

Black Gold

A Utah Inland Port Project Area

Draft Project Area Plan & Budget

Approval:	March 16, 2026
Amendment #1:	May 21, 2026
Amendment #2 Reconsider:	Pending

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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AMENDMENT/REVISION TABLE

Revision / Amendment	Revision / Board Approval Date	Summary of Revisions	Acres (+/1)	Total Acres
#1	May 21, 2026	Updated Recruitment Strategy section and added Appendix F Recordings and Trigger Resolution Log	0	7,498.12
#2	October 1, 2026	Amendment #2 adding 314 parcels in Roosevelt City to the project area.	+1,024.33	8,522.45
#2 Reconsider	Pending	Reconsideration. Correcting a small error in the Township and Range referenced in the legal description and an inaccurate parcel list that was inadvertently included with the legal description.	0	8,522.45

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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.

Resolutions for the public entities requesting establishment of a UIPA Project Area can be found in Appendix C.

Through the collaborative efforts of these land use authorities and leveraging the resources available through UIPA, we have the opportunity to catalyze substantial economic growth and foster diversified development within the designated zones of the inland port project. Each zone will work independently as a piece of the larger project area but will be unified by the need for growth and facilitate the expansion of the anticipated economic development.

Our Statute requires the drafting of a Project Area Plan in conjunction with public process for adoption of the plan. This document, once adopted, would constitute the Black Gold Inland Port Project Plan as required by law.

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Logistics Infrastructure & Value Proposition

Overview

The Black Gold Project Area is located within Duchesne County and the City of Roosevelt, Utah, and lies within the broader Uintah Basin—one of the most productive energy regions in the Intermountain West. The logistics value proposition of the project area is defined by access to regional highway corridors, proximity to significant energy and agricultural production, and the availability of land suitable for phased logistics and industrial development.

Energy Production and Freight Implications

The Uintah Basin is a major center of oil production. Utah Division of Oil, Gas and Mining records show combined 2025 crude production in Duchesne and Uintah counties of approximately 63.3 million barrels, or about 173,000 barrels per day on an annual-average basis. Statewide crude production in 2025 reached a reported record of 67.9 million barrels, with published state energy analysis attributing about 93 percent of that volume to the Uinta Basin. Not all of this production originates within the Black Gold Project Area; these figures describe the scale of regional freight demand that logistics and transportation infrastructure in and around the project area is positioned to support.

Because of the waxy composition of Uintah Basin crude—which solidifies at lower temperatures and is not suited to conventional, unheated pipelines—surface transportation remains the primary means of moving crude to market. Truck and rail movements therefore define the region's energy freight profile. In practice, volumes move by insulated tanker truck to Wasatch Front refineries and to truck-to-rail terminals in Carbon County for longer-haul shipment. At 2025 production levels, the associated highway and rail task is substantially larger than the volumes cited in earlier planning materials.

Commodity Profile and Freight Activity

Agricultural and secondary commodity movements — including hay and feed crops, livestock, dairy-related outputs, and recycled or scrap materials — are routinely shipped by truck to processing and consumption markets along the Wasatch Front and in neighboring states. These flows are a consistent part of the county's freight profile and are moved almost entirely by highway.

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Transportation Infrastructure and Connectivity

The Black Gold Project Area is currently served by a highway-focused transportation network. Freight mobility is anchored by U.S. Highway 40, which functions as the primary east–west corridor connecting the Uintah Basin to the Wasatch Front and to markets in western Colorado. This corridor carries the majority of outbound agricultural products, energy-related materials, equipment, and general freight. U.S. Highway 191 provides north–south connectivity, linking the region to central Utah and southwestern Wyoming, though terrain and weather conditions can affect reliability and travel times. For most goods produced in the project area—including agricultural products, energy-related freight, and industrial materials—trucking remains the dominant and often the only practical mode of transportation. As a result, continued investment in highway infrastructure is critical to sustaining existing freight activity and accommodating future growth.

Industrial Facilities and Existing Logistics Assets

Logistics and industrial facilities within the project area are currently modest in scale and largely decentralized. Roosevelt City hosts designated industrial-zoned areas, including land near the municipal airport and along major highway corridors, which support light industrial uses, equipment storage, service operations, and small-scale warehousing. These sites provide an initial foundation for logistics-supportive development but do not yet function as centralized freight consolidation or distribution hubs.

At present, there are no rail-served facilities, intermodal terminals, or large regional distribution centers operating within the project area. Most producers and businesses ship goods directly by truck to customers, processors, or logistics hubs located outside the basin. While this structure meets current needs, it also limits economies of scale and modal optionality for future growth.

Multimodal Access and Future Logistics Potential

The long-term logistics value proposition of the Black Gold Project Area lies in its strategic positioning, available land base, and flexibility to support phased logistics and industrial development. Planned and proposed investments in transportation infrastructure, including expanded highway improvements and the potential for future rail connectivity, create opportunities to introduce multimodal freight options over time.

The region's location along established trade corridors provides direct access to the Wasatch Front's distribution, rail, and air cargo infrastructure, allowing local producers to plug into national and international supply chains through short-haul trucking connections. As logistics demand evolves, the project area is well-positioned to accommodate future transload facilities, aggregation points for agricultural and energy commodities, and value-added industrial uses that benefit from proximity to production sources.

Through coordination with state and regional partners, the Black Gold Project Area can evolve from a truck-dependent origin point into a more integrated logistics node. This evolution supports economic diversification, strengthens supply chain resilience, and creates a pathway for new industrial investment that builds on the area's existing agricultural and energy strengths while maintaining flexibility for future market-driven development.

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Overview

Purposes and Intent

By adopting this Project Area Plan and creating the Black Gold 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 the public entities requesting the establishment of a UIPA Port Project Area 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

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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 consideration for the Black Gold Project Area is included below. The full environmental review report can be found in Appendix E.

Summary of Black Gold Environmental Considerations

- Several cultural resources in Duchesne County have been previously designated as worthy of preservation and recorded on the National Register of Historic Places (NRHP)
- The Uintah and Ouray Tribes are located in and around the project area
    - Uintah and Ouray Agency is located at 988 South 7500 East Ft. Duchesne, UT 84026
- Critical habitats for each of these threatened (T), endangered (E), and proposed endangered (PE), and proposed threatened (PT) species that may exist in the project area are as follows:
    - 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 Bumble Bee (PE): no critical habitat has been designated
    - Monarch Butterfly (PT): critical habitat has been proposed in the Federal Register
    - Ute Ladies'-tresses (T): no critical habitat has been designated
        - No critical habitats exist in or overlap with the project area
- 15 migratory birds on US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC)
        - breeding seasons ranging between December 1 and August 31
- Portions of the project area contain flood hazard areas
- Duchesne County is currently in moderate nonattainment for 8-hour ozone

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 may be offered as post-performance rebates on generated property tax differential, based on capital investment dollars spent. Generally, incentive amounts will not exceed 20% of annual assessed property tax paid by any business up to a capped dollar amount for more than 25 years, and final discretion for incentive amounts are with the UIPA Board. All incentives must be approved by the UIPA Board in a public meeting.

Incentives will generally favor industries such as those listed below:

- Logistics
- Manufacturing
- Warehousing and Distribution
- Energy Production

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- Natural Resources

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

New Capital Investment	Incentive %*
$ 15M	10%
$ 25M	15%
$ 50M	20%

**Post performance incentive that is respectively the total tax burden (e.g. what the incentive recipient pays) minus UIPA admin, housing, and/or any environmental commitment(s). Incentives cannot exceed what UIPA receives in Project Area differential.*

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

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 and UIPA.

