of 183.13 feet; thence South 29°04'18" West, a distance of 12.80 feet; thence South 29°04'23" West, a distance of 12.80 feet; thence South 29°04'18" West, a distance of 49.99 feet; thence North 60°55'45" West, a distance of 208.71 feet; thence South 29°04'37" West, a distance of 208.70 feet; thence South 60°55'40" East, a distance of 208.73 feet; thence South 29°04'12" West, a distance of 31.17 feet; thence South 29°04'07" West, a distance of 23.72 feet; thence South 29°04'10" West, a distance of 103.82 feet; thence South 29°04'47" West, a distance of 108.72 feet; thence South 29°04'25" West, a distance of 99.98 feet; thence North 60°55'52" West, a distance of 160.23 feet; thence North 60°55'51" West, a distance of 48.45 feet; thence South 18°52'48" West, a distance of 164.72 feet; thence South 28°19'14" West, a distance of 4.91 feet; thence South 71°22'47" West, a distance of 4.08 feet; thence South 71°22'59" West, a distance of 2.05 feet; thence South 71°22'42" West, a distance of 87.82 feet; thence South 56°48'39" West, a distance of 61.77 feet; thence North 1°23'39" West, a distance of 329.30 feet; thence North 1°23'58" West, a distance of 100.03 feet; thence North 1°23'36" West, a distance of 85.00 feet; thence North 1°23'54" West, a



distance of 188.18 feet; thence North 1°24'00" West, a distance of 100.00 feet; thence North 1°22'51" West, a distance of 100.03 feet; thence North 1°24'00" West, a distance of 100.00 feet; thence North 1°23'59" West, a distance of 100.00 feet; thence North 1°23'59" West, a distance of 100.00 feet; thence North 1°22'52" West, a distance of 100.00 feet; thence North 88°36'01" East, a distance of 6.19 feet; thence North 1°15'16" West, a distance of 774.96 feet; thence North 88°55'56" East, a distance of 466.08 feet; thence North 1°13'02" West, a distance of 225.68 feet; thence South 88°56'37" West, a distance of 465.58 feet; thence North 0°58'37" West, a distance of 315.38 feet; thence North 88°46'01" East, a distance of 1137.83 feet; thence North 1°19'36" West, a distance of 0.30 feet; thence North 89°07'29" East, a distance of 314.98 feet; thence North 89°07'29" East, a distance of 356.13 feet; thence North 17°32'20" East, a distance of 239.16 feet; thence South 81°25'37" West, a distance of 206.83 feet; thence North 17°39'00" East, a distance of 11.97 feet; thence South 81°14'19" West, a distance of 29.94 feet; thence North 17°39'21" East, a distance of 208.73 feet; thence North 81°14'14" East, a distance of 29.97 feet; thence North 17°54'08" East, a distance of 460.45 feet; thence North 13°54'17" West, a distance of 80.68 feet; thence North 1°21'05" West, a distance of 183.99 feet; thence North 88°38'45" East, a distance of 100.00 feet; thence North 1°20'55" West, a distance of 220.08 feet; thence North 1°20'48" West, a distance of 6.00 feet; thence South 88°36'19" West, a distance of 99.97 feet; thence North 1°02'37" West, a distance of 0.03 feet; thence South 88°36'26" West, a distance of 4.82 feet; thence North 1°23'28" West, a distance of 357.98 feet; thence North 88°39'21" East, a distance of 89.00 feet; thence North 1°23'30" West, a distance of 415.09 feet; thence North 1°23'31" West, a distance of 546.98 feet; thence North 1°23'25" West, a distance of 733.88 feet; thence South 85°01'54" East, a distance of 16.41 feet; thence North 88°34'07" East, a distance of 650.14 feet; thence North 1°36'40" West, a distance of 0.03 feet; thence South 88°55'37" West, a distance of 12.31 feet; thence North 0°57'06" West, a distance of 13.40 feet; thence North 0°57'04" West, a distance of 478.59 feet; thence North 0°57'16" West, a distance of 12.85 feet; thence North 0°57'16" West, a distance of 89.11 feet; thence South 88°34'00" West, a distance of 182.31 feet; thence North 1°20'30" West, a distance of 589.93 feet; thence North 88°34'19" East, a distance of 162.98 feet; thence North 1°20'22" West, a distance of 384.95 feet; thence North 88°34'06" East, a distance of 358.38 feet; thence South 17°14'49" East, a distance of 196.99 feet; thence South 18°43'56" West, a distance of 350.00 feet; thence South 66°15'58" East, a distance of 291.46 feet; thence South 54°59'48" East, a distance of 211.51 feet; thence North 14°51'34" East, a distance of 346.36 feet; thence along a curve to the right, having a radius of 1552.70 feet, an arc length of 964.62 feet, and a tangent bearing of North 15°02'14" East; thence South 0°55'07" East, a distance of 820.33 feet; thence South 0°55'02" East, a distance of 503.80 feet; thence South 0°41'06" East, a distance of 2655.21 feet to the POINT OF BEGINNING.

Contains 391.60 acres more or less.

Blanding South (County) Area

Parcels: 37S22E106604, 37S22E156601, 37S22E156002, 37S22E142400, 37S22E143000, 37S22E156003, 37S22E152400, 37S22E152401, 37S22E153000, 37S22E153001, 37S22E150001, 37S22E150000, 37S22E150000, 37S22E150600, 37S22E150601, 37S22E153600, 37S22E153601, 37S22E154200, 37S22E154201, 37S22E154202, 37S22E154203, 37S22E154204, 37S22E154205, 37S22E154206, 37S22E154207, 37S22E154800, 37S22E155400, 37S22E155401, 37S22E155402, 37S22E156000, 37S22E156600, 37S22E156600, 37S22E159000, 37S22E116600, 37S22E116000, 37S22E112400, 37S22E100000, 37S22E101200, 37S22E101800, 37S22E102400, 37S22E104200, 37S22E106604, 37S22E101201, 37S22E106600, 37S22E106601, 37S22E106602, 37S22E106603, 37S22E109003,



37S22E108400, 37S22E108402, 37S22E108403, 37S22E109000, 37S22E109002, 37S22E039001, 37S22E025400

Containing portions of Sections 2, 3, 10, 11, 14, & 15, Township 37 South, Range 22 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being the West Quarter Corner of Section 2 or POINT OF BEGINNING; and running thence North 88°59'10" East for a distance of 1693.82 feet; thence South 1°01'29" East for a distance of 1560.46 feet; thence North 89°38'40" West, a distance of 415.04 feet; thence South 1°26'37" East, a distance of 1070.00 feet; thence South 89°38'42" East, a distance of 406.97 feet; thence South 0°23'40" East, a distance of 22.33 feet; thence North 88°59'18" East, a distance of 933.82 feet; thence South 1°05'08" East, a distance of 3955.40 feet; thence South 1°05'10" East, a distance of 1318.57 feet; thence South 1°11'35" East, a distance of 2633.30 feet; thence South 89°09'04" West, a distance of 2638.03 feet; thence South 1°12'53" East, a distance of 1314.58 feet; thence South 1°12'53" East, a distance of 1314.55 feet; thence South 88°23'41" West, a distance of 1317.47 feet; thence South 88°23'53" West, a distance of 2549.68 feet; thence North 89°38'30" West, a distance of 140.00 feet; thence South 0°49'29" East, a distance of 4.72 feet; thence South 88°24'04" West, a distance of 1262.76 feet; thence North 1°04'42" West, a distance of 996.98 feet; thence North 1°04'19" West, a distance of 242.02 feet; thence North 1°04'58" West, a distance of 112.00 feet; thence North 1°04'32" West, a distance of 656.38 feet; thence North 1°04'28" West, a distance of 987.00 feet; thence North 1°04'40" West, a distance of 526.99 feet; thence North 88°34'42" East, a distance of 330.00 feet; thence North 1°04'26" West, a distance of 330.03 feet; thence North 1°25'31" West, a distance of 105.01 feet; thence South 88°34'28" West, a distance of 120.63 feet; thence South 88°34'21" West, a distance of 208.73 feet; thence North 1°04'35" West, a distance of 1323.37 feet; thence North 1°11'16" West, a distance of 2637.68 feet; thence North 88°39'27" East, a distance of 1315.32 feet; thence North 1°09'57" West, a distance of 1318.50 feet; thence North 88°40'20" East, a distance of 1419.02 feet; thence North 88°39'54" East, a distance of 200.00 feet; thence North 1°21'34" West, a distance of 5.45 feet; thence North 88°37'54" East, a distance of 15.80 feet; thence North 1°08'31" West, a distance of 1306.70 feet; thence North 1°08'30" West, a distance of 4.97 feet; thence South 88°28'15" West, a distance of 0.02 feet; thence North 1°19'19" West, a distance of 0.98 feet; thence North 88°40'45" East, a distance of 400.02 feet; thence South 1°19'07" East, a distance of 1320.00 feet; thence South 88°40'44" West, a distance of 19.84 feet; thence South 1°22'05" East, a distance of 152.32 feet; thence North 88°37'46" East, a distance of 19.72 feet; thence South 1°19'07" East, a distance of 7.68 feet; thence North 88°40'53" East, a distance of 168.30 feet; thence South 1°22'15" East, a distance of 1318.16 feet; thence North 88°37'48" East, a distance of 11.80 feet; thence North 88°37'46" East, a distance of 289.70 feet; thence South 1°22'17" East, a distance of 2.55 feet; thence South 1°22'18" East, a distance of 617.45 feet; thence North 88°37'25" East, a distance of 9.01 feet; thence North 88°37'28" East, a distance of 107.49 feet; thence South 1°22'03" East, a distance of 3.59 feet; thence South 1°22'15" East, a distance of 1.68 feet; thence South 1°22'05" East, a distance of 458.71 feet; thence North 88°37'45" East, a distance of 589.37 feet; thence North 88°05'54" East, a distance of 0.01 feet; thence South 1°46'45" East, a distance of 0.01 feet; thence North 88°28'14" East, a distance of 4.63 feet; thence South 1°21'29" East, a distance of 70.00 feet; thence North 88°37'30" East, a distance of 5.32 feet; thence North 88°53'59" East, a distance of 50.52 feet; thence North 1°06'07" West, a distance of 3.37 feet; thence North 88°54'11" East, a distance of 49.49 feet; thence North 1°05'50" West, a distance of 2630.49 feet; thence South 88°40'10" West, a distance of 91.66 feet; thence North 2°28'34" West, a distance of 1318.04 feet; thence South 88°40'48" West, a distance of 29.73 feet; thence North 1°19'14" West, a distance of 1110.95 feet; thence North 88°41'07" East, a distance of 763.64 feet; thence North 88°59'11" East, a



distance of 18.36 feet; thence North 1°00'48" West, a distance of 1541.63 feet to the POINT OF BEGINNING.

Contains 1638.51 acres more or less.

White Mesa Area

Parcels: 38S22E060000, 38S22E050000, 38S22E040000, 38S22E040001, 37S22E330000, 37S22E335400, 37S22E280000, 38S22E040001, 38S22E040001, 37S22E320000, 37S22E299000, 37S22E216000

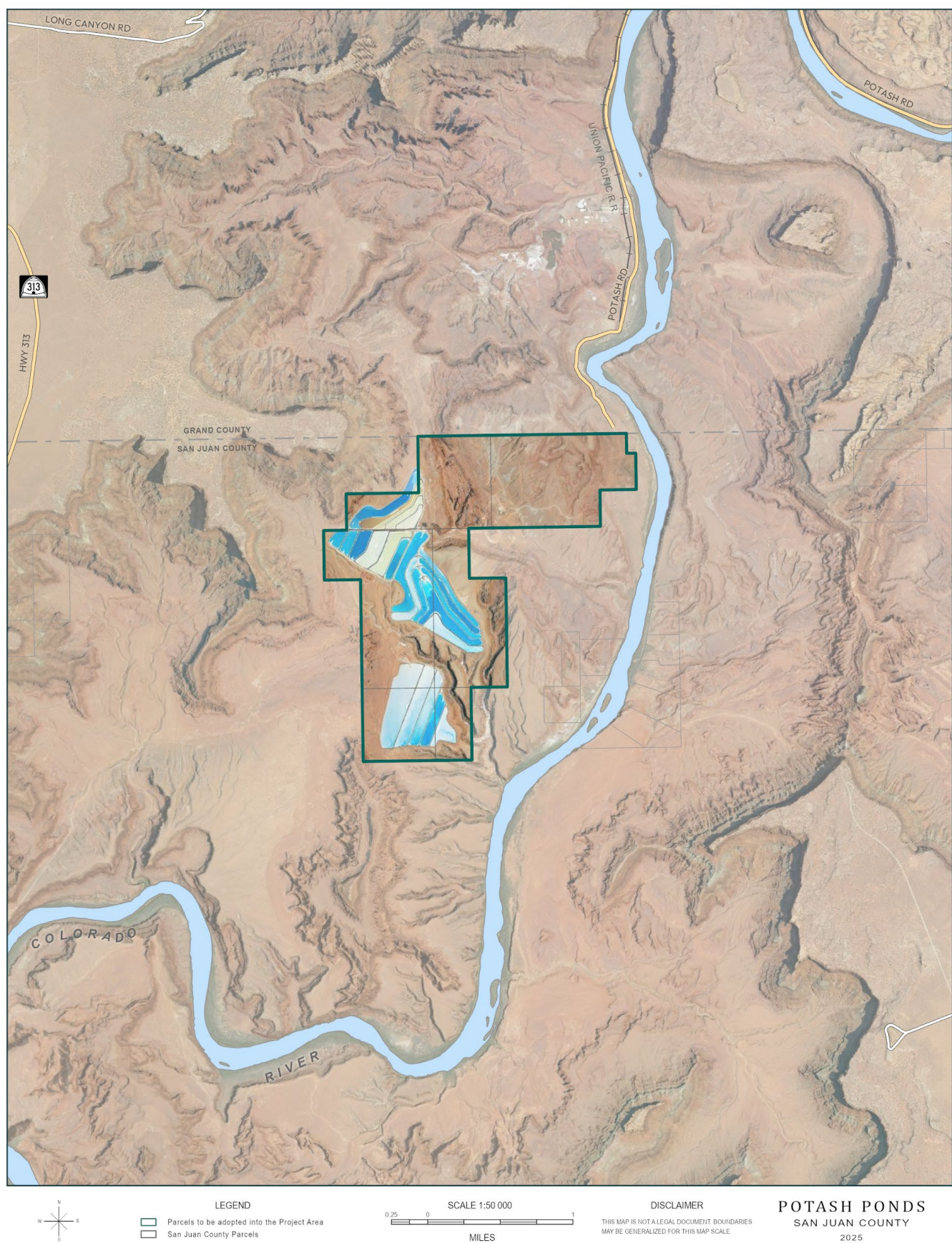
Containing portions of Sections 21, 28, 29, 32, & 33 in Township 37 South, Range 22 East and Sections 4-6, Township 38 South, Range 22 East, Salt Lake Base & Meridian, U.S. Survey:

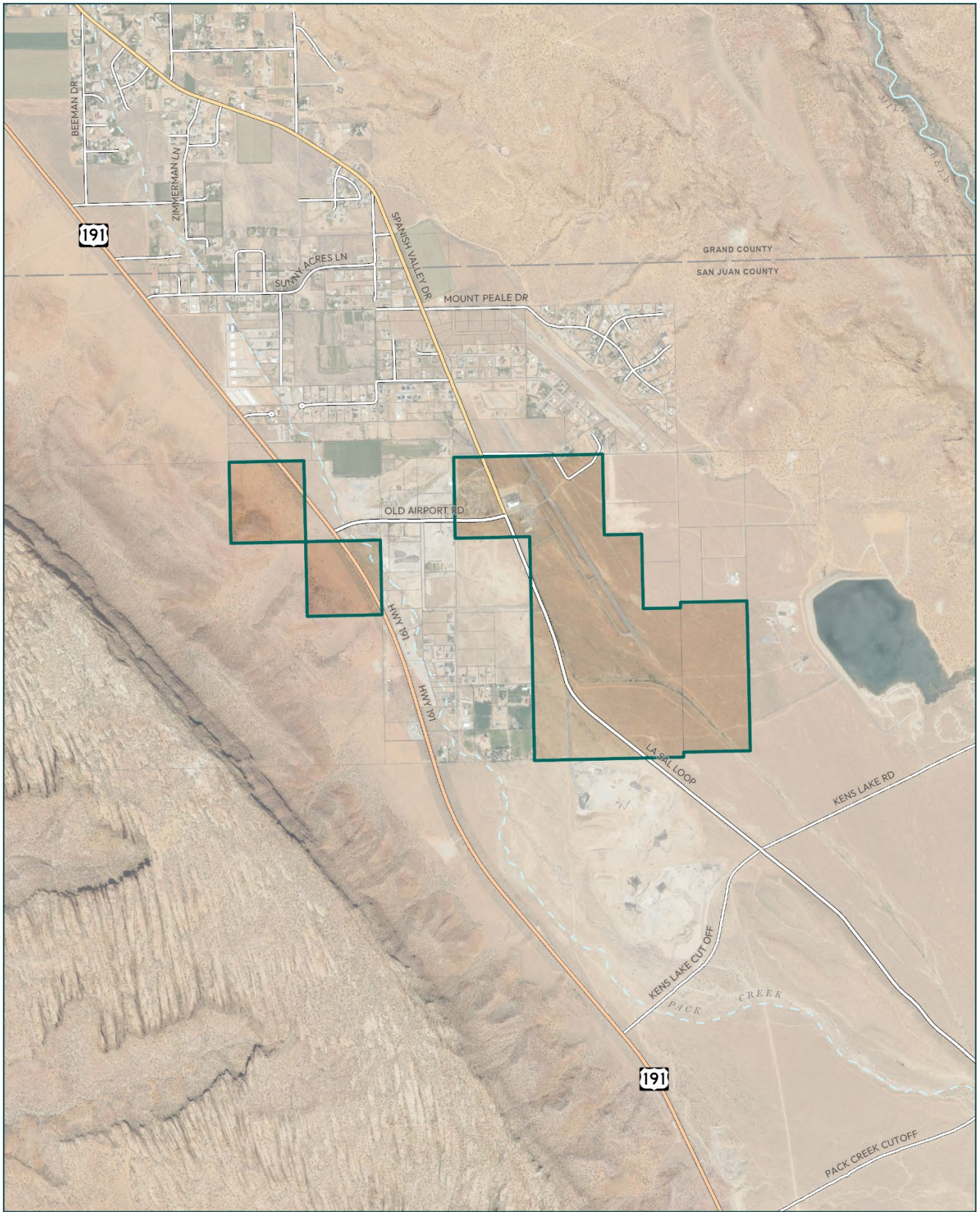
Beginning at a point, said point being from the East Quarter Corner of Section 4 or POINT OF BEGINNING; and running thence South 88°48'11" West for a distance of 329.29 feet; thence South 1°06'06" East for a distance of 2637.83 feet; thence South 88°47'12" West, a distance of 2306.72 feet; thence South 88°47'27" West, a distance of 2636.24 feet; thence South 88°38'11" West, a distance of 2636.89 feet; thence South 88°38'31" West, a distance of 2636.86 feet; thence South 89°06'28" West, a distance of 2640.31 feet; thence North 1°02'49" West, a distance of 2637.14 feet; thence North 1°02'50" West, a distance of 2660.64 feet; thence North 88°51'57" East, a distance of 2635.29 feet; thence North 89°19'29" East, a distance of 2641.20 feet; thence North 1°06'53" West, a distance of 5282.18 feet; thence North 89°13'45" East, a distance of 1317.20 feet; thence North 1°12'15" West, a distance of 1317.97 feet; thence North 89°15'18" East, a distance of 1317.52 feet; thence North 1°11'20" West, a distance of 1317.37 feet; thence North 1°11'25" West, a distance of 1317.37 feet; thence North 89°15'00" East, a distance of 1314.83 feet; thence North 1°11'35" West, a distance of 1313.14 feet; thence South 89°26'04" West, a distance of 1314.77 feet; thence North 1°18'59" West, a distance of 1325.92 feet; thence North 89°14'41" East, a distance of 1315.94 feet; thence North 89°14'41" East, a distance of 1315.94 feet; thence North 88°47'02" East, a distance of 2642.04 feet; thence South 1°13'47" East, a distance of 1321.94 feet; thence South 1°03'39" East, a distance of 1321.75 feet; thence South 1°03'49" East, a distance of 1321.85 feet; thence South 1°03'52" East, a distance of 918.71 feet; thence South 1°04'15" East, a distance of 44.56 feet; thence South 1°03'40" East, a distance of 358.55 feet; thence South 1°03'50" East, a distance of 528.23 feet; thence South 1°03'50" East, a distance of 793.52 feet; thence South 1°13'22" East, a distance of 1310.06 feet; thence South 1°13'17" East, a distance of 1310.09 feet; thence South 1°13'23" East, a distance of 1310.06 feet; thence South 1°13'18" East, a distance of 1310.09 feet; thence South 1°04'49" East, a distance of 26.91 feet; thence South 1°06'41" East, a distance of 1740.15 feet; thence South 1°06'35" East, a distance of 852.86 feet to the POINT OF BEGINNING.

Contains 3329.41 acres more or less.



Appendix B: Maps & Imagery of the Project Area





LEGEND

- Parcels to be adopted into the Project Area
- San Juan County Parcels

SCALE 1:25 000

0 0.13 0.25 0.5

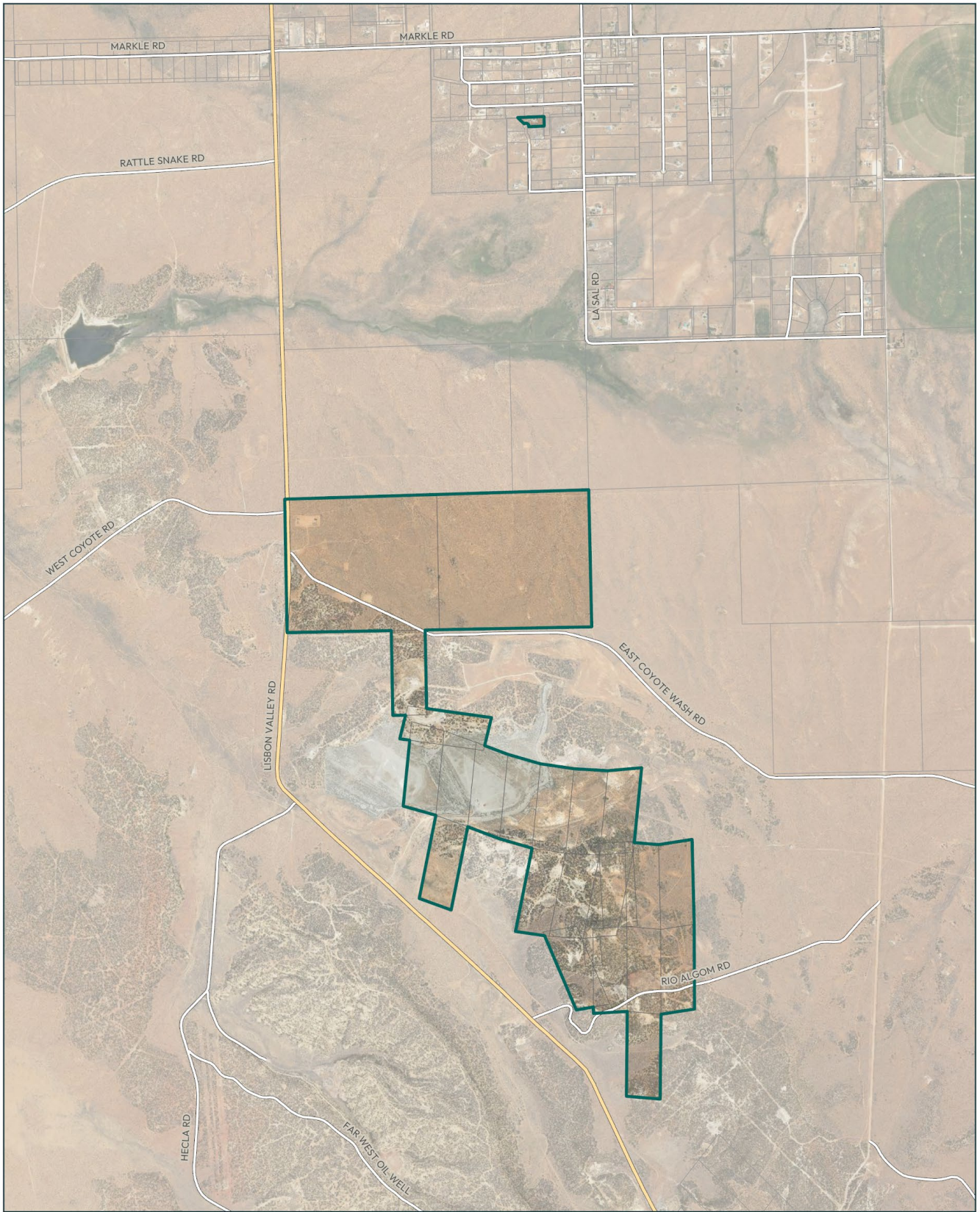
MILES

DISCLAIMER

THIS MAP IS NOT A LEGAL DOCUMENT. BOUNDARIES MAY BE GENERALIZED FOR THIS MAP SCALE.

SPANISH VALLEY
SAN JUAN COUNTY
 2025





LEGEND

- Parcels to be adopted into the Project Area
- San Juan County Parcels



DISCLAIMER

THIS MAP IS NOT A LEGAL DOCUMENT. BOUNDARIES MAY BE GENERALIZED FOR THIS MAP SCALE.

LA SAL AREA
SAN JUAN COUNTY
 2025





LEGEND

- Parcels to be adopted into the Project Area
- San Juan County Parcels

SCALE 1:25 000

0 0.13 0 0.5

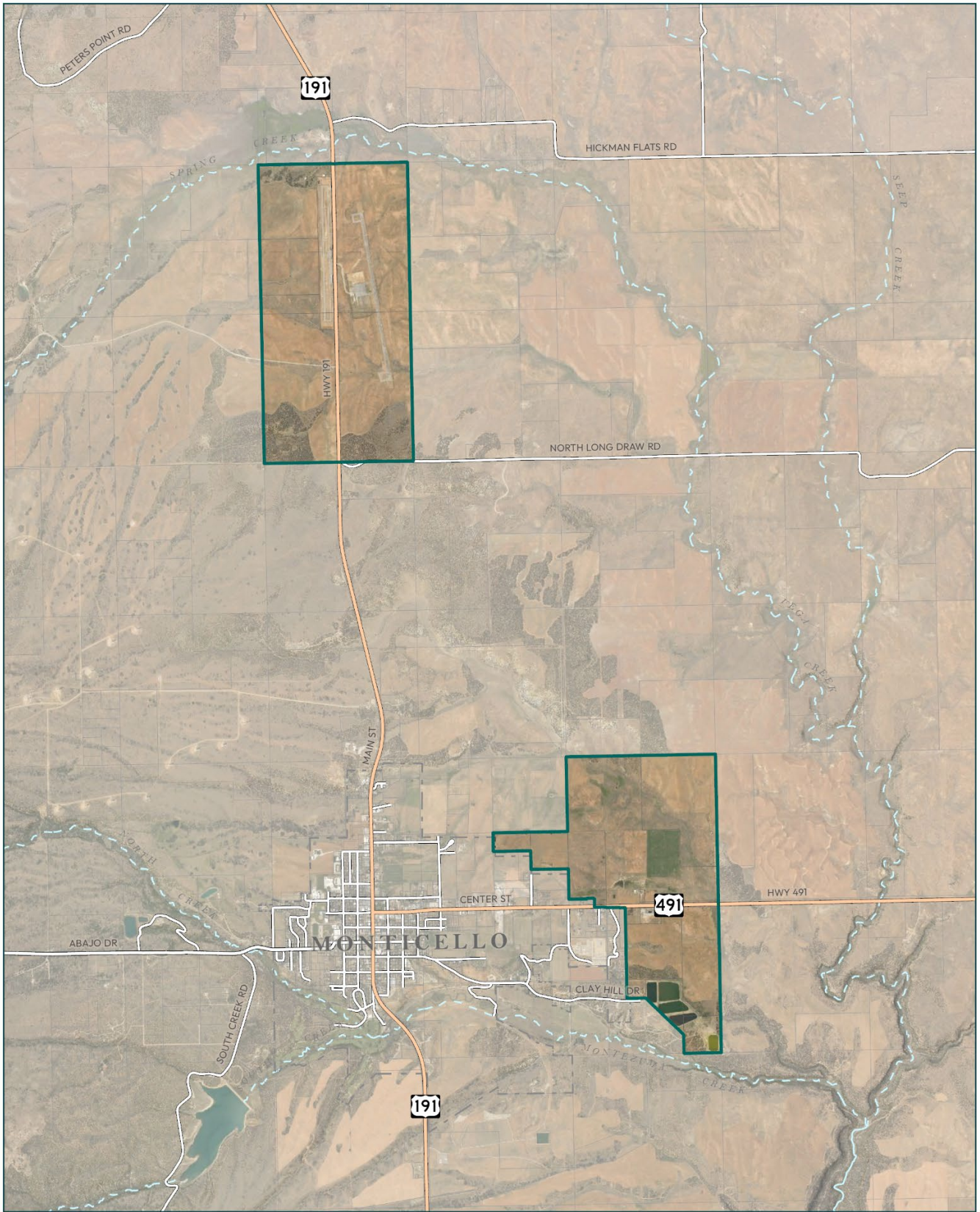
MILES

DISCLAIMER

THIS MAP IS NOT A LEGAL DOCUMENT. BOUNDARIES
MAY BE GENERALIZED FOR THIS MAP SCALE.