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 authorities of Duchesne County and Roosevelt City. 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

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Conclusion

Duchesne County and Roosevelt City have the opportunity to advance economic growth and diversification through strategic partnerships, workforce development, and infrastructure investment. Establishing the Black Gold Project Area can attract industries such as logistics, manufacturing, and distribution by offering state-backed incentives, infrastructure support, and streamlined development opportunities. This initiative will create high-quality jobs, expand the local tax base, and provide resources for public services, while promoting sustainable growth and responsible land use.

A strong recruitment strategy is key to maximizing the project area's potential. Targeted outreach to businesses, combined with local partnerships with schools, training institutions, and economic development organizations, can ensure a ready workforce and support for new companies. Programs like internships, apprenticeships, and campaigns to attract former residents further strengthen the talent pipeline.

Overall, leveraging a UIPA project area, workforce development, and strategic recruitment positions Duchesne County and Roosevelt City for long-term economic resilience, community prosperity, and a diversified, sustainable economy that benefits both residents and businesses.

Staff Recommendation

The Staff of the Utah Inland Port Authority recommends the Port Authority Board approve the request to amend the Black Gold Inland Port Project Area.

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Requirements

The UIPA Act outlines certain steps that must be followed before the Black Gold 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.

The UIPA Board shall hold at least one public meeting to consider the draft Project Area Plan.

At least 10 days before holding the public meeting, the board shall give notice of the public meeting:

(a) to each Taxing Entity;

(b) to a municipality where the proposed project area is located or any municipality that is located within one-half mile of the proposed area; and,

(c) on the Utah Public Notice Website.

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 are plan – Notice – Adoption of plan

In addition, after the Project Area Plan is adopted, its adoption must be property 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.

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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 the Black Gold Project Area in Duchesne County and Roosevelt City will significantly advance economic growth and diversify the local economy by leveraging state-level support, infrastructure investment tools, and strategic industry recruitment. By aligning with local leaders, UIPA will offer access to financing mechanisms, infrastructure development support, and logistics expertise that can help attract businesses in sectors such as manufacturing, warehousing, transportation, and advanced logistics. This would reduce dependence on traditional industries like energy and agriculture and create high-quality local jobs, helping retain residents and younger workers who might otherwise leave the area.

The project area can help fund and develop critical infrastructure such as transportation networks, utilities, broadband, and potentially rail or freight facilities, making the region more competitive for industrial and commercial development.

Additionally, increased business activity would expand local tax revenues, which could be reinvested into public services and amenities. Coordinating with UIPA also positions Duchesne County and Roosevelt within a broader state logistics strategy, potentially establishing the area as a key hub in statewide and national supply chains.

While careful planning and community engagement would be necessary to address potential challenges such as environmental impacts, land use planning, workforce readiness, and infrastructure cost, creating the Black Gold Project Area offers a strategic opportunity to foster sustainable economic development, enhance long-term competitiveness, and promote job creation. Ultimately, this approach could improve economic resilience and support future growth aligned with community values.

Public Benefit

"There is a public benefit to the proposed Project Area."

The public benefit of establishing a Utah Inland Port Authority project area in Duchesne County and Roosevelt City lies in its potential to create long-term economic, social, and infrastructural advantages for the community. By attracting new businesses and industries, the Black Gold Project Area can generate high-quality jobs, increase household incomes, and reduce outmigration, particularly among younger residents. The growth of a diversified economic base also strengthens the local tax revenue stream, providing additional funding for schools, public services, roads, and community amenities. Infrastructure improvements supported by the project such as upgraded transportation networks, utilities, broadband, and potentially rail access benefit both businesses and residents, improving quality of life and connectivity.

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Furthermore, by strategically planning development within the project area, the community can encourage sustainable growth, environmental stewardship, and responsible land use. The project also provides opportunities for workforce training and skills development, creating pathways for local residents to access new career opportunities. Overall, the project area fosters economic resilience, community stability, and enhanced quality of life, ensuring that the benefits of growth are widely shared throughout Duchesne County and Roosevelt City.

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 Black Gold 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 for 2026 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.

The Project Area has infrastructure needs in order to optimize the project 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 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 2025, 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 2027.

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. 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 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.

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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
- A tax Sharing agreement with a PID for 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 an 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 Black Gold 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;

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(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

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APPENDICES

Appendix A: Legal Description of Project Area

Disclaimer

No warranties or certification, express or implied, are provided for any and all property boundary descriptions provided by the Utah Geospatial Resource Center (UGRC). The following property boundary descriptions have been compiled as a best effort service strictly for general purpose informational use and any interpretations made are the responsibility of the User.

The State of Utah and County Governments, their elected officials, officers, employees, and agents assume no legal responsibilities for the information contained herein and shall have no liability for any damages, losses, costs, or expenses, including, but not limited to attorney's fees, arising from the use or misuses of the information provided herein. The User's use thereof shall constitute an agreement by the User to release The State of Utah and County Government, its elected officials, officers, employees, and agents from such liability.

By using the information contained herein, the User is stating that the above Disclaimer has been read and that he/she has full understanding and is in agreement with the contents of this disclaimer. Property boundary information depicted in this document is derived by one of two methods; it is either based directly on the legal descriptions provided on recorded documents on file in County Recorders' Offices, or it has been calculated and formatted using digital tools and existing polygon boundaries provided by the Utah Inland Port Authority or local county parcel data. In both cases, these descriptions are NOT intended to be used for legal litigation, boundary disputes, or construction planning. These descriptions are for general reference or informational use only. Users interested in pursuing legal litigation and/or boundary disputes should consult an attorney or licensed surveyor, or both.

Pleasant Valley

Tract 1

Containing portions of the following sections: Sections 14, 23, 24, 26, 25, 35 and 36 of Township 4 South Range 3 West, and sections 17-20, 29, and 30 of Township 4 South Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point at the southwest corner of section 35, Township 4 South Range 3 West or POINT OF BEGINNING. Running thence N0°41'07"W 10,351.06 feet; N89°27'24"E 1,322.06 feet; N0°44'12"W 1,318.54 feet; N89°33'32"E 1,322.07 feet; N0°44'13"W 3,948.19 feet; S89°29'31"W 2,643.97 feet; N0°43'53"W 5,277.28 feet; N89°24'09"E 1,300.45 feet; S0°50'39"E 1,340.9 feet; N89°18'19"E 2,661.58 feet; N0°26'30"W 1,336.46 feet; N89°48'26"E 1,324.5 feet to the southwest corner of section 12, Township 4 South Range 3 West, thence S0°38'02"E 5,275.95 to the southeast corner of section 14, Township 4 South Range 3 West, thence N89°23'30"E 5,305.87 to the southwest corner of section 18, Township 4 South Range 2 West, thence N0°46'38"W 3,937.04 feet; N89°30'11"E 1,316.9 feet; N0°42'59"W 1,317.23 feet; N89°33'24"E 2,638.05 feet; S0°50'43"E 658.89 feet; S89°38'58"W 1,319.46 feet; S0°44'22"E 2,406.55 feet; N75°41'53"E 1,353.47 feet; N0°41'12"W 107.79 feet; S89°19'50"E 89.54

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feet; N67°57'51"E 182.05 feet; N59°00'18"E 1,226.93 feet; N0°40'09"W 1,941.84 feet to the northwest corner of section 17, Township 4 South Range 2 West, thence N89°27'47"E 3,963.05 feet; S0°17'14"E 2,613.99 feet; thence S89°03'50"W 1,315.54 feet; thence S0°42'35"E 10,358.37 feet; thence S74°08'05"W 1,439.02 feet; thence N0°08'13"E 146.06 feet; thence N81°56'48"W 1,305.32 feet; thence N10°39'15"W 612.58 feet; thence S73°56'16"W 1,323.63 feet; thence S12°38'29"E 200.52 feet; thence S68°10'49"W 393.92 feet; thence S45°34'21"W 158.44 feet; thence S66°13'57"W 798.74 feet; thence S47°48'48"W 102.91 feet; thence S29°34'31"W 97.63 feet; thence S2°56'05"W 23.13 feet; thence S72°11'59"W 850.67 feet; thence S13°14'52"W 791.44 feet; thence S73°59'57"W 6,194.31 feet; thence N16°26'37"W 3,322.56 feet; thence S68°31'54"W 2,876.97 feet; thence S15°34'18"E 3,047.9 feet; thence S74°14'23"W 1,979.43 feet; thence S18°53'24"W 3,407.76 feet; thence N88°42'24"W 296.81 feet to the POINT OF BEGINNING. Containing 5500.24 acres more or less.

Tract 2

Containing a portion of section 7, Township 4 South Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located at the northwest corner of section 7, Township 4 South Range 2 West or POINT OF BEGINNING; running thence N89°45'38"E 3,953.59 feet along the northern line of section 7; thence S0°36'44"E 1,293.93 feet; thence S89°39'15"W 3,954.18 feet; thence N0°34'43"W 1,300.99 to the POINT OF BEGINNING. Containing 117.58 acres more or less.

Tract 3

Containing a portion of section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located at the northwest corner of section 34, Township 3 South, Range 2 West or POINT OF BEGINNING, thence N88°56'37"E 2,640.08 feet along the north line of section 34, Township 3 South, Range 2 West, thence S0°53'49"E 1,335.48 feet; thence S88°58'36"E 28.29 feet; thence S89°28'11"W 71.35 feet; thence S6°51'55"W 43.5 feet; thence S10°04'29"W 45.45 feet; thence S13°17'04"W 45.44 feet; thence S16°29'38"W 45.45 feet; thence S19°42'14"W 45.44 feet; thence S22°54'47"W 45.44 feet; thence N65°32'26"W 2.94 feet; thence S27°19'58"W 133.14 feet; thence S31°04'05"W 31.39 feet; thence S46°28'18"W 52.01 feet; thence S44°03'02"W 86.24 feet; thence S48°52'01"W 43.13 feet; thence S52°04'41"W 43.13 feet; thence S55°17'19"W 43.13 feet; thence S58°29'59"W 43.13 feet; thence S61°42'38"W 43.14 feet; thence S64°55'17"W 43.13 feet; thence S68°07'56"W 43.13 feet; thence S71°20'35"W 43.14 feet; thence S74°33'14"W 43.13 feet; thence S79°01'18"W 198.83 feet; thence S76°45'55"W 79.05 feet; thence S74°09'38"W 127.29 feet; thence S60°46'54"W 88.05 feet; thence S55°02'04"W 191.66 feet; thence S43°48'54"W 114.74 feet; thence S35°41'07"W 326.59 feet; thence S85°10'13"W 391.77 feet; thence N89°39'26"W 702.39 feet to the west line of section 34, Township 3 South Range 2 West, thence N0°54'08"W 2,592.69 feet to the POINT OF BEGINNING. Containing 137 acres more or less.

North Myton

Tract 4

Containing a portion of section 24, Township 3 South Range 2 West, Salt Lake Base & Meridian, U.S. Survey:

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Commencing at a point in the northwest corner of section 24, Township 3 South Range 2 West, or POINT OF BEGINNING; running thence N88°59'22"E 2,624.31 feet; thence S1°26'01"E 1,352.65 feet; thence S88°58'29"W 2,638.69 feet; thence N0°30'42"W 34.84 feet; thence N88°19'40"E 520.34 feet; thence N1°40'20"W 796.49 feet; thence S88°19'39"W 506.5 feet; thence N0°38'56"W 518.97 feet to the POINT OF BEGINNING. Containing 72.28 acres more or less.

Tract 5

Containing portions of sections of 18 and 19, Township 3 South Range 1 West, and section 24 of Township 3 South Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point at the southwest corner of section 18 Township 3 South Range 1 West or POINT OF BEGINNING; running thence N0°43'10"W 1,962.59 feet; thence N88°38'53"E 1,315.09 feet; thence S0°50'05"E 428.19 feet; thence S81°48'37"E 166.29 feet; thence S80°21'45"E 158.53 feet; thence S77°21'30"E 174.11 feet; thence S70°55'36"E 195.45 feet; thence S56°43'16"E 199.77 feet; thence S44°30'12"E 229.82 feet; thence S47°25'47"E 234.41 feet; thence S73°37'22"E 196.89 feet; thence N74°50'52"E 219.97 feet; thence N69°57'31"E 181.69 feet; thence N75°45'44"E 179.92 feet; thence N85°34'07"E 212.25 feet; thence S84°50'10"E 148.33 feet; thence S77°53'21"E 341.48 feet; thence S0°58'53"E 3,625.47 feet; thence S88°51'31"W 1,306.88 feet; thence N0°59'12"W 2,653.63 feet; thence S89°29'29"W 1,302.72 feet; thence S0°53'47"E 2,668.03 feet; thence S88°51'29"W 1,318.1 feet to the west line of Township 3 South Range 1 West; thence N0°53'42"W 1,310.8 feet; thence S89°23'19"W 1,323.73 feet; thence N1°02'22"W 1,349.08 feet to the north line of section 24, Township 3 South Range 2 West; thence N88°24'11"E 1,326.03 feet to the POINT OF BEGINNING. Containing 330.56 acres more or less.

Tract 6

Containing portions of sections 7, 17, and 18 of Township 3 South Range 1 West, Salt Lake Base & Meridian, U.S. Survey;

Commencing at a point located in the southwest corner of section 17, Township 3 South Range 1 West or POINT OF BEGINNING; running thence N89°07'35"E 1,288.21 feet; thence N0°42'18"W 1,338.56 feet; thence N88°58'01"E 3,983.44 feet to the east line of section 17, Township 3 South Range 1 West, thence N0°44'23"W 3,938.36 feet to the northeast corner of section 17, Township 3 South Range 1 West, thence S89°07'01"W 681.63 feet; thence S0°43'33"E 298.87 feet; thence N89°07'12"E 53.3 feet; thence S0°42'47"E 136.35 feet; thence S89°06'51"W 163.71 feet; thence N0°42'48"W 136.37 feet; thence S25°17'26"W 116.79 feet; thence S4°35'43"E 392.41 feet; thence S89°14'28"W 1,442.78 feet; thence N0°42'56"W 708.22 feet; thence S53°11'22"W 491.9 feet; thence N0°42'59"W 370.79 feet to the north line of section 17, Township 3 South Range 1 West, thence S89°07'23"W 1,149.72 feet along the north line of section 17, Township 3 South Range 1 West, thence S0°25'14"E 291.81 feet; thence N89°29'49"W 270.52 feet; thence N0°27'59"E 285.46 feet; thence S89°07'44"W 765.92 feet; thence N0°48'17"W 495.1 feet; thence S89°20'46"W 436.73 feet to the west line of section 8, Township 3 South Range 1 West, thence N0°53'10"W 408.52 feet; thence N89°49'35"W 217.64 feet; thence N38°25'25"W 166.59 feet; thence N48°53'34"W 172.19 feet; thence N0°56'50"W 898.97 feet; thence S75°15'45"W 263.68 feet; thence S77°40'25"W 698.87 feet; thence S55°22'51"W 506.13 feet; thence S59°01'29"W 48 feet; thence S59°14'27"W 591.07 feet; thence S54°22'52"W 355.28 feet; thence S0°58'27"E 3,699.04 feet; thence N88°39'42"E 1,299.7 feet; thence S0°45'30"E 1,325.37 feet; thence N88°48'31"E 1,342.89 feet to the east line of section 18, Township 3 South Range 1 West, thence S0°42'41"E 1,334.7 feet to the POINT OF BEGINNING. Containing 786.5 acres more or less.