LISBON MINE
SAN JUAN COUNTY
2025





LEGEND
 Parcels to be adopted into the Project Area
 San Juan County Parcels

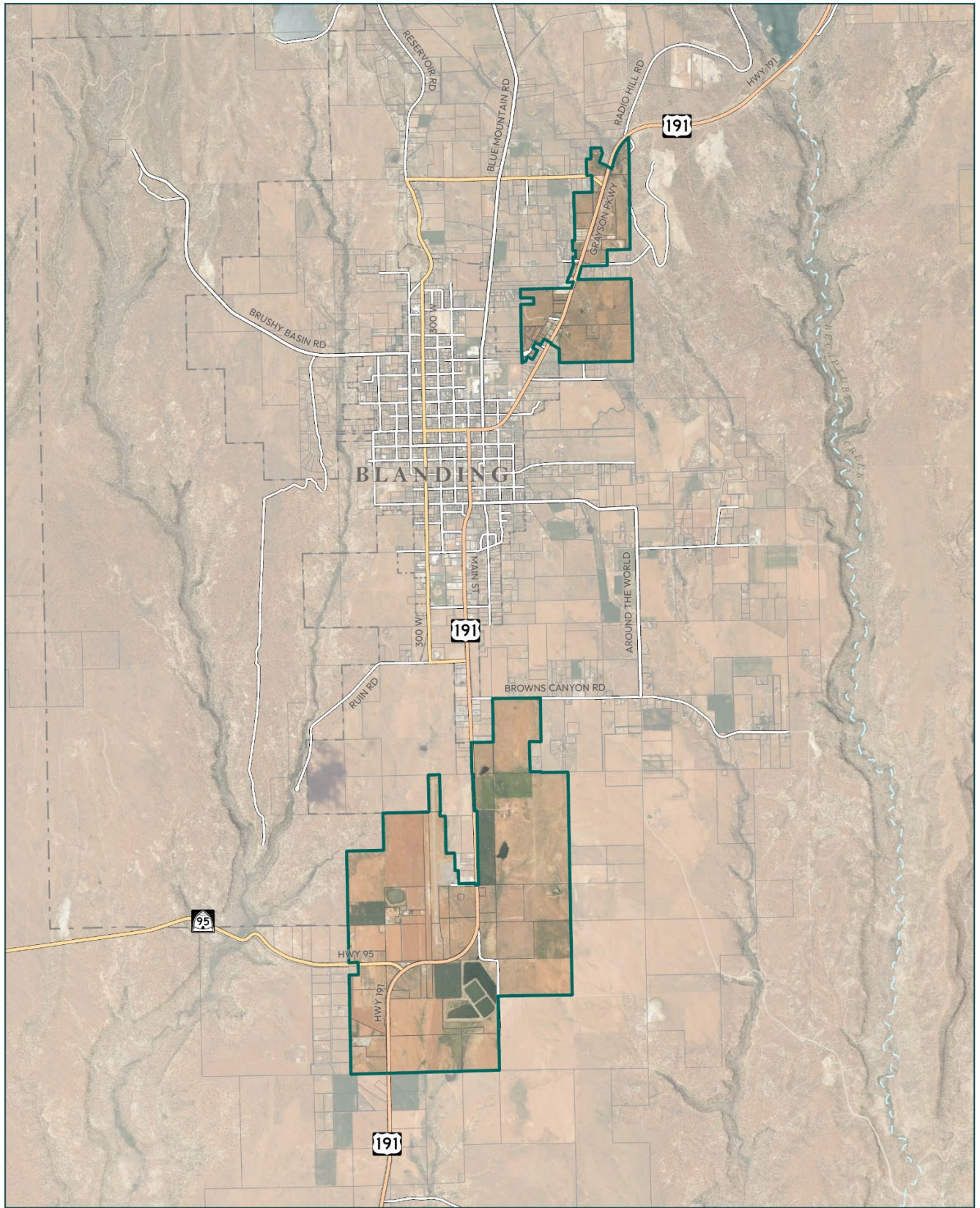
SCALE 1:50 000

 0.25 0 1
 MILES

DISCLAIMER
 THIS MAP IS NOT A LEGAL DOCUMENT. BOUNDARIES
 MAY BE GENERALIZED FOR THIS MAP SCALE.

MONTICELLO
SAN JUAN COUNTY
 2025





LEGEND

- Parcels to be adopted into the Project Area
- San Juan County Parcels

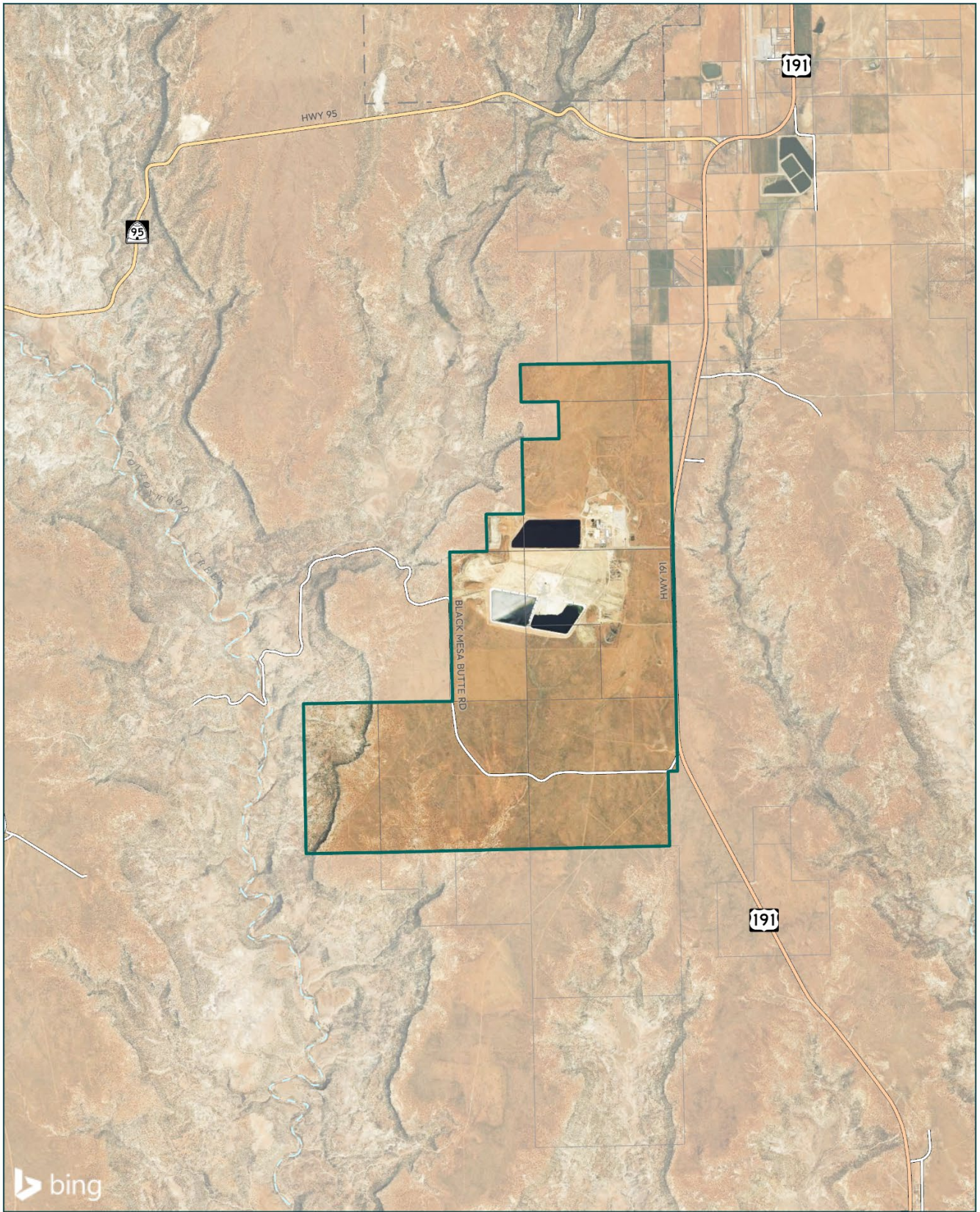


DISCLAIMER

THIS MAP IS NOT A LEGAL DOCUMENT. BOUNDARIES
MAY BE GENERALIZED FOR THIS MAP SCALE.

BLANDING
SAN JUAN COUNTY
2025





LEGEND

- Parcels to be adopted into the Project Area
- San Juan County Parcels

SCALE 1:50 000

0.25 0 1

MILES

DISCLAIMER

THIS MAP IS NOT A LEGAL DOCUMENT. BOUNDARIES MAY BE GENERALIZED FOR THIS MAP SCALE.

WHITE MESA
SAN JUAN COUNTY
 2025



Appendix C: Legislative Body Written Consent

SAN JUAN COUNTY RESOLUTION 2023-16

Resolution No. 2023-16

A RESOLUTION SUPPORTING THE CREATION OF A UTAH INLAND PORT AUTHORITY PROJECT AREA IN SAN JUAN COUNTY

WHEREAS San Juan County (the “**County**”) is a political subdivision of the State of Utah, and the Board of San Juan County Commissioners (the “**Board**”) is a public entity with authority to make resolutions with respect to the County; and

WHEREAS The County desires the Utah Inland Port Authority (the “**Port Authority**”) Board to create a Project Area (“**Project Area**”) to help fund the development of a Project Area in our County and

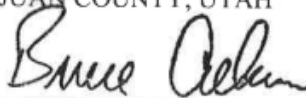
WHEREAS a Project Area fits the County’s economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents. This project will bring new primary employment opportunities to the County and it will provide enhanced logistics to local and regional companies. Additionally, this project fits the County’s general plan and the zoning for this area; and

WHEREAS The general public will benefit from the creation of this Project Area through the creation of new primary employment opportunities; through expanded logistics service opportunities; through improved movement of materials in and out of Utah; and by better utilizing our community’s infrastructure, potential rail opportunities and maximizing our transportation resources regionally.


NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SAN JUAN COUNTY COMMISSIONERS RESOLVED AS FOLLOWS that the Board hereby: (1) consents to include a site in the proposed Utah Inland Port Authority Project Area; and (2) requests the Port Authority to consider a project area in our County and designate and approve a site as a Project Area to aid in its development, all in accordance with Utah Code Annotated § 11-58-501 *et. Seq.*

RESOLVED, ADOPTED, AND ORDERED this 21st day of November, 2023.

BOARD OF COUNTY COMMISSIONERS
SAN JUAN COUNTY, UTAH

By: 
Bruce Adams, Chairman

ATTEST:


Lyman Duncan, San Juan County Clerk





RESOLUTION 02-25-2025-1

**A RESOLUTION CONSENTING TO THE CREATION OF A UTAH INLAND PORT
AUTHORITY PROJECT AREA IN BLANDING CITY**

WHEREAS, Blanding City ("City") is a municipal corporation of the State of Utah; and

WHEREAS, the Blanding City Council ("Council") is the governing body of the City; and

WHEREAS, the City desires that the Utah Inland Port Authority Board ("Port Authority") create a project area ("Project Area") to support economic development opportunities within Blanding City and the surrounding region; and

WHEREAS, the Project Area aligns with the City's vision for economic growth by facilitating the retention and expansion of housing needs and existing businesses while attracting new industries to create employment opportunities for local residents,

WHEREAS, the Project Area will be consistent with the City's general plan and zoning regulations; and

WHEREAS, the Project Area will also include lands located inside Blanding City limits for proposed housing development, Blanding City infrastructure such as city streets and utilities up to and including water, sewer, power, and natural gas.

WHEREAS, the Project Area will include lands near or adjacent to critical transportation infrastructure, including U.S. Highway 191, State Route 95, Blanding City Municipal Airport, which are essential for logistics and commerce in the region; and

WHEREAS, the Port Authority Project Area will be a beneficial tool to enhance industrial and commercial development, leveraging infrastructure assets to maximize economic potential; and

WHEREAS, the establishment of the Project Area will provide significant public benefits by creating new employment opportunities, attracting investment, and improving public infrastructure within the City and surrounding communities;

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BLANDING CITY
COUNCIL:**

1. Pursuant to Utah Code Ann. §11-58-501(2), the Blanding City Council hereby consents to the creation of a Utah Inland Port Authority Project Area within Blanding City. If additional areas are annexed into Blanding City, such areas may be included in the Project Area if incorporated into the Project Area plan or an amended project area plan adopted by the Port Authority.
2. This resolution shall become effective immediately upon passage.





ADOPTED AND APPROVED this 25 day of February, 2025.

SIGNED:



Trevor Olsen, Mayor

ATTEST:



Trent Herring, City Manager/Deputy Recorder

50 W 100 SOUTH BLANDING, UTAH 84511 • 435-678-2791 • cityoffice@blanding-ut.gov



Appendix D: Project Area Budget Summary

Model Summary	
Differential Tax Revenue Allocation	
Project Area Share	75%
Other Taxing Entities Share	25%
Duration (Years)	25
Base Year Taxable Revenues	\$ 92,000
Tax Differential to Project Area	\$ -
Tax Differential to Other Taxing Entities	\$ -
Total Tax Differential	\$ -
Less: Admin Expenses	\$ -
Total Remaining Differential for Projects	\$ -

Taxing Entities	
SAN JUAN COUNTY	0.002100
LIBRARY	0.000423
TORT LIABILITY	0.000070
PUBLIC HEALTH	0.000144
SAN JUAN SCHOOL DISTRICT	0.005361
SJ WATER CONSERVANCY DISTRICT	0.000678
MULTI-COUNTY A & C	0.000015
COUNTY ASSESSING & COLLECTING	0.000429
SAN JUAN HEALTH SERVICES DISTRICT	0.000826
SAN JUAN SCHOOLS - BASIC LEVY	0.001408
SAN JUAN STATE CHARTER SCHOOL LEVY	0.000005
BLANDING CEMETERY DIST	0.000243
MONTICELLO CEMETERY DIST	0.000193
MONTICELLO CITY	0.002002



Appendix E: Environmental Review

INTRODUCTION

For the Utah Inland Port Authority (UIPA) Board to adopt a Project Area Plan, an environmental review for the Project Area must be completed. This report provides an overview of environmental considerations to ensure compliance with all federal, state, and local requirements related to future opportunities associated with the development and optimization of the project area. The Utah Inland Port Authority, in conjunction with development parties and government stakeholders, will review these environmental considerations before work, which could pose adverse impacts, may commence in the project area.

SUMMARY OF ENVIRONMENTAL CONSIDERATIONS

Several cultural resources in San Juan County have been previously designated as worthy of preservation and recorded on the National Register of Historic Places (NRHP).

There are no land-areas of federally recognized tribes located in the project area.

The Southwestern Willow Flycatcher is an endangered bird species that may be present in the project area. The Gunnison Sage-Grouse, Mexican Spotted Owl, and Yellow-billed Cuckoo are threatened bird species that may be present in the project area. Designated critical habitats for the [Gunnison Sage-grouse](#) and the [Mexican Spotted Owl](#) overlap the project area.

The Bonytail, Colorado Pikeminnow, and Razorback Sucker are all endangered fish species that may be present in the project area. The Humpback Chub is a threatened fish species that may be present in the project area.