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Pole Line Road

Tract 7

Containing portions of sections 31-33, Township 2 South Range 1 West, Salt Lake Base & Meridian, U.S. Survey:

Commencing at a point located at the northeast corner of section 32, Township 2 South Range 1 West or POINT OF BEGINNING; running thence N89°08'11"E 5,275.51 feet to the northeast corner of section 33, Township 2 South Range 1 West, thence S0°46'07"E 299.69 feet; thence S89°18'12"W 1,421.43 feet; thence S0°43'45"E 287.52 feet; thence N89°50'12"W 167.26 feet; thence S4°39'16"E 192.85 feet; thence S84°48'21"E 9.33 feet; thence S10°53'37"E 7.49 feet; thence S89°17'09"W 457.32 feet; thence N0°45'07"W 126.8 feet; thence S89°26'49"W 621.68 feet; thence N0°40'33"W 459.98 feet; thence N89°54'36"W 638.86 feet; thence S0°22'41"W 1,462.47 feet; thence S62°41'45"W 721.44 feet; thence S89°16'27"W 2,646.88 feet; thence S0°56'06"E 659.27 feet; thence S89°11'02"W 1,320.55 feet; thence N0°53'28"W 1,708.39 feet; thence S89°19'22"W 616.09 feet; thence N52°56'17"W 447.62 feet; thence S89°21'09"W 173.95 feet; thence N15°32'54"W 192.13 feet; thence N88°40'54"W 135.75 feet; thence S1°03'14"E 28.45 feet; thence S89°21'29"W 100.21 feet; thence S0°36'03"E 292.68 feet; thence S89°20'04"W 445.34 feet; thence S1°12'25"E 228.54 feet; thence S89°18'28"W 751.29 feet to the west line of section 32, Township 2 South Range 1 West, thence N0°27'46"W 434.83 feet along the west line of section 32, Township 2 South Range 1 West, thence S89°15'03"W 361.24 feet; thence S1°06'09"E 663.1 feet; thence N89°26'08"E 353.23 feet to the east line of section 31, Township 2 South Range 1 West, thence S0°37'50"E 334.76 feet; thence S89°16'33"W 672.61 feet; thence S9°24'30"W 234.6 feet; thence S69°09'29"W 323.07 feet; thence S41°58'38"W 481.2 feet; thence N0°52'03"W 1,180.6 feet; thence N57°33'22"E 669.63 feet; thence N89°02'57"E 178.28 feet; thence N1°07'11"W 502.03 feet; thence N56°33'16"E 175.28 feet; thence S35°11'22"E 57 feet; thence S31°30'59"E 8.07 feet; thence S38°47'10"E 7.06 feet; thence S46°30'03"E 7.56 feet; thence S54°45'09"E 9.99 feet; thence S62°35'10"E 6.62 feet; thence S69°51'31"E 7.06 feet; thence S77°33'25"E 8.03 feet; thence S86°34'33"E 11.65 feet; thence S89°32'01"E 8.57 feet; thence N80 °45'56"E 7.06 feet; thence N68°29'41"E 7.06 feet; thence N61°13'21"E 8.07 feet; thence N54°10'35"E 373.22 feet to the north line of section 31, Township 2 South Range 1 West; thence S1°06'46"E 58.97 feet; thence N54°33'29"E 103.86 feet to the north line of section 32, Township 2 South Range 1 West; thence N89°28'33"E 5,224.48 feet to the POINT OF BEGINNING. Containing 340.81 acres more or less.

Tract 8

Containing a portion of section 1, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located S63°48'41"W 1,456.6 feet from the northeast corner of section 1, Township 3 South, Range 2 West, or POINT OF BEGINNING; running thence S0°25'12"E 719.26 feet; thence S88°45'49"W 2,648.57 feet; thence S0°21'23"E 1,283.83 feet; thence S89°06'49"W 1,240.24 feet; thence N5°18'35"E 150.01 feet; thence N8°55'45"E 150.01 feet; thence N11°38'38"E 75.02 feet; thence N13°27'13"E 75.02 feet; thence N15°15'49"E 75.02 feet; thence N17°04'24"E 75.02 feet; thence N18°53'00"E 75.02 feet; thence N20°41'35"E 75.02 feet; thence N17°13'11"E 71.75 feet; thence N27°50'53"E 194.12 feet; thence N28°42'14"E 179.34 feet; thence N30°23'59"E 187.47 feet; thence N33°03'06"E 187.57 feet; thence N36°08'26"E 138.41 feet; thence N39°13'56"E 126.48 feet; thence N43°34'25"E 189.06 feet; thence N48°11'49"E 149.84 feet; thence N51°26'58"E 107.61 feet; thence N52°42'16"E 92.91 feet; thence N54°56'43"E 126.26 feet; thence N55°52'08"E 286.76 feet; thence

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S0°21'44"E 326.54 feet; thence N79°20'17"E 751.99 feet; thence N89°26'11"E 1,669.22 feet to the POINT OF BEGINNING. Containing 83 acres more or less.

Roosevelt

Tract 9

Containing a portion of section 15, 21, 22, Township 2 South Range 1 West of the Uintah Special Meridian, U.S. Survey:

Beginning at the South West Corner of Section 14 Township 2 South Range 1 West of the Uintah Special Meridian; thence South 89° 12' 41" West a distance of 327.72 feet to the Point of Beginning; thence South 0° 34' 24" East a distance of 267.14 feet; thence South 88° 11' 19" West a distance of 80.55 feet; thence South 0° 40' 29" East a distance of 120.87 feet; thence South 88° 52' 20" West a distance of 297.23 feet; thence North 0° 56' 45" West a distance of 7.16 feet; thence South 89° 05' 48" West a distance of 98.01 feet; thence North 0° 42' 02" West a distance of 83.92 feet; thence North 3° 52' 33" West a distance of 65.52 feet; thence North 1° 01' 49" West a distance of 180.14 feet; thence South 89° 04' 13" West a distance of 126.42 feet; thence South 7° 16' 40" East a distance of 7.50 feet; thence South 1° 23' 51" East a distance of 22.90 feet; thence South 88° 54' 26" West a distance of 6.10 feet; thence South 1° 17' 02" East a distance of 39.65 feet; thence South 88° 59' 33" West a distance of 152.96 feet; thence South 0° 54' 59" East a distance of 298.82 feet; thence South 2° 02' 39" West a distance of 29.00 feet; thence South 1° 04' 04" East a distance of 166.08 feet; thence South 89° 09' 08" West a distance of 48.98 feet; thence South 53° 29' 42" West a distance of 26.00 feet; thence South 1° 08' 11" East a distance of 40.02 feet; thence South 88° 51' 19" West a distance of 61.29 feet; thence South 1° 22' 26" East a distance of 121.23 feet; thence South 89° 07' 32" West a distance of 66.28 feet; thence South 0° 33' 59" East a distance of 135.90 feet; thence North 78° 51' 13" West a distance of 4.44 feet; thence South 45° 22' 29" West a distance of 65.58 feet; thence South 50° 06' 12" West a distance of 16.53 feet; thence South 0° 56' 54" East a distance of 185.92 feet; thence South 89° 14' 45" West a distance of 132.09 feet; thence North 88° 52' 36" West a distance of 10.23 feet; thence South 9° 30' 43" East a distance of 15.09 feet; thence South 0° 53' 06" East a distance of 94.39 feet; thence South 88° 21' 50" West a distance of 49.37 feet; thence South 0° 55' 22" East a distance of 39.58 feet; thence South 87° 51' 32" West a distance of 57.48 feet; thence North 87° 06' 04" West a distance of 7.10 feet; thence North 21° 05' 34" West a distance of 40.00 feet; thence South 89° 43' 29" West a distance of 196.35 feet; thence North 0° 35' 57" West a distance of 75.88 feet; thence North 3° 17' 35" West a distance of 57.77 feet; thence North 1° 15' 56" West a distance of 10.49 feet; thence South 60° 29' 51" West a distance of 1.84 feet; thence North 0° 45' 22" West a distance of 68.26 feet; thence North 60° 44' 37" East a distance of 1.15 feet; thence North 1° 15' 40" West a distance of 17.98 feet; thence North 0° 54' 15" East a distance of 135.58 feet; thence South 89° 24' 56" East a distance of 208.60 feet; thence North 0° 53' 55" West a distance of 1,074.37 feet; thence North 89° 03' 31" East a distance of 1,282.42 feet; thence South 0° 45' 51" East a distance of 154.21 feet to the Point of Beginning. Containing 244.36 Acres more or less.