Suckley's Cuckoo Bumble Bees are listed as proposed endangered insect species and may exist in the project area. Silverspots are a threatened insect species that may exist in the project. Monarch butterflies are listed as proposed threatened insect species and may exist in the project area.

Jones Cycladenia and Navajo Sedge are threatened plant species that may exist in the project area.

There are 18 migratory bird species that occur on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) list that may warrant special attention in the project area with breeding seasons ranging between December 1 and August 31.

There are no wildlife or waterfowl management areas (WMAs) located within the project area.

According to the National Wetlands Inventory (NWI), wetlands are located within portions of the project area. Wetlands designated in the NWI may have changed since the date of the imagery and/or field work used for their characterization. Updated qualified wetland delineation studies shall be the final determination for existing wetlands.

San Juan County is currently in attainment for all criteria pollutants.

PROJECT AREA DESCRIPTION

The combined Ancient Sky Project Area comprises approximately 15,500 acres and consists of several noncontiguous areas. See Appendix B for project area maps.



PAST AND PRESENT LAND USES

Public land records—including historical city directories, fire insurance maps, topographic maps, and aerial imagery—can be accessed online and reviewed to help determine previous ownership and identify any structures on properties/adjacent properties in the project area, or indications of environmental contamination.

A visual site inspection should be conducted to observe properties in the project area, any structures on the properties and adjacent properties to identify indications of environmental contamination that may have resulted from activities that took place on the site or from activities at neighboring properties.

Past and present landowners, operators, and/or occupants of properties, along with any knowledgeable local government officials should be interviewed to gather information around past and present land uses of properties in the project area.

It is the responsibility of each landowner to assess past and present land uses for indications of environmental contamination on their respective properties.

GEOTECHNICAL RESOURCES

In order to characterize subsurface conditions and provide design parameters needed to proceed with site development, geotechnical constraints must be identified for the project area.

Potential geotechnical constraints may include:

- anticipated foundation system
- anticipated excavation equipment
- pavement
- anticipated seismic site class
- anticipated frost depth
- bedrock constraints
- blasting anticipated
- groundwater constraints
- dewatering anticipated
- corrosive soils
- karst constraints
- sinkholes
- seismic liquefaction
- settlement monitoring likely required
- fill anticipated on-site
- site usage

Field explorations via soil borings and/or test pits are recommended to determine the geotechnical constraints for the project area. It is the responsibility of each landowner to assess geotechnical constraints on their respective properties.



GEOLOGY AND SOILS

Geological constraints of a project area that should be considered include:

- soil grade,
- soil composition,
- soil permeability and compressibility,
- soil stability,
- soil load-bearing capacity,
- soil corrosivity,
- soil shrink-swell potential,
- soil settlement potential, and
- soil liquefaction potential

It is the responsibility of each landowner to assess geological constraints on their respective properties.

The United State Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) maintains the [Web Soil Survey](#) (WSS), which provides soil data and information produced by the [National Cooperative Soil Survey](#), a nationwide partnership dedicated to soils since 1899. The WSS provides soil maps and data for more than 95% of the nation's counties and is updated and maintained online as the single authoritative source of soil survey information. WSS data can be used for planning purposes and to assess an area's soil health.

The USDA NRCS defines [soil health](#) as “the continued capacity of soil to function as a vital living ecosystem that sustains plants, animals, and humans. Healthy soil gives us clean air and water, bountiful crops and forests, productive grazing lands, diverse wildlife, and beautiful landscapes.” Soil health research has identified the following principles to manage soil and improve soil function:

- Maximize presence of living roots
- Minimize disturbance
- Maximize soil cover
- Maximize biodiversity

It is the responsibility of each landowner to assess soil health and constraints on their respective properties. Figures 1-1 through 1-7 display the WSS maps for the project area. Map units are defined below.