Bronco Road

Tract 10

Containing a portion of section 24, Township 3 South, Range 8 West, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located at the northeast corner of section 24, Township 3 South, Range 8 West or POINT OF BEGINNING; running thence S0°14'34"E 2,378.29 feet; thence N75°41'41"W 1,169.82 feet;

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thence N73°19'48"W 97.34 feet; thence N75°41'43"W 599.74 feet; thence S14°18'19"W 49.84 feet; thence S7°39'32"W 221.47 feet; thence S14°18'18"W 150.32 feet; thence S75°54'25"E 1,468.11 feet; thence N89°57'03"W 2,159.34 feet; thence N0°04'56"W 704.39 feet; thence N0°04'56"W 226.88 feet; thence N0°01'34"W 1,755.84 feet; thence N89°54'42"E 2,605.78 feet to the POINT OF BEGINNING. Containing 134 acres more or less.

Parcels numbers

Tract 1

00-0034-9496, 00-0009-5947, 00-0009-5871, 00-0027-8303, 00-0009-5822, 00-0029-7253, 00-0009-7455, 00-0009-7414, 00-0009-7166, 00-0009-7158, 00-0009-7638, 00-0027-8311, 00-0027-8295, 00-0009-6341, 00-0009-6333, 00-0009-7448, 00-0009-7430, 00-0009-7646, 00-0034-9497, 00-0009-5863

Tract 2

00-0031-4850

Tract 3

00-0007-6186, 00-0007-6186, 00-0007-6160, 00-0035-1259, 00-0029-5562, 00-0035-1260, 00-0035-0767

Tract 4

00-0007-5535, 00-0007-5543

Tract 5

00-0007-2797, 00-0035-0377, 00-0007-2854

Tract 6

00-0007-2789, 00-0007-2763, 00-0007-2755, 00-0007-2722, 00-0007-2730, 00-0007-2367, 00-0035-0720, 00-0007-2771, 00-0035-0683

Tract 7

00-0030-6484, 00-0007-3282, 00-0007-3324

Tract 8

00-0030-1188, 00-0005-8796, 00-0005-8689, 00-0034-8143, 00-0029-3203, 00-0005-8598, 00-0005-8697, 00-0005-8614, 00-0028-4103, 00-0028-4095, 00-0028-4087, 00-0028-4079, 00-0028-4061, 00-0028-4053, 00-0035-3018, 00-0032-5240, 00-0035-1799, 00-0035-2485, 00-0035-2264, 00-0035-2499, 00-0035-2498, 00-0035-2255, 00-0005-8267, 00-0029-8111, 00-0009-5871, 00-0029-7253

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Tract 9

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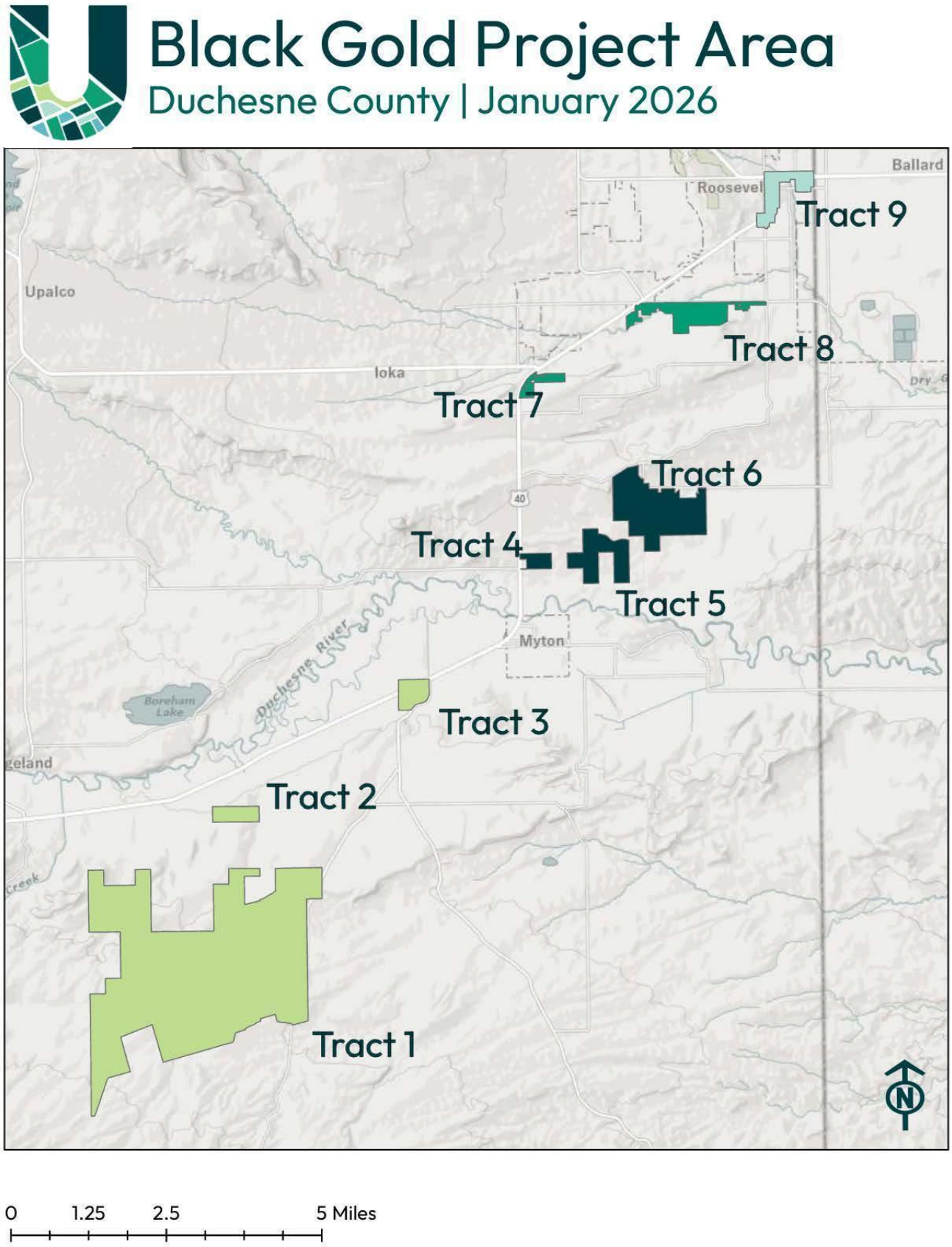
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Tract 10

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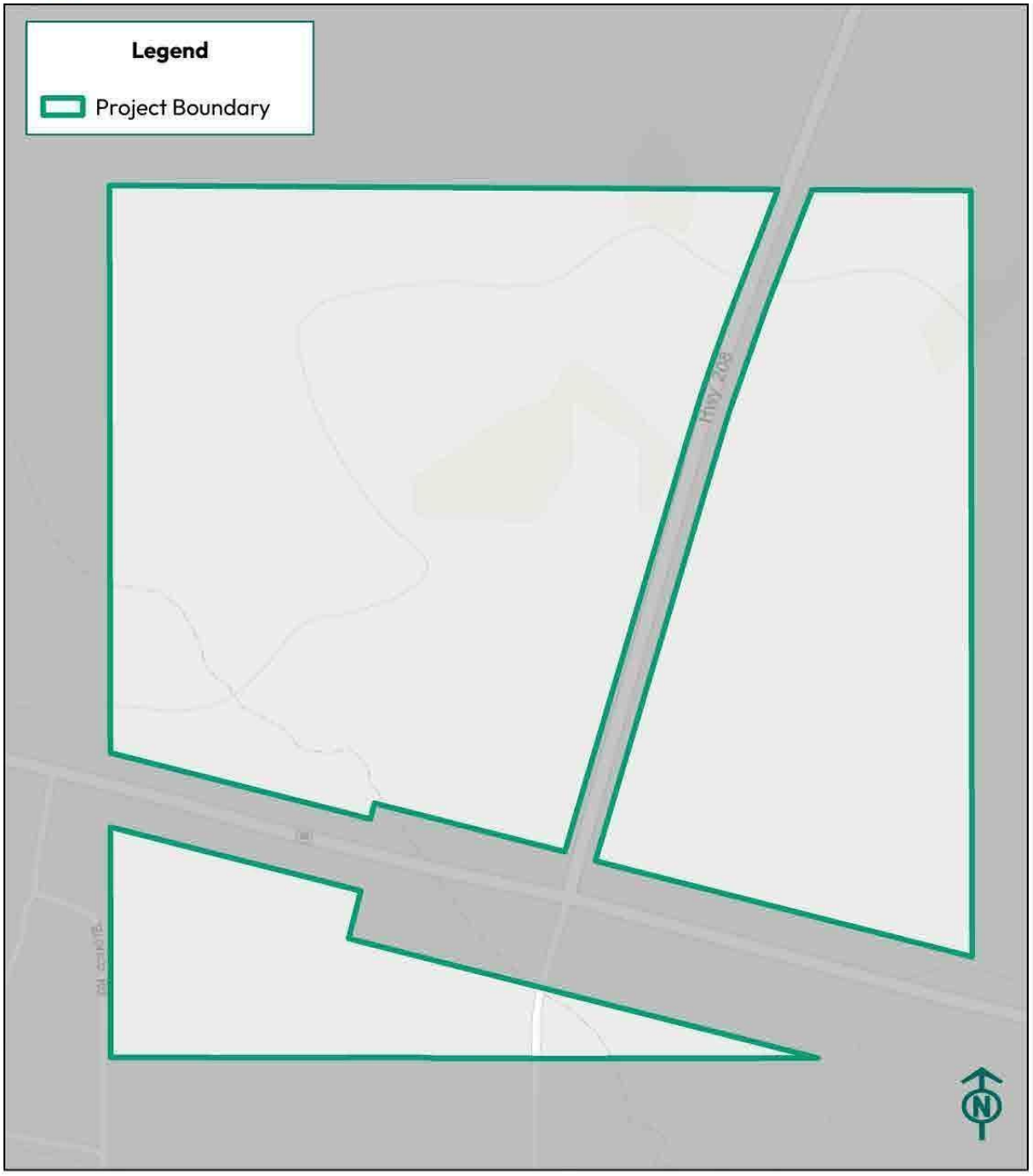
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Appendix B: Maps & Imagery of the Project Area