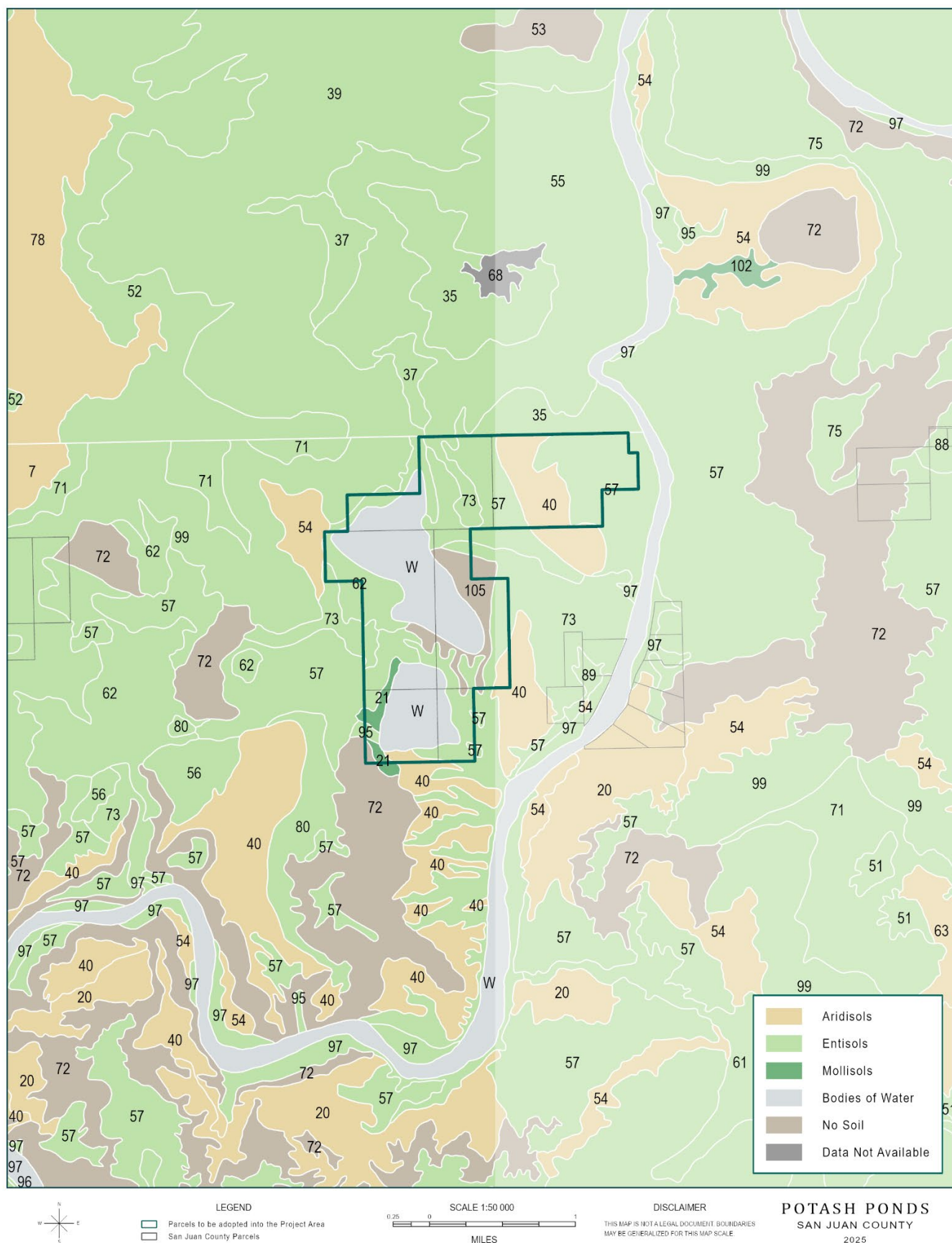


FIGURE 1-1: POTASH PONDS WEB SOIL SURVEY MAP



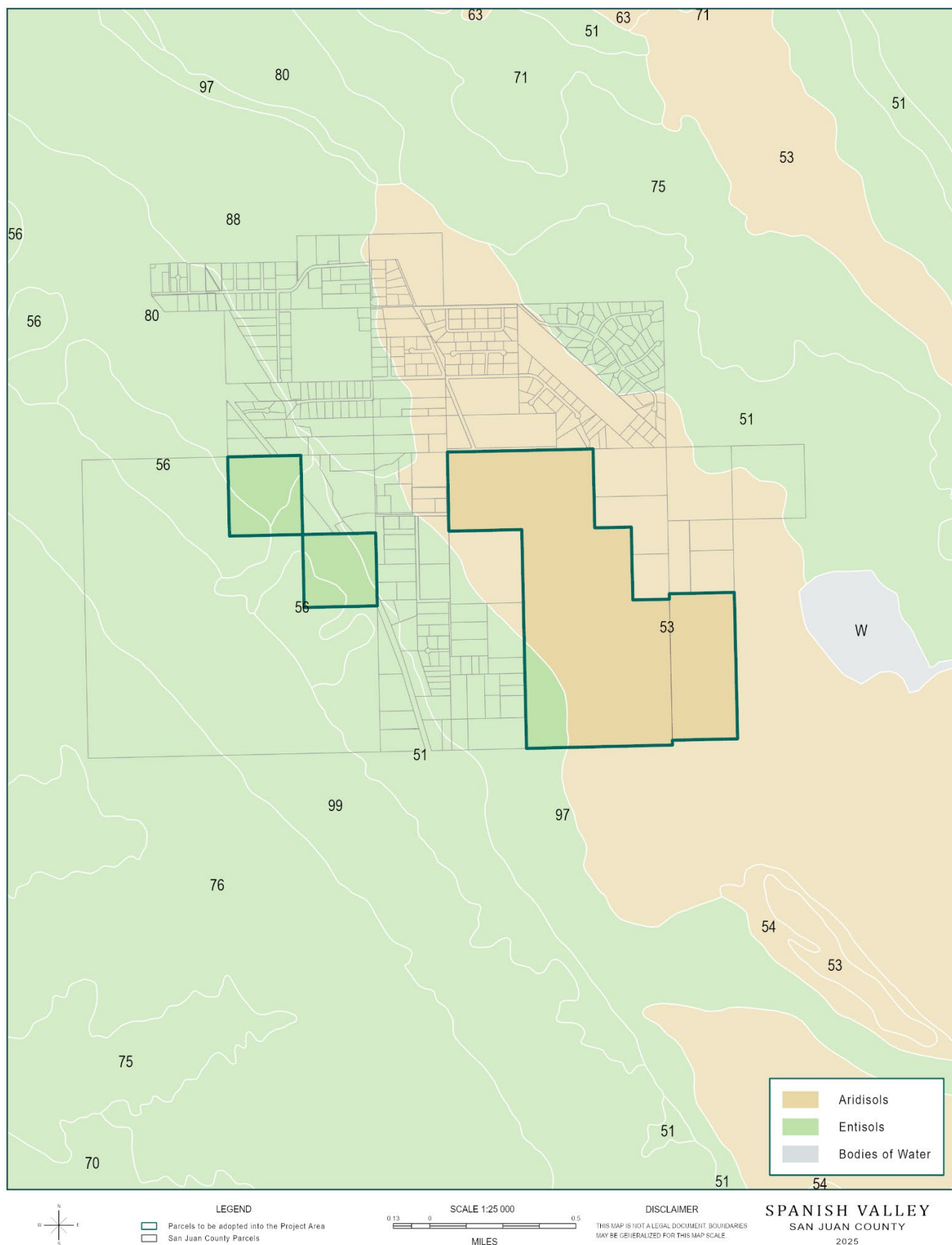


FIGURE 1-2: SPANISH VALLEY WEB SOIL SURVEY MAP

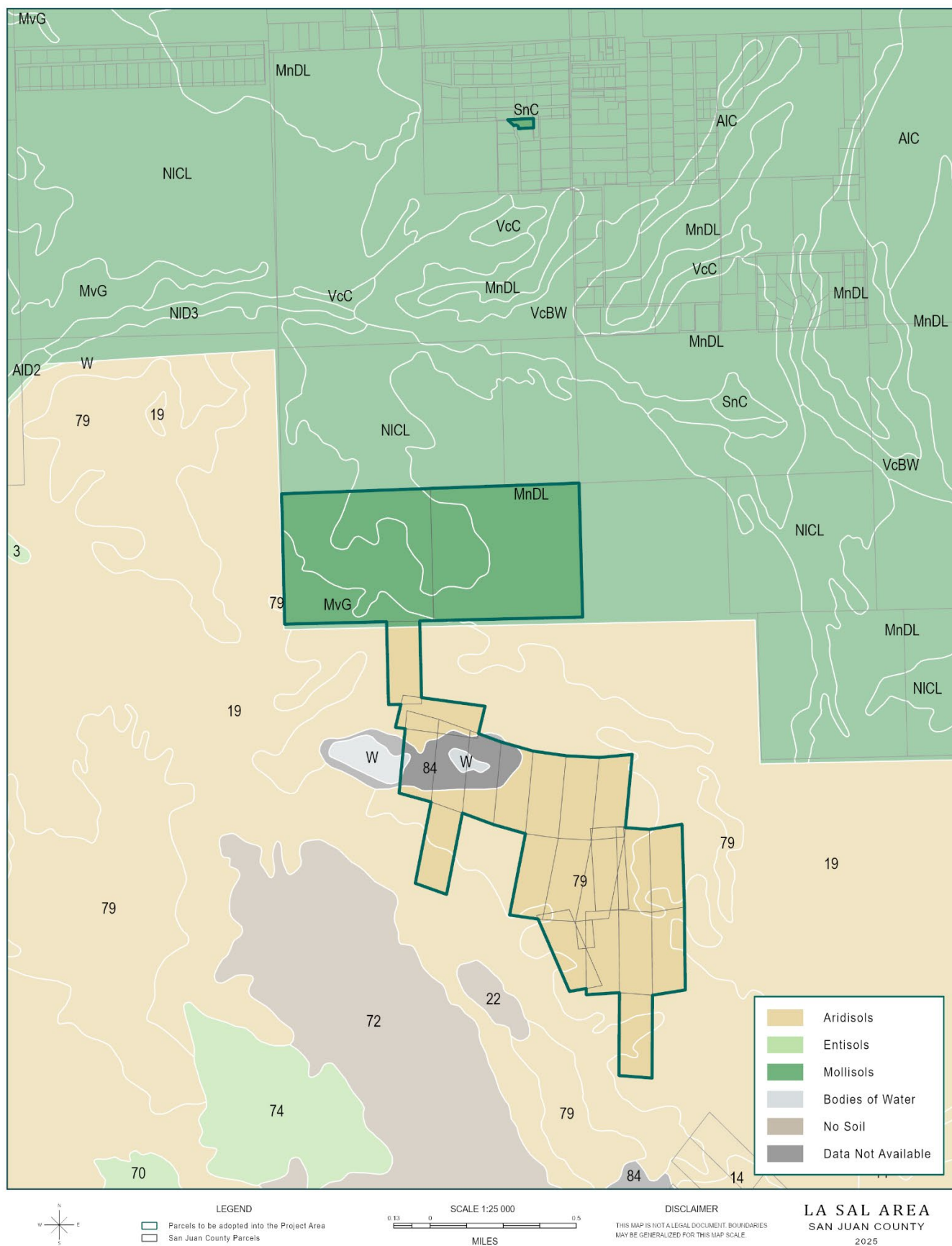


FIGURE 1-3: LA SAL AREA WEB SOIL SURVEY MAP



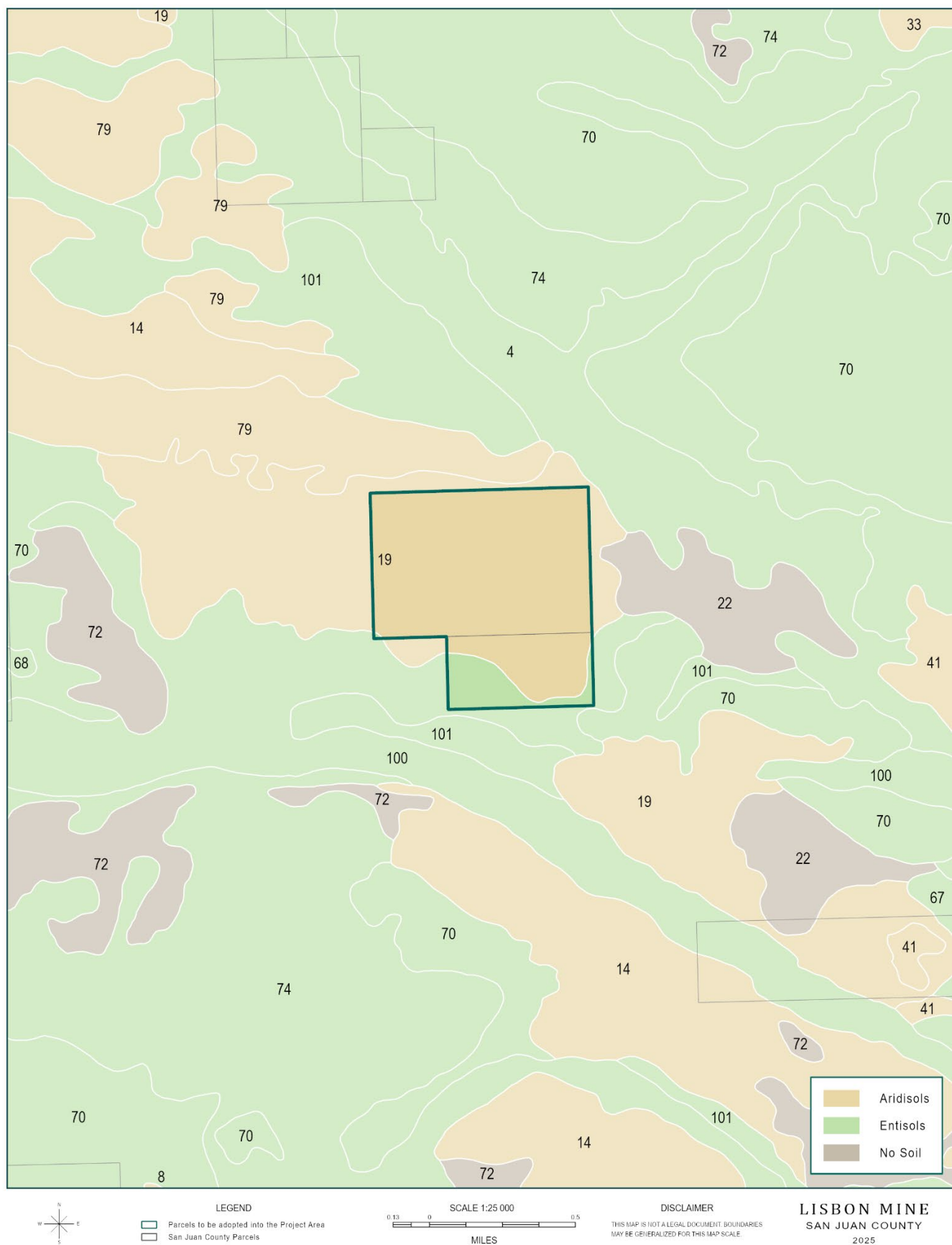


FIGURE 1-4: LISBON MINE WEB SOIL SURVEY MAP



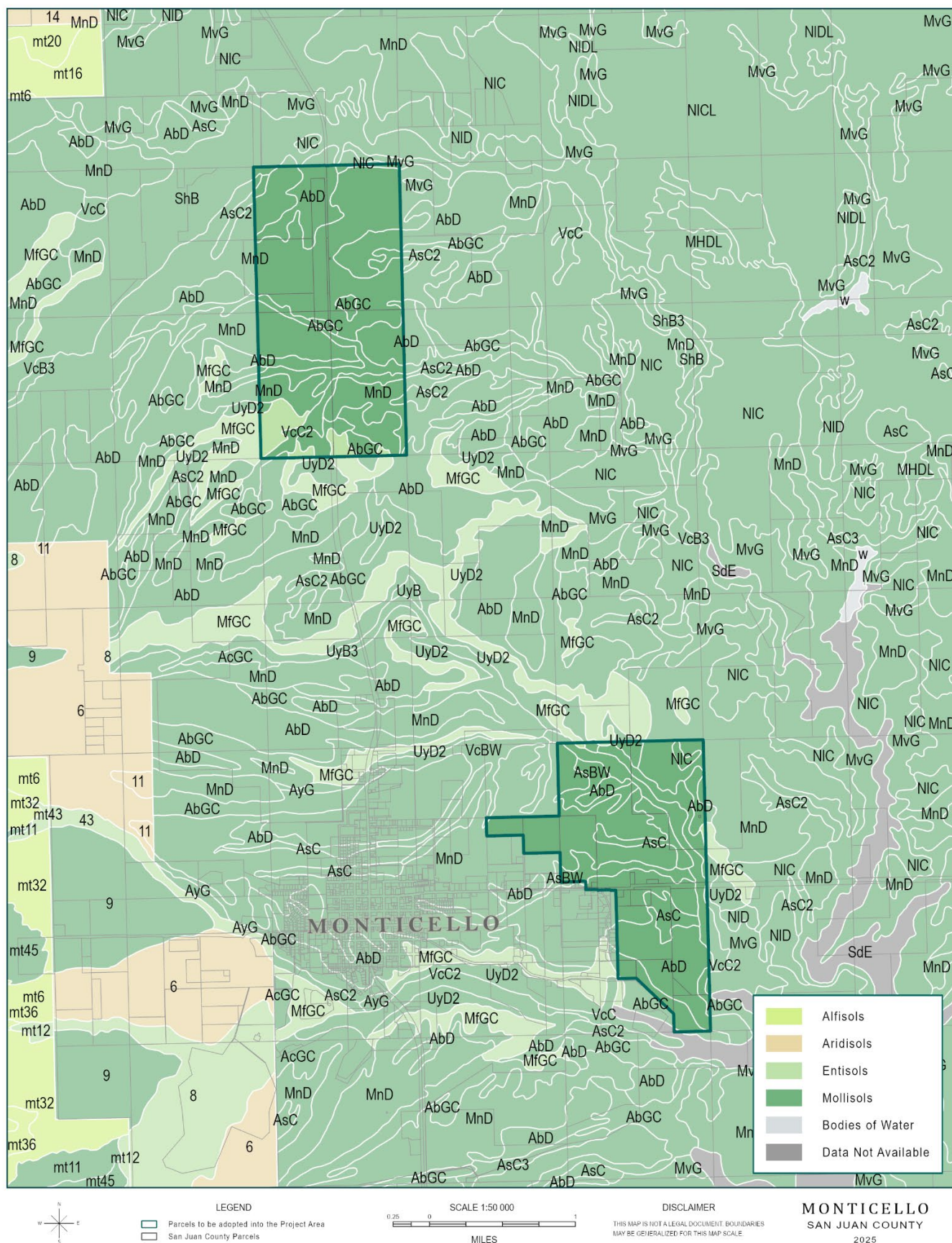


FIGURE 1-5: MONTICELLO WEB SOIL SURVEY MAP



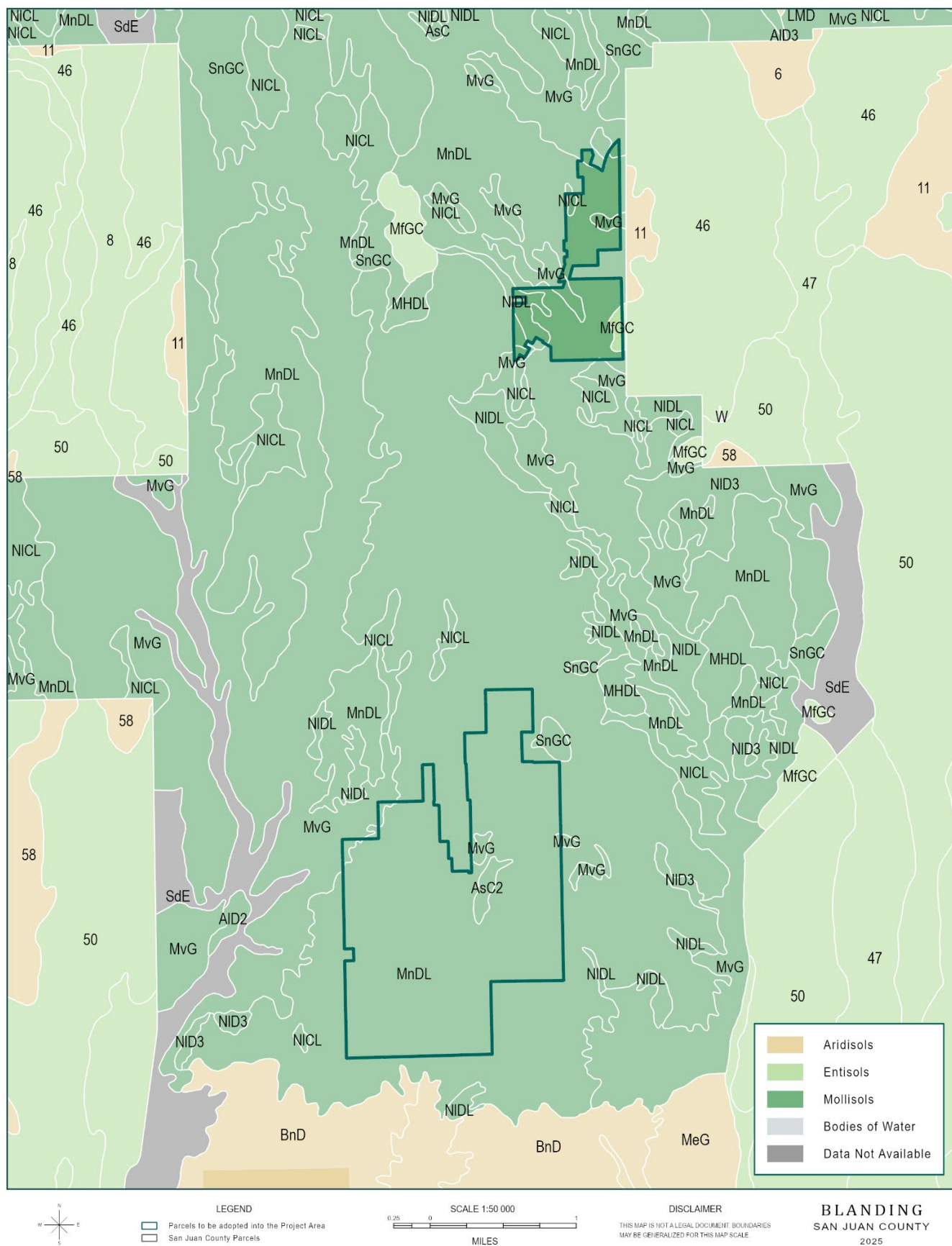


FIGURE 1-6: BLANDING WEB SOIL SURVEY MAP



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Badland	17.9	0.1%
3	Barnum loam, 0 to 3 percent slopes	119.4	0.8%
19	Cahona fine sandy loam, 2 to 8 percent slopes	338.9	2.2%
21	Dranyon-Tolman variant complex, 8 to 20 percent slopes	30.5	0.2%
40	Hoskinnini very gravelly fine sandy loam, 0 to 8 percent slopes	158.5	1.0%
48	Lithic Ustic Torriorthents-Badland-Rock outcrop complex, 15 to 30 percent slopes	116.2	0.7%
51	Mido loamy fine sand, dry, 2 to 8 percent slopes	800.1	5.2%
52	Mivida fine sandy loam, 2 to 8 percent slopes	89.5	0.6%
53	Moab gravelly fine sandy loam, 2 to 8 percent slopes	1,917.70	12.4%
54	Moab very cobbly fine sandy loam, 3 to 30 percent slopes	332.1	2.1%
56	Moenkopie very gravelly sandy loam, 3 to 30 percent slopes	114.7	0.7%
57	Moenkopie-Rock outcrop complex, 1 to 15 percent slopes	439	2.8%
62	Nepalto very stony sandy loam, 2 to 8 percent slopes	126.2	0.8%
68	Redbank very fine sandy loam, alkali, 0 to 3 percent slopes	4.1	0.0%*
71	Rizno, dry-Rock outcrop complex, 3 to 15 percent slopes	1.8	0.0%*
72	Rock outcrop	4.6	0.0%*
73	Rock outcrop-Moenkopie complex, 3 to 15 percent slopes	229.5	1.5%
74	Rock outcrop-Rizno complex, 3 to 15 percent slopes	92.8	0.6%
75	Rock outcrop-Rizno, dry complex, 3 to 15 percent slopes	252.6	1.6%
79	Shalako-ThumbRock-Rock outcrop complex, 3 to 15 percent slopes	298.8	1.9%
80	Sheppard fine sand, 2 to 8 percent slopes	167.3	1.1%
84	Slickens	37.5	0.2%
95	Trail fine sand, 0 to 5 percent slopes	5.8	0.0%*
97	Ustic Torrifluvents-Ustic Torrifluvents,sodic-Typic Ustifluvents complex, 0 to 6 percent slopes	542.5	3.5%
99	Ustic Torriorthents-Lithic Torriorthents, warm-Rock outcrop complex, 10 to 80 percent slopes	325.1	2.1%
100	Ustic Torriorthents-Ustollic Calciorthids complex, 10 to 60 percent slopes	374.9	2.4%
105	Pits, gravel	108.3	0.7%
W	Water	490.7	3.2%
AbD	Abajo loam, 0 to 10 percent slopes	494.7	3.2%
AbGC	Abajo cobbly loam, 2 to 25 percent slopes	85.9	0.6%
AsBW	Ackmen silt loam, moderately deep water table, 0 to 3 percent slopes	91.2	0.6%
AsC	Ackmen silt loam, 0 to 6 percent slopes	84.3	0.5%
AsC2	Ackmen silt loam, 0 to 6 percent slopes, moderately eroded	118.3	0.8%
BnD	Blanding very fine sandy loam, 2 to 10 percent slopes	2,727.10	17.6%
MeG	Mellenthin very rocky fine sandy loam, 4 to 25 percent slopes	423.3	2.7%
MfGC	Menefee cobbly clay loam, 4 to 40 percent slopes	88.1	0.6%
MnD	Monticello very fine sandy loam, 0 to 10 percent slopes	1,142.40	7.4%
MnDL	Monticello very fine sandy loam, low rainfall, 2 to 10 percent slopes	2,076.40	13.4%
MvG	Montvale very rocky very fine sandy loam, 2 to 25 percent slopes	160.7	1.0%
NIC	Northdale loam, 0 to 6 percent slopes	16.9	0.1%
NICL	Northdale loam, low rainfall, 0 to 6 percent slopes	71.8	0.5%
NIDL	Northdale loam, low rainfall, 6 to 10 percent slopes	33	0.2%
SdE	Sandstone rockland, steep	179.7	1.2%
ShB	Shay clay loam, 0 to 3 percent slopes	5	0.0%*
SnC	Scorup very fine sandy loam, 2 to 6 percent slopes	1.4	0.0%*
UyD2	Ucolo silty clay loam, 2 to 10 percent slopes, moderately eroded	48.1	0.3%
VcBW	Vega clay loam, moderately deep water table, 0 to 3 percent slopes	0.3	0.0%*
VcC2	Vega clay loam, 0 to 6 percent slopes, moderately eroded	115.1	0.7%
Totals for Area of Interest		15,500.90	100

**values represented by "0.0%" are non-zero values that are insignificantly small*



HYDROGEOLOGY AND HYDROLOGY

Groundwater constraints of the project area that should be considered include:

- depth to groundwater,
- groundwater flow direction, and
- contamination migration potential

Field explorations via soil borings are recommended to determine and document groundwater depths, flow direction, and contamination migration potential. It is the responsibility of each landowner to assess hydrogeological and hydrological constraints on their respective properties.