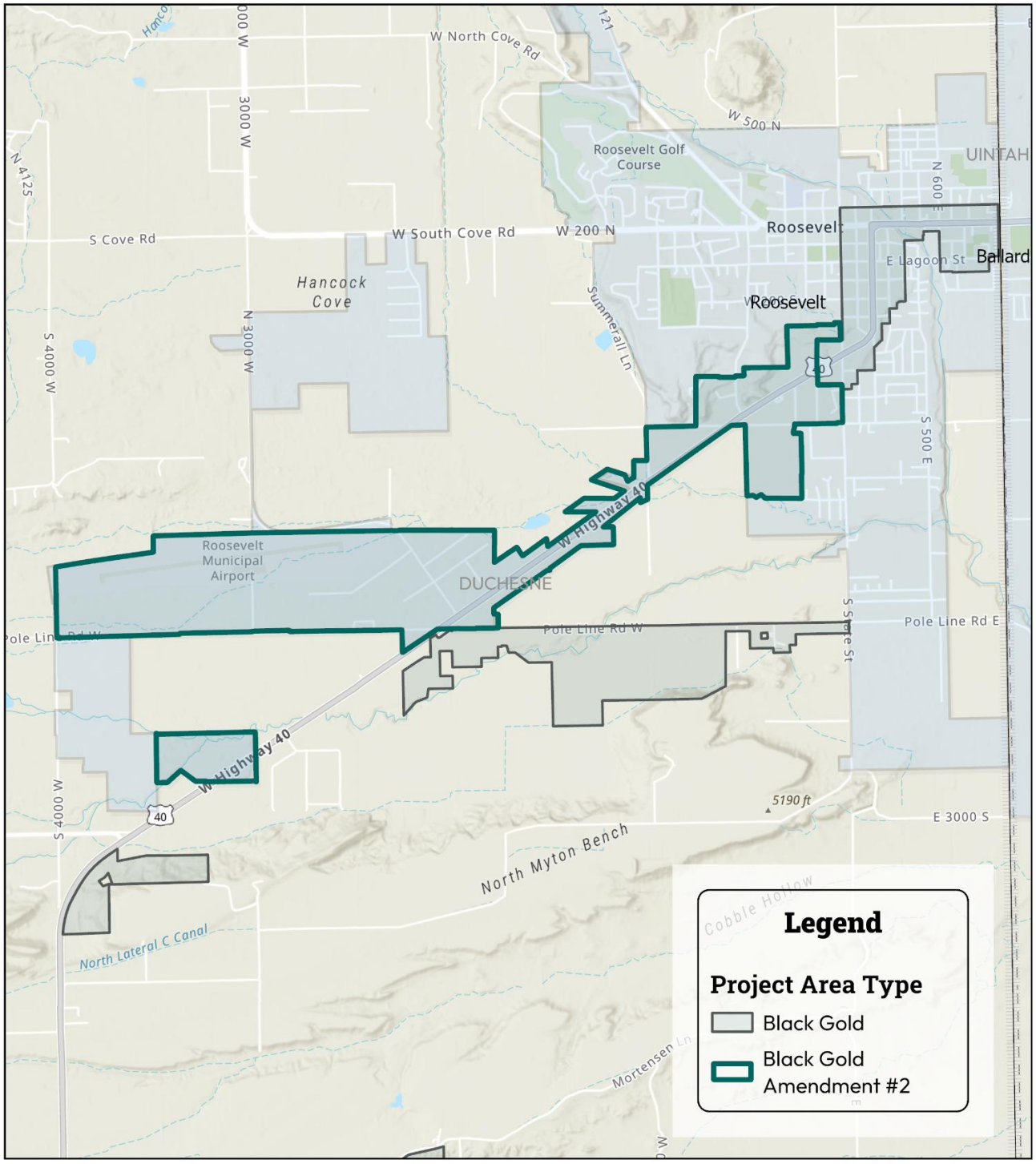
Black Gold Project Area

Bronco Road Zone | December 29, 2025



Black Gold Project Area

Amendment #2



0 0.75 1.5 Miles

Amended Parcels

Date Generated: 09/09/2026

Amendment #2 Legal Descriptions

Commencing at the Southeast corner of Section 21, Township 2 South, Range 1 West, Uintah Meridian; thence N 01°11'32" W, 37.12 feet; thence S 89°22'26" W, 46.75 feet to the Point of Beginning; thence S 89°22'26" W, 150.00 feet; thence S 00°21'19" E, 21.43 feet; thence S 89°04'38" W, 483.37 feet; thence S 83°14'14" W, 14.36 feet; thence S 88°58'26" W, 246.34 feet; thence S 89°37'29" W, 387.11 feet; thence S 01°05'43" W, 46.98 feet; thence S 00°15'19" W, 16.71 feet; thence S 04°00'28" W, 13.90 feet; thence S 07°25'29" W, 14.53 feet; thence S 10°09'04" W, 12.15 feet; thence S 12°51'24" W, 13.28 feet; thence S 16°05'37" W, 13.36 feet; thence S 18°20'44" W, 16.08 feet; thence S 17°04'00" W, 12.97 feet; thence S 14°42'44" W, 12.64 feet; thence S 12°44'23" W, 12.78 feet; thence S 10°29'59" W, 11.57 feet; thence S 08°09'52" W, 15.22 feet; thence S 05°41'26" W, 13.14 feet; thence S 03°32'21" W, 11.61 feet; thence S 00°59'23" W, 17.63 feet; thence N 89°08'03" E, 205.49 feet; thence S 01°28'42" E, 1,084.40 feet; thence S 89°05'59" W, 14.70 feet; thence S 00°46'08" E, 649.77 feet; thence N 89°39'05" W, 981.13 feet; thence N 45°52'42" W, 140.83 feet; thence S 58°50'52" W, 152.07 feet; thence N 56°56'56" W, 103.34 feet; thence S 83°51'45" W, 161.96 feet; thence N 01°24'36" W, 1,898.55 feet; thence S 87°12'41" W, 372.54 feet; thence S 54°36'10" W, 2,740.28 feet; thence S 01°13'18" E, 383.25 feet; thence S 66°06'25" W, 214.45 feet; thence N 01°13'26" W, 134.40 feet; thence S 51°25'58" W, 1,258.73 feet; thence N 89°06'15" E, 268.42 feet; thence S 01°24'02" E, 472.61 feet; thence S 88°22'41" W, 870.62 feet; thence S 53°54'09" W, 1,028.77 feet; thence S 00°58'15" E, 53.74 feet; thence S 89°03'17" W, 73.01 feet; thence S 54°56'18" W, 1,731.62 feet; thence S 00°29'29" E, 172.95 feet; thence N 89°01'24" E, 110.72 feet; thence S 00°58'35" E, 368.00 feet; thence S 89°01'12" W, 599.54 feet; thence S 00°00'07" W, 10.36 feet; thence S 90°00'00" W, 262.46 feet; thence N 01°53'55" W, 5.88 feet; thence S 89°01'33" W, 553.68 feet; thence S 87°54'26" W, 205.87 feet; thence S 56°14'18" W, 1,119.67 feet; thence N 01°23'10" W, 603.52 feet; thence S 89°04'09" W, 1,318.95 feet; thence S 89°29'27" W, 662.28 feet; thence S 88°59'41" W, 1,011.78 feet; thence N 01°06'49" W, 30.20 feet; thence S 88°49'26" W, 930.08 feet; thence S 78°39'38" W, 93.91 feet; thence S 88°49'32" W, 1,517.62 feet; thence S 87°53'46" W, 116.00 feet; thence S 88°48'30" W, 258.13 feet; thence S 27°51'54" W, 30.39 feet; thence S 88°17'20" W, 3,265.82 feet; thence N 01°05'58" W, 1,892.91 feet; thence N 80°42'19" E, 951.35 feet; thence N 81°50'28" E, 1,683.93 feet; thence N 00°49'27" W, 435.43 feet; thence N 88°18'43" E, 2,622.69 feet; thence N 88°59'21" E, 3,732.62 feet; thence S 88°08'31" E, 122.17 feet; thence N 84°43'06" E, 137.37 feet; thence S 89°58'07" E, 2,475.69 feet; thence S 00°21'20" W, 858.14 feet; thence N 55°47'44" E, 720.62 feet; thence S 34°28'03" E, 278.30 feet; thence N 54°01'54" E, 782.73 feet; thence S 09°58'22" E, 212.33 feet; thence N 54°16'28" E, 1,578.15 feet; thence S 89°59'53" W, 822.65 feet; thence N 54°32'00" E, 624.59 feet; thence S 89°41'54" E, 804.43 feet; thence N 53°25'46" E, 334.63 feet; thence N 71°37'50" W, 931.19 feet; thence N 56°06'42" E, 511.65 feet; thence S 72°26'32" E, 492.71 feet; thence S 23°25'09" E, 192.49 feet; thence N 56°24'38" E, 184.46 feet; thence S 59°12'35" E, 10.67 feet; thence N 00°13'34" W, 458.18 feet; thence N 89°49'44" E, 347.54 feet; thence N 01°14'35" W, 889.81 feet; thence N 88°35'53" E, 1,325.36 feet; thence N 00°01'05" W, 1,318.19 feet; thence N 89°53'44" E, 611.90 feet; thence S 00°11'25" E, 25.00 feet; thence N 89°43'56" E, 427.24 feet; thence N 15°05'59" E, 36.11 feet; thence N 88°52'07" E, 233.06 feet; thence N 01°17'18" W, 215.40 feet; thence N 89°23'28" E, 1,175.35 feet; thence N 01°46'32" W, 1,097.04 feet; thence N 88°42'51" E, 194.04 feet; thence N 00°46'26" W, 3.11 feet; thence N 89°15'23" E, 608.62 feet; thence N 00°26'37" W, 22.46 feet; thence N 89°44'30" E, 467.79 feet; thence N 02°28'12" W, 51.81 feet; thence N 89°21'36" E, 150.03 feet; thence S 02°28'12" E, 110.00 feet; thence S 28°37'22" E, 1.84 feet; thence S 01°22'27" E, 180.35 feet; thence S 04°57'46" E, 12.37 feet; thence S 01°42'12" E, 107.66 feet; thence S 00°12'07" W, 51.36 feet; thence N 89°45'36" W, 625.64 feet; thence S 00°42'46" E, 58.34 feet; thence S 00°47'12" W, 386.59 feet; thence S 01°34'30" E, 59.00 feet; thence S 60°25'52" W, 3.76 feet; thence S 01°04'12" E, 224.00 feet; thence N 60°11'06" E, 6.03 feet; thence S 01°34'48" E, 34.42 feet; thence S 03°36'26" E, 184.71 feet; thence S 00°57'53" E, 253.86 feet; thence N 89°24'39" E, 644.36 feet; thence S 00°51'58" E, 742.76 feet; thence S 03°18'16" E, 116.98 feet; thence S 00°37'34" E, 150.00 feet to the Point of Beginning.

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Containing 1,024.33 acres more or less.