HISTORICAL AND CULTURAL RESOURCES

The [National Register of Historical Places](#) (NRHP) lists cultural resources previously recorded on the official list of the Nation's historic places worthy of preservation.

Additional previously recorded resources may be on-file at the Utah State Historic Preservation Office (SHPO). If additional information is needed from the Utah SHPO, a qualified cultural resource professional will need to be consulted. Utah SHPO provides [Archaeological Compliance Guidance](#) for projects that affect cultural resources listed on the NRHP.

It is the responsibility of each landowner to assess potential impacts to historical and cultural resources on their respective properties.

The table below lists cultural resources in San Juan County that have been previously recorded on the official list of the Nation's historic places worthy of preservation.



Property Name	State	County	City	Street & Number
Aneth Terrace Archeological District	UTAH	San Juan	Aneth	Address Restricted
Big Westwater Ruin	UTAH	San Juan	Blanding	Address Restricted
Butler Wash Archeological District	UTAH	San Juan	Blanding	Address Restricted
Coal Bed Village Site	UTAH	San Juan	Blanding	Address Restricted
Defiance House	UTAH	San Juan	Blanding	Address Restricted
Edge of Cedars Indian Ruin	UTAH	San Juan	Blanding	W of Blanding
Grand Gulch Archeological District	UTAH	San Juan	Blanding	Address Restricted
Moon House Complex	UTAH	San Juan	Blanding	Address Restricted
Natural Bridges Archeological District	UTAH	San Juan	Blanding	Address Restricted
Oljato Trading Post	UTAH	San Juan	Blanding	SW of Blanding
Owachomo Bridge Trail	UTAH	San Juan	Blanding	Armstrong Canyon
Patterson, Nancy, Site	UTAH	San Juan	Blanding	Address Restricted
Swallow's Nest	UTAH	San Juan	Blanding	2 N. Grayson Pkwy.
Westwater Canyon Archeological District	UTAH	San Juan	Blanding	Address Restricted
Adams, Joseph Frederick, House	UTAH	San Juan	Bluff	Off US 163
Bluff Historic District	UTAH	San Juan	Bluff	Roughly bounded by Main St., US 191, 2nd E. St., and the bluffs
Decker, James Bean, House	UTAH	San Juan	Bluff	UT 47
Nielson, Jens, House	UTAH	San Juan	Bluff	Off UT 47
Redd, Lemuel H., Jr., House	UTAH	San Juan	Bluff	UT 47
Sand Island Petroglyph Site	UTAH	San Juan	Bluff	Address Restricted
Scorup, John Albert, House	UTAH	San Juan	Bluff	UT 47
St. Christopher's Episcopal Mission	UTAH	San Juan	Bluff	UT 163
Goulding's Trading Post	UTAH	San Juan	Gouldings	Off UT 47
Poncho House	UTAH	San Juan	Mexican Hat	Address Restricted
Cave Springs Cowboy Camp	UTAH	San Juan	Moab	Cave Springs vicinity
Julien Inscription	UTAH	San Juan	Moab	Lower Red Lake vicinity
Kirk's Cabin Complex	UTAH	San Juan	Moab	Upper Salt Walsh
Lost Canyon Cowboy Camp	UTAH	San Juan	Moab	Lost Canyon vicinity
Murphy Trail and Bridge	UTAH	San Juan	Moab	Murphy Point vicinity
Neck and Cabin Springs Grazing Area	UTAH	San Juan	Moab	Grand View Point Rd., Canyonlands National Park
Alkali Ridge	UTAH	San Juan	Monticello	Address Restricted
Carhart Pueblo	UTAH	San Juan	Monticello	Address Restricted
Hyland Hotel	UTAH	San Juan	Monticello	116 S. 100 West
Indian Creek State Park	UTAH	San Juan	Monticello	14 mi. N of Monticello
Jones, Frederick Issac and Mary M., House	UTAH	San Juan	Monticello	117 E 200 S
Salt Creek Archeological District	UTAH	San Juan	Monticello	Address Restricted
Natural Bridges National Monument Visitor Center	UTAH	San Juan	Natural Bridges NM	Natural Bridges Entrance Rd. / UT 275
Navajo Mountain Day School and Community Center Historic District	UTAH	San Juan	Navajo Mountain	300 yds. west of jct. of Cty. Rds. 434 and 488
Rainbow Bridge	UTAH	San Juan	Page, Arizona	Address Restricted

TRIBAL LANDS

The U.S. Domestic Sovereign Nations: [Indian Lands of Federally-Recognized Tribes of the United States map](#) (commonly referred to as Indian lands) identifies tribal lands with the Bureau of Indian Affairs (BIA) Land Area Representation (LAR). It is the responsibility of each landowner to coordinate with respective tribal representatives in the event that their property exists on tribal lands.

There are no land-areas of federally recognized tribes located in the project area.

NATURAL RESOURCES

The Endangered Species Act (ESA) provides a program for the conservation of threatened and endangered plants and animals and the habitats in which they are found per [50 CFR 17](#).



The lead federal agencies for implementing ESA are:

- U.S. Fish and Wildlife Service (FWS)
 - The FWS maintains a worldwide list of endangered species. Species include birds, insects, fish, reptiles, mammals, crustaceans, flowers, grasses, and trees
- U.S. National Oceanic and Atmospheric Administration (NOAA) Fisheries Service

The [U.S. Fish & Wildlife Information for Planning and Consultation \(IPaC\) tool](#) identifies any listed species, critical habitat, migratory birds, or other natural and biological resources that may be impacted by a project. It is the responsibility of each landowner to assess potential impacts to threatened and endangered species on their respective properties.

The Southwestern Willow Flycatcher is an endangered bird species that may be present in the project area. The Gunnison Sage-Grouse, Mexican Spotted Owl, and Yellow-billed Cuckoo are threatened bird species that may be present in the project area. Designated critical habitats for the [Gunnison Sage-grouse](#) and the [Mexican Spotted Owl](#) overlap the project area.

The Bonytail, Colorado Pikeminnow, and Razorback Sucker are all endangered fish species that may be present in the project area. The Humpback Chub is a threatened fish species that may be present in the project area.

Suckley's Cuckoo Bumble Bees are listed as proposed endangered insect species and may exist in the project area. Silverspots are a threatened insect species that may exist in the project. Monarch butterflies are listed as proposed threatened insect species and may exist in the project area.

Jones Cycladenia and Navajo Sedge are threatened plant species that may exist in the project area.

Portions of the project area may contain suitable habitat for these species, which may face adverse impacts from development. It is recommended to determine whether the project area is likely to adversely affect proposed threatened and endangered species.

There are 18 migratory bird species that occur on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) list or warrant special attention in the project area with breeding seasons ranging between December 1 and August 31. These migratory bird species of concern include the Bald Eagle, Black Rosy-finch, Broad-tailed Hummingbird, Brown-capped Rosy-finch, California Gull, Cassin's Finch, Clark's Nutcracker, Evening Grosbeak, Golden Eagle, Grace's Warbler, Lesser Yellowlegs, Lewis's Woodpecker, Long-eared Owl, Olive-sided Flycatcher, Pectoral Sandpiper, Pinyon Jay, Virginia's Warbler, and Western Grebe. It is recommended that construction activities are completed outside of the BCC breeding season (12/1 - 8/31).

There are no wildlife or waterfowl management areas (WMAs) located within or nearby the project area.

WATER RESOURCES

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. It is the responsibility of each landowner to assess potential impacts to surface waters and comply with water quality regulations for their respective properties.



The Utah Division of Water Quality (DWQ) is the regulatory agency responsible for enforcing [Utah's Water Quality Laws and Rules](#), including [Utah Administrative Code – Title R317](#) and the [Utah Water Quality Act](#). The [Utah Water Quality Board](#) guides the development of water quality policy and regulation within the state. It is the responsibility of each landowner to comply with Utah's water quality laws and rules for their respective properties.

Impaired Water Bodies are bodies of water that are too polluted or otherwise degraded to meet the water quality standards set by states, territories, or authorized tribes. [Section 303\(d\) of the CWA](#), requires states to identify waters where current pollution control technologies alone cannot meet the water quality standards set for that water body. The impaired waters are prioritized based on the severity of the pollution and the designated use of the waterbody. States must establish the total maximum daily load(s) (TMDL) of the pollutant(s) in the water body for impaired waters on their list.

The Utah DWQ provides a [web-based mapping tool](#) that identifies designated beneficial uses of surface waters in Utah as well as their water quality conditions based on scientific assessments. If a waterbody is listed as impaired (as indicated in the "2010 Assessment" data field) and water quality restoration plans have been approved, the "TMDL Information" field and web link will appear, providing the plan to restore the waterbody to its designated beneficial use. The information provided on this web page is not the official record of impaired waters. The Utah [Water Quality Monitoring Program](#) provides details for assessing surface water resources and establishing their protections.

More information regarding impaired water bodies and their classification can be found in the Utah Division of Water Quality's [Final 2022 Integrated Report on Water Quality](#).

WETLANDS

Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities).

An individual permit may be required if the project poses potentially significant impacts to the nearby wetland, or if fill from the project area would be discharged into the nearby wetland. Individual permits are reviewed by the U.S. Army Corps of Engineers, which evaluates applications under a public interest review, as well as the environmental criteria set forth in the [CWA Section 404\(b\)\(1\) Guidelines](#). [33 CFR 320](#) establishes general regulatory policies for wetlands.

The [National Wetlands Inventory \(NWI\)](#) was established by the United States Fish and Wildlife Service (USFWS) to conduct a nationwide inventory of U.S. wetlands to provide information on the distribution and type of wetlands to aid in conservation efforts. The NWI is not meant to be the final determination of existing wetlands. Wetlands or other mapped features in the NWI may have changed since the date of the imagery and/or field work used for characterization. Updated qualified wetland delineation studies shall be the final determination for existing wetlands. It is the responsibility of each landowner to assess potential impacts to wetlands and comply with wetland regulations for their respective properties.



According to the National Wetlands Inventory, Figures 2-1 through 2-7 display nationally characterized wetlands located in the project area.

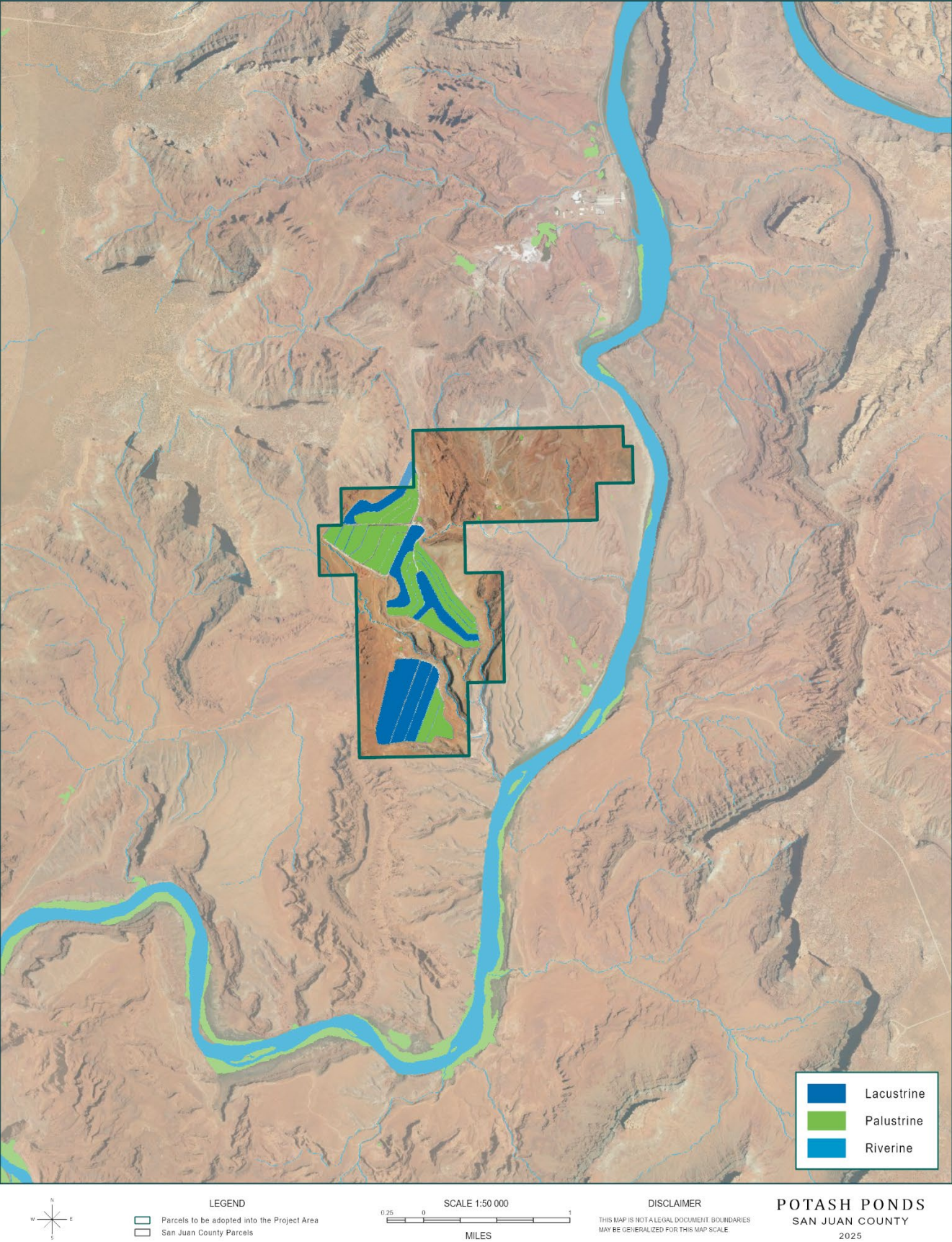


FIGURE 2-1: POTASH PONDS NATIONAL WETLANDS INVENTORY MAP



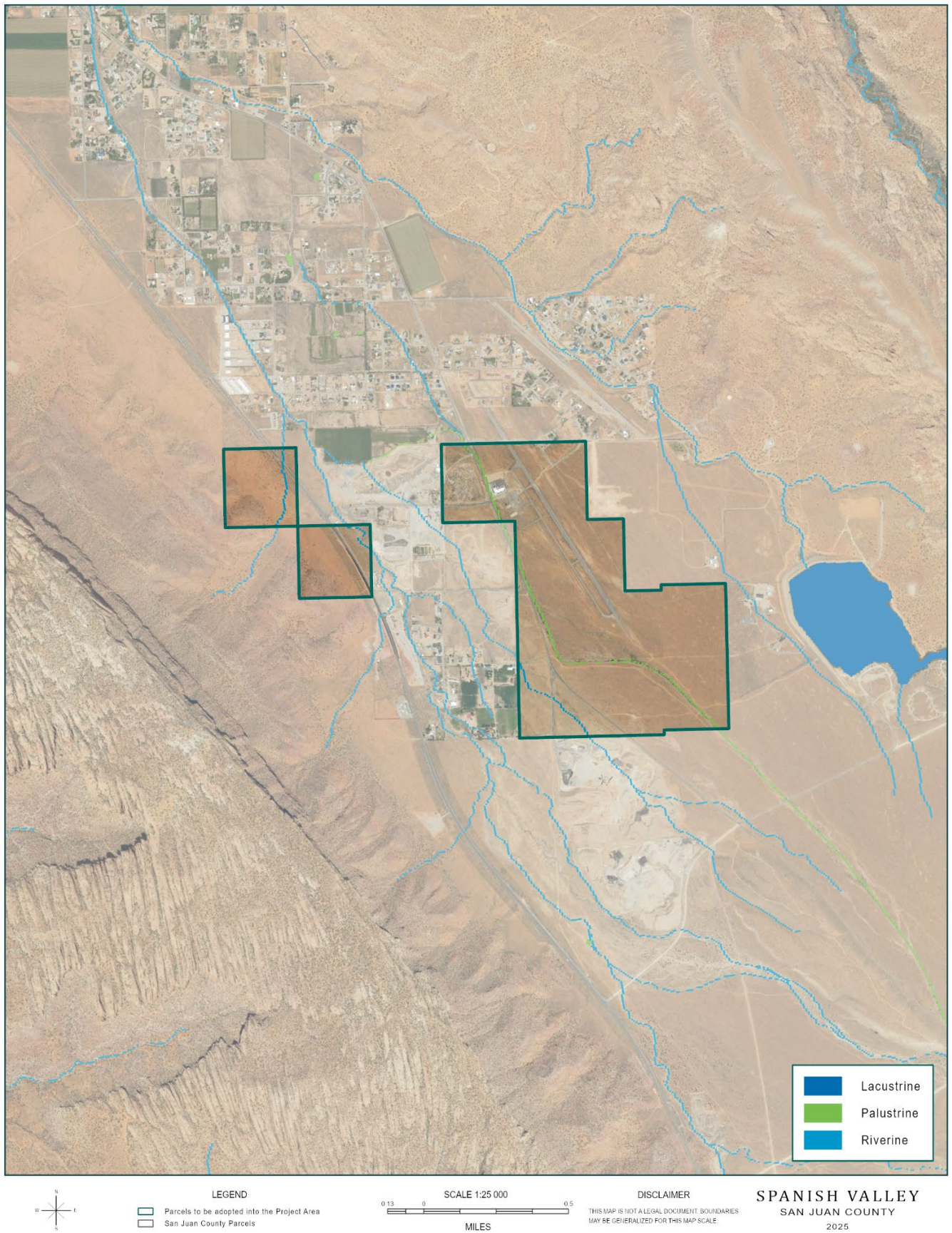


FIGURE 2-2: SPANISH VALLEY NATIONAL WETLANDS INVENTORY MAP

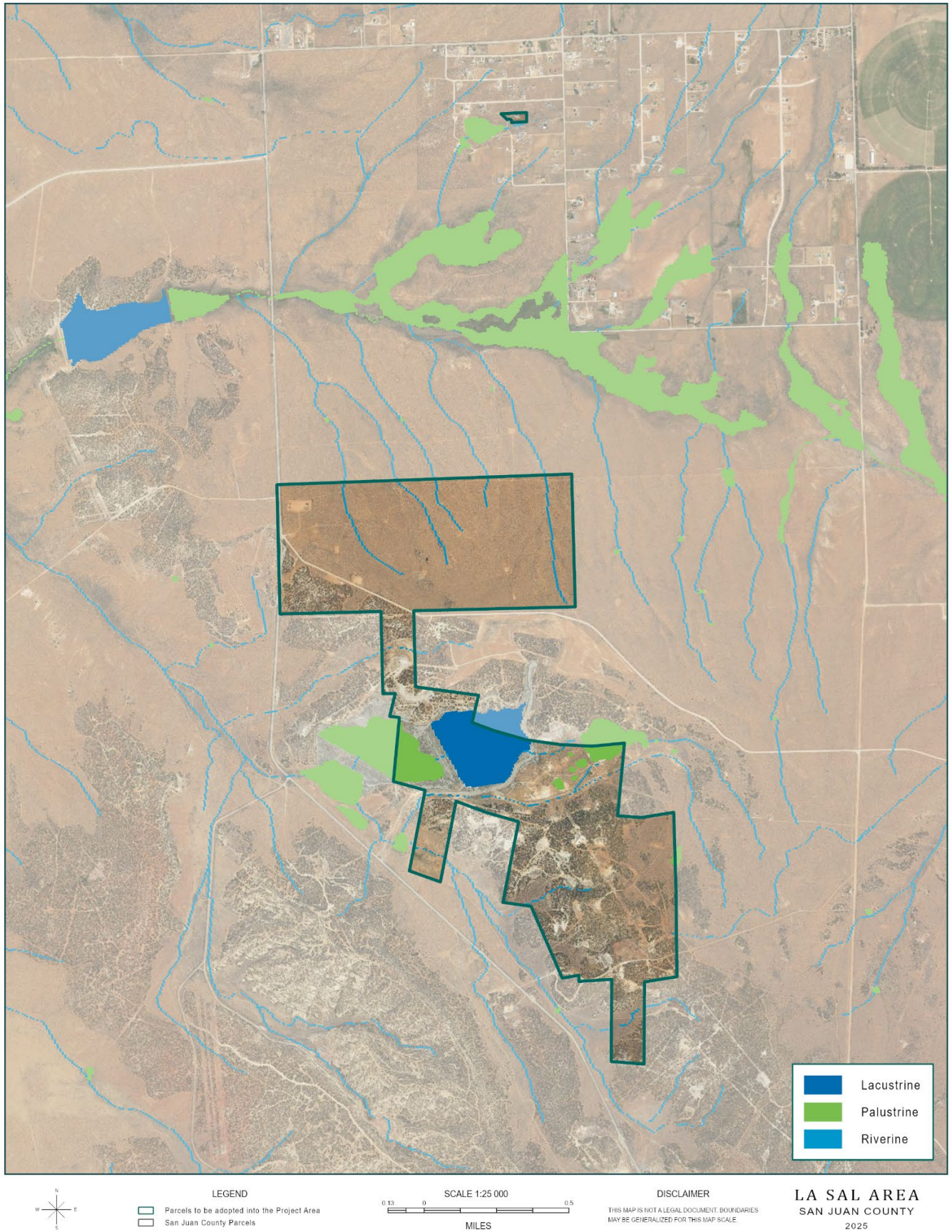


FIGURE 2-3: LA SAL NATIONAL WETLANDS INVENTORY MAP



FIGURE 2-4: LISBON MINE NATIONAL WETLANDS INVENTORY MAP



FIGURE 2-5: MONTICELLO NATIONAL WETLANDS INVENTORY MAP

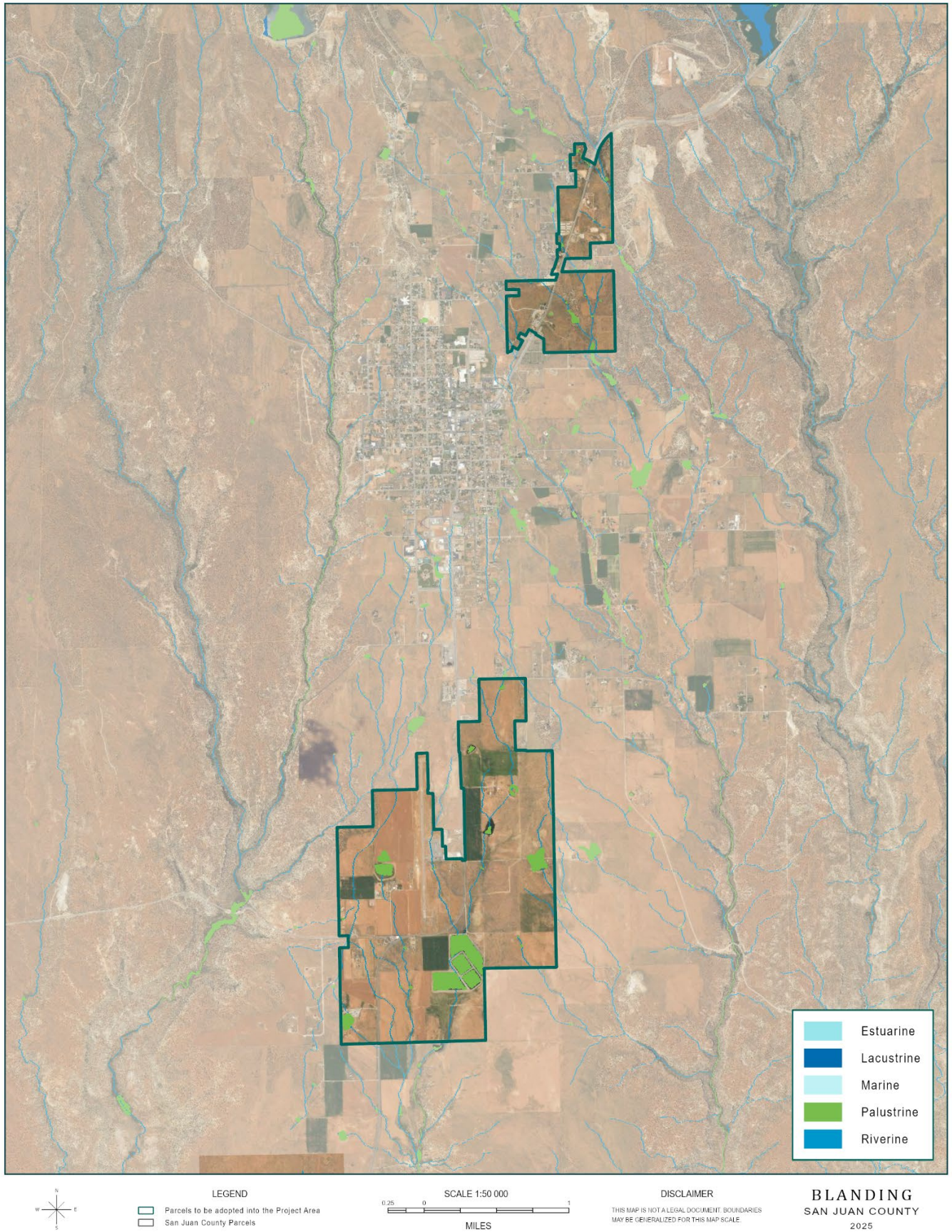
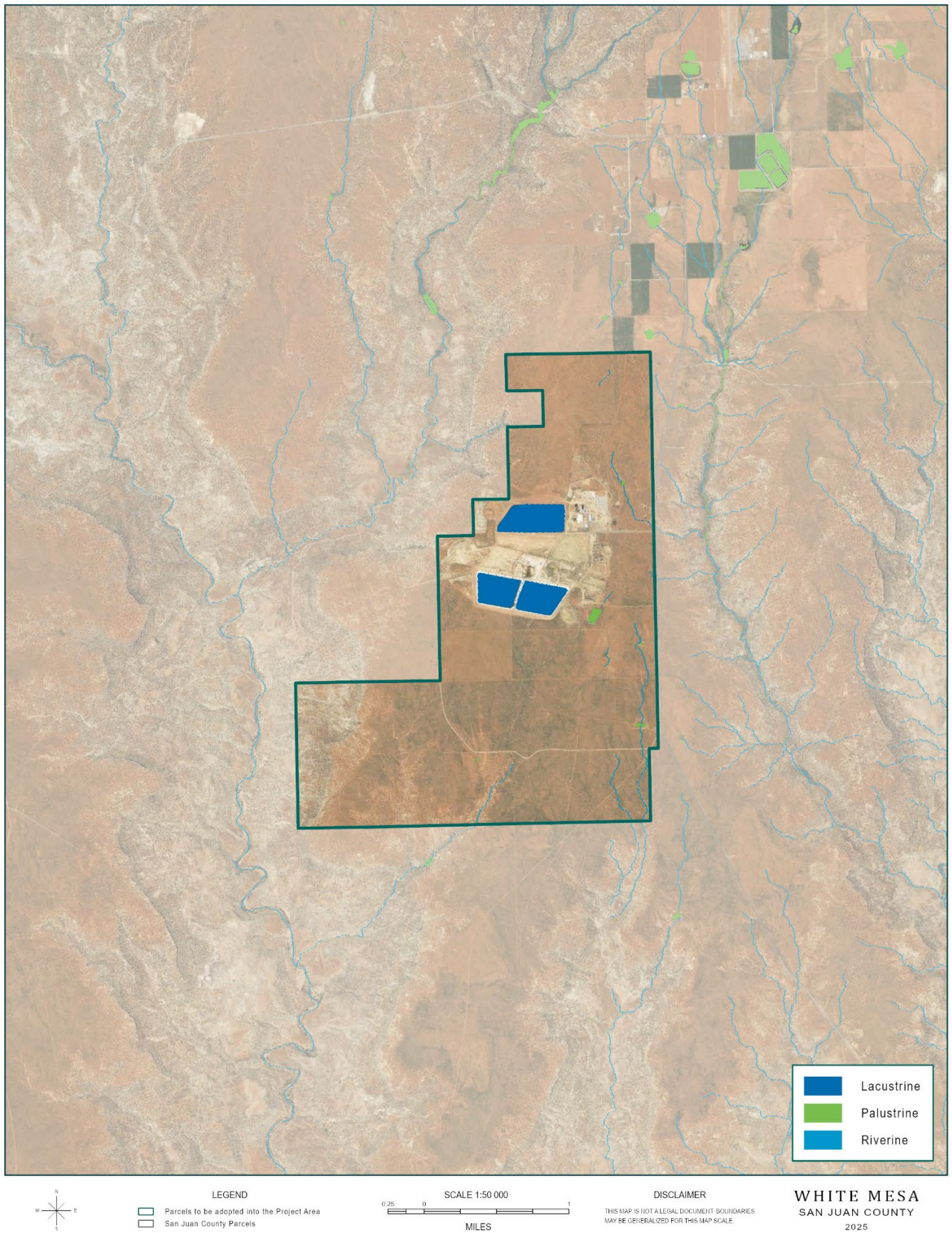


FIGURE 2-6: BLANDING NATIONAL WETLANDS INVENTORY MAP



FLOODPLAINS

Congress established the National Flood Insurance Program (NFIP) with the passage of the [National Flood Insurance Act of 1968](#). Since the inception of NFIP, [additional legislation](#) has been enacted. The NFIP goes through periodic [Congressional reauthorization](#) to renew the NFIP's statutory authority to operate.

Flood maps are one tool that communities use to know which areas have the highest risk of flooding. FEMA maintains and updates data through [flood maps](#) and [risk assessments](#).

FEMA's [National Flood Hazard Layer \(NFHL\) Viewer](#) is a map tool that identifies flood hazard areas. It is the responsibility of each landowner to assess potential flood hazards and risk for their respective properties.

Flood hazard survey maps that are available for each portion of the project area are below (Figures 3-1 and 3-2).



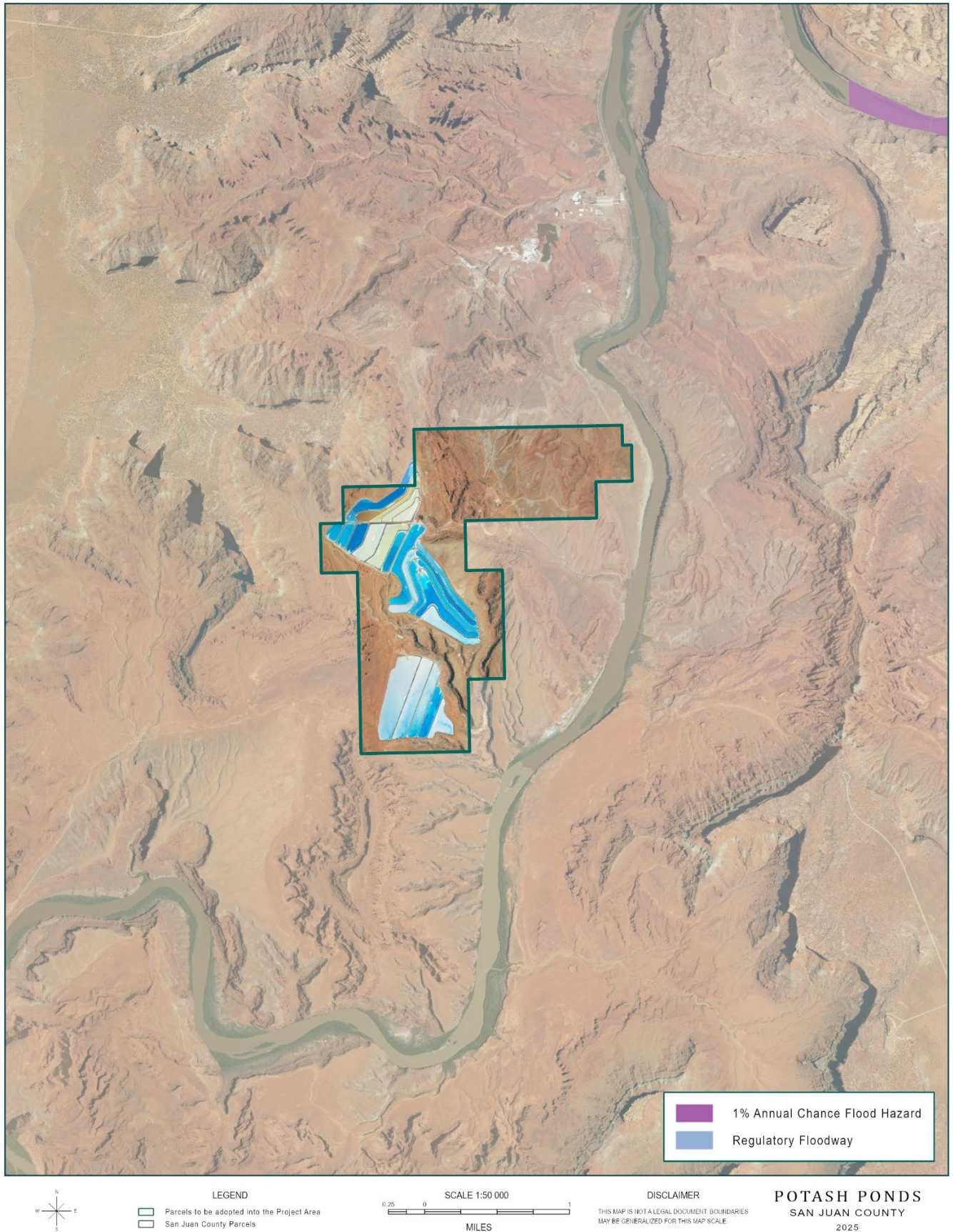
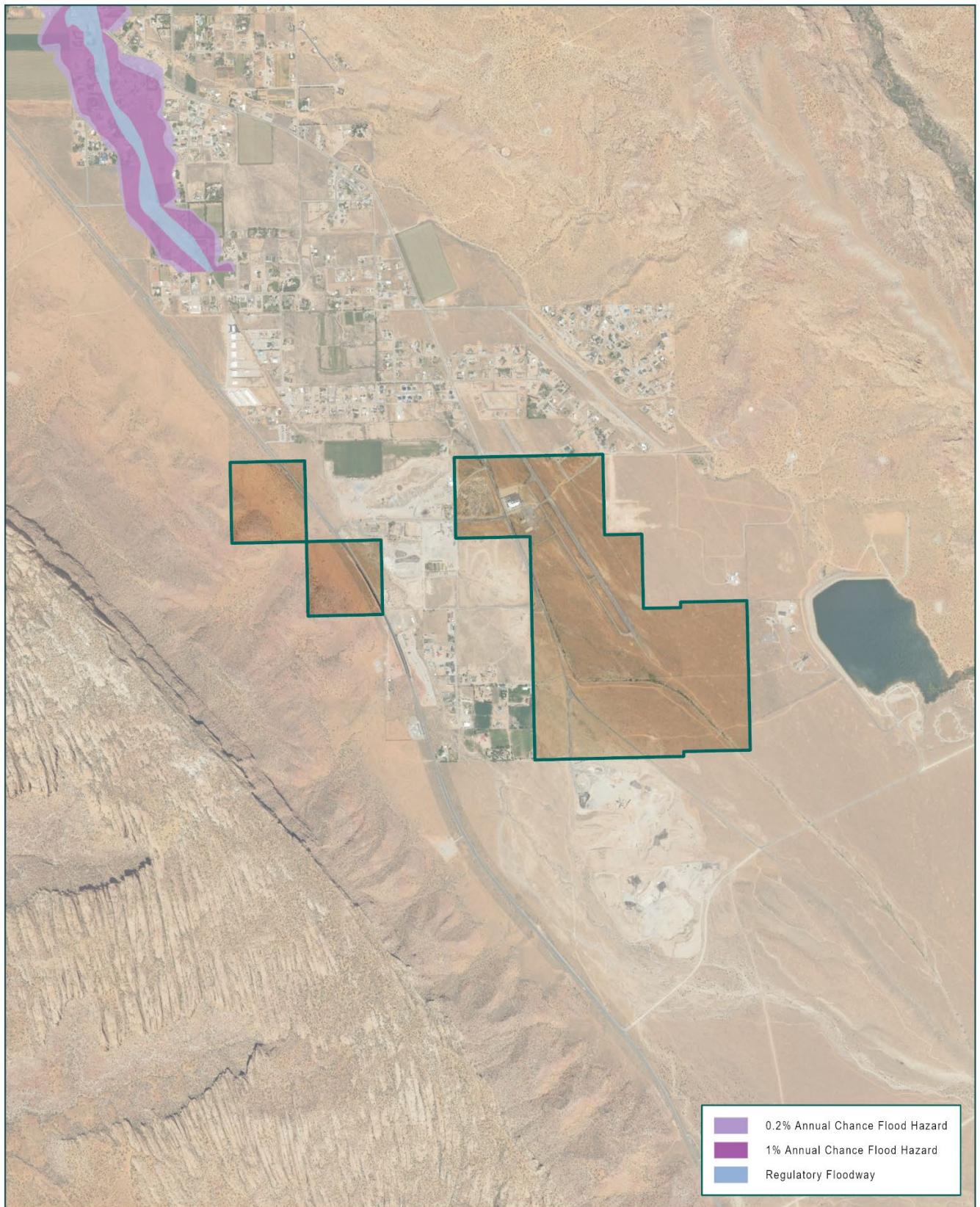


FIGURE 3-1: POTASH PONDS FLOOD HAZARD SURVEY MAP



LEGEND
 [Green outline] Parcels to be adopted into the Project Area
 [Black outline] San Juan County Parcels

SCALE 1:25 000
 0.13 0 0.5
 MILES

DISCLAIMER
 THIS MAP IS NOT A LEGAL DOCUMENT. BOUNDARIES
 MAY BE GENERALIZED FOR THIS MAP SCALE.

SPANISH VALLEY
SAN JUAN COUNTY
 2025

FIGURE 3-2: SPANISH VALLEY FLOOD HAZARD SURVEY MAP



ENVIRONMENTAL QUALITY

It is the responsibility of each landowner to assess potential and historic sources of contamination and comply with regulations pertaining to contamination and hazardous materials for their respective properties.

PREVIOUSLY IDENTIFIED SOURCES OF CONTAMINATION

To determine whether previously identified sources of contamination are present at the project area, Federal, State, and local government records of sites or facilities where there has been a release of hazardous substances and which are likely to cause or contribute to a release or threatened release of hazardous substances on the property, including investigation reports for such sites or facilities; Federal, State, and local government environmental records, obtainable through a Freedom of Information Act request, of activities likely to cause or contribute to a release or threatened release of hazardous substances on the property, including landfill and other disposal location records, underground storage tank records, hazardous waste handler and generator records and spill reporting records; and such other Federal, State, and local government environmental records which report incidents or activities which are likely to cause or contribute to release or threatened release of hazardous substances on the property can be reviewed.

These data sources include the following regulatory database lists and files, and the minimum search distances in miles, as well as other documentation (if available and applicable):

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), - .5 mile;
- National Priorities List (NPL), - 1.0 mile;
- Facility Index Listing (FINDS), - subject sites;
- Federal Agency Hazardous Waste Compliance Docket, - 1.0 mile;
- Federal RCRA TSD Facilities List, - 1.0 mile; and
- Federal RCRA Generators List, - Subject sites and adjoining properties.

For additional information regarding previously identified sources of contamination, it is recommended that property owners complete a Freedom of Information Act request for Federal, State, and local government environmental records.

ENVIROFACTS

Envirofacts is a single point of access to select U.S. EPA environmental data. This website provides access to several EPA databases to provide information about environmental activities that may affect air, water, and land anywhere in the United States.

Envirofacts allows the search of multiple environmental databases for facility information, including toxic chemical releases, water discharge permit compliance, hazardous waste handling processes, Superfund status, and air emission estimates.

Facility information reports regarding toxic chemical releases, water discharge permit compliance, hazardous waste handling processes, Superfund status, and air emission estimates is publicly available and accessible on the [Envirofacts website](#).



UTAH ENVIRONMENTAL INTERACTIVE MAP

The Utah Department of Environmental Quality (UDEQ) maintains an [Environmental Interactive Map](#) that contains information about drinking water, water quality, air quality, environmental response and remediation, waste management and radiation control, and environmental justice.

The information contained in this interactive map has been compiled from the UDEQ database(s) and is provided as a service to the public. This interactive map is to be used to obtain only a summary of information regarding sites regulated by UDEQ.

HAZARDOUS MATERIALS

Information gathered relating to past and present land use as well as previously identified sources of contamination can be used to evaluate if readily available evidence indicates whether the presence or likely presence of hazardous materials on or under the property surface exist and attempt to determine if existing conditions may violate known, applicable environmental regulations.

The range of contaminants considered should be consistent with the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and should include petroleum products. The EPA maintains a [List of Lists](#), which serves as a consolidated chemical list and includes chemicals subject to reporting requirements under the Emergency Planning and Community Right-to-Know Act (EPCRA), also known as Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA), the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and section 112(r) of the Clean Air Act (CAA).

WASTE GENERATION, STORAGE, AND DISPOSAL

To determine whether hazardous or non-hazardous waste generation, storage, and disposal activities currently exist, it is necessary to conduct a visual site inspection of properties, associated facilities, improvements on real properties, and of immediately adjacent properties. The site inspection should include an investigation of any chemical use, storage, treatment and disposal practices on the properties. Review of Federal, State, and local government environmental records, including landfill and other disposal location records, may determine whether hazardous or non-hazardous waste generation, storage, and disposal activities existed previously on the property.

ABOVEGROUND AND UNDERGROUND STORAGE TANKS (ASTS AND USTs)

Aboveground Storage Tanks are typically regulated by local fire departments. Cleanup of petroleum spills may be handled through [Utah State's Underground Tank Program](#). Additionally, permitting of tanks may be required through the [State's air quality program](#).

AIR QUALITY

The Clean Air Act (CAA) is a federal law that requires the Environmental Protection Agency (EPA) to establish National Ambient Air Quality Standards (NAAQS) for pollutants that are harmful to public health and the environment. NAAQS are established for criteria pollutants which include carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO₂), ozone (O₃), particle pollution (PM₁₀ and PM_{2.5}), and sulfur dioxide (SO₂). [Current Nonattainment Counties for All Criteria Pollutants](#) are maintained by the EPA and updated regularly.

Prior to the initiation of construction or modification of an installation that might reasonably be expected to be a source of air pollution, the owner or operator of such source must submit to the Executive Secretary of the [Utah Air Quality Board](#) a notice of intent (NOI) to construct for an air quality approval order (AO).



A New Source Review AO is required if:

- emissions of criteria pollutants (ozone, particulate matter [PM], carbon monoxide [CO], lead, sulfur dioxide [SO_x], and nitrogen dioxide [NO_x]) are five tons per year or greater, or
- hazardous air pollutant (HAP) emissions are greater than 500 pounds per year for an individual HAP or 2000 pounds per year for all HAPs combined.

It is the responsibility of each landowner to assess potential sources of air pollution and comply with regulations pertaining to air quality for their respective properties.

San Juan County is currently in attainment for all criteria pollutants.



REFERENCES

Bureau of Indian Affairs (BIA) U.S. Domestic Sovereign Nations: Indian Lands of Federally-Recognized Tribes of the United States Map. <https://www.bia.gov/sites/default/files/dup/assets/bia/ots/webteam/pdf/idc1-028635.pdf>.

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