Parcel ID Numbers

00-0014-8167, 00-0014-8274, 00-0014-8282, 00-0014-8373, 00-0014-8464, 00-0014-8555, 00-0014-8381, 00-0014-8290, 00-0014-8225, 00-0014-8175, 00-0014-7995, 00-0014-8183, 00-0014-8191, 00-0014-8209, 00-0014-8308, 00-0014-8316, 00-0014-8324, 00-0014-8332, 00-0014-8340, 00-0014-8357, 00-0014-8365, 00-0014-8258, 00-0014-8506, 00-0014-8530, 00-0014-8548, 00-0014-8399, 00-0014-8407, 00-0014-8415, 00-0014-8423, 00-0014-8431, 00-0014-8449, 00-0014-8456, 00-0014-8159, 00-0014-8233, 00-0014-8241, 00-0014-8217, 00-0014-8266, 00-0014-8514, 00-0014-8522, 00-0014-8563, 00-0034-8550, 00-0034-4362, 00-0034-9794, 00-0014-8498, 00-0014-8142, 00-0002-4368, 00-0034-8899, 00-0002-3592, 00-0002-4319, 00-0002-4335, 00-0027-6331, 00-0027-6349, 00-0028-3204, 00-0002-4327, 00-0028-3238, 00-0028-3220, 00-0028-3212, 00-0028-3246, 00-0034-6339, 00-0034-7228, 00-0034-7206, 00-0034-6351, 00-0034-7217, 00-0034-7239, 00-0034-7240, 00-0032-9080, 00-0035-1990, 00-0029-1538, 00-0005-8051, 00-0034-6328, 00-0033-3701, 00-0035-1223, 00-0034-9940, 00-0034-9933, 00-0027-4005, 00-0005-8101, 00-0005-8093, 00-0028-6918, 00-0035-0068, 00-0027-4013, 00-0005-8085, 00-0034-9960, 00-0034-9928, 00-0034-9111, 00-0005-8259, 00-0029-5646, 00-0028-9193, 00-0028-9185, 00-0002-4533, 00-0002-4517, 00-0002-4483, 00-0002-4467, 00-0002-4418, 00-0002-3519, 00-0002-3493, 00-0002-4681, 00-0002-4590, 00-0029-5059, 00-0002-4574, 00-0029-5653, 00-0002-2073, 00-0030-3341, 00-0002-4525, 00-0030-6963, 00-0002-4491, 00-0006-0693, 00-0031-2656, 00-0031-2169, 00-0002-4475, 00-0002-4426, 00-0002-4400, 00-0032-9280, 00-0029-1546, 00-0028-6900, 00-0002-4392, 00-0002-4384, 00-0002-4376, 00-0002-3584, 00-0002-3568, 00-0034-8282, 00-0033-4723, 00-0031-5630, 00-0029-8178, 00-0028-9094, 00-0002-3501, 00-0035-0295, 00-0034-9438, 00-0034-9485, 00-0034-8856, 00-0035-0237, 00-0002-3451, 00-0006-0719, 00-0034-9939, 00-0034-9938, 00-0034-9937, 00-0034-9936, 00-0034-9935, 00-0034-9934, 00-0002-4673, 00-0035-2564, 00-0035-2765, 00-0035-2764, 00-0035-2766, 00-0035-2767, 00-0035-2768, 00-0035-2769, 00-0035-2770, 00-0035-2763, 00-0035-2762, 00-0035-2761, 00-0035-2760, 00-0006-0701, 00-0035-2629, 00-0034-9774, 00-0029-3286, 00-0035-1137, 00-0002-4616, 00-0002-4608, 00-0002-4624, 00-0032-1060, 00-0034-9825, 00-0034-9824, 00-0032-6970, 00-0034-0160, 00-0027-2793, 00-0035-1158, 00-0035-1138, 00-0002-3477, 00-0026-4832, 00-0035-1217, 00-0035-1218, 00-0035-1219, 00-0035-1220, 00-0035-1221, 00-0035-1222, 00-0002-3360, 00-0002-3378, 00-0002-3410, 00-0002-3402, 00-0028-6850, 00-0002-3386, 00-0035-1608, 00-0031-2193, 00-0031-6050, 00-0002-4558, 00-0034-8582, 00-0002-4509, 00-0002-3626, 00-0030-9074, 00-0034-5440, 00-0027-2785, 00-0002-3618, 00-0002-9318, 00-0002-9300, 00-0028-4863, 00-0002-9292, 00-0002-9243, 00-0002-9326, 00-0002-9235, 00-0002-9284, 00-0002-9276, 00-0002-9250, 00-0002-9268, 00-0002-9334, 00-0035-1725, 00-0035-1724, 00-0035-1722, 00-0035-1723, 00-0035-1238, 00-0035-1721, 00-0035-1720, 00-0035-1719, 00-0035-1718, 00-0035-1717, 00-0005-8242, 00-0014-8134, 00-0014-8126, 00-0014-8118, 00-0014-8100, 00-0002-4749, 00-0002-4731, 00-0002-4723, 00-0014-8019, 00-0014-8027, 00-0014-7920, 00-0014-7938, 00-0014-7946, 00-0014-7953, 00-0014-7961, 00-0014-7979, 00-0014-7987, 00-0014-8001, 00-0014-8084, 00-0014-8076, 00-0014-8068, 00-0014-8050, 00-0014-8043, 00-0014-8035, 00-0014-8092, 00-0014-7821, 00-0014-7912, 00-0014-7839, 00-0014-7748, 00-0014-7904, 00-0014-7813, 00-0014-7896, 00-0014-7805, 00-0014-7888, 00-0014-7797, 00-0014-7870, 00-0014-7789, 00-0014-7862, 00-0014-7771, 00-0014-7854, 00-0014-7763, 00-0014-7847, 00-0014-7755, 00-0014-

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COMMENCING at the Southeast Corner of Section 36 Township 2 South Range 2W Uintah Meridian;

THENCE North 00°10'39.65" East, a distance of 518.23 feet to the TRUE POINT OF BEGINNING;

THENCE South 64°21'39.39" East, a distance of 23.77 feet; THENCE North 89°34'45.72" East, a distance of 1,032.04 feet; THENCE South 00°20'20.95" East, a distance of 532.61 feet; THENCE North 63°29'14.42" West, a distance of 20.49 feet; THENCE South 89°58'45.66" West, a distance of 511.94 feet; THENCE North 32°32'42.81" West, a distance of 9.49 feet; THENCE South 89°50'00.09" West, a distance of 110.68 feet; THENCE North 52°26'08.21" West, a distance of 195.01 feet; THENCE South 48°48'31.44" West, a distance of 194.02 feet; THENCE South 89°49'51.63" West, a distance of 110.05 feet; THENCE North 00°00'34.70" East, a distance of 527.89 feet to the TRUE POINT OF BEGINNING.

Containing 12.13 acres, more or less.

Parcel ID Numbers

00-0006-1618, 00-0034-1860

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Appendix C: Legislative Body Written Consent

Duchesne County Resolution #25-03

RESOLUTION #25-03

DUCHESNE COUNTY, UTAH

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

WHEREAS Duchesne County (the "County") is a political subdivision of the State of Utah, and the Commission of the County (the "Commission") 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 the 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; 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 the possible development of railroad infrastructure, and maximizing our transportation resources regionally.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DUCHESNE COUNTY, THAT the Commissioners:

(1) consent to the creation of a Utah Inland Port Authority Project Area in Duchesne County; and
(2) request the Port Authority to 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.*

READ, CONSIDERED, PASSED, AND APPROVED at a regular meeting of the Duchesne County Board of Commissioners, in which a quorum was present and

DATED this 10th day of February, 2025

DUCHESNE COUNTY BOARD OF COMMISSIONERS

BY: _____
Greg Miles, Commission Chair

BY: _____
Jeffrey Chugg, Commissioner

BY: Tracy Killian
Tracy Killian, Commissioner

ATTEST:

BY: _____
Chelise Stewart, County Clerk/Auditor

ROOSEVELT CITY RESOLUTION NO. 2025-442

A RESOLUTION AUTHORIZING AN OPINION QUESTION TO THE RESIDENTS OF ROOSEVELT CITY FOR A PARKS, ARTS, RECREATION AND CULTURE SALE AND USE TAX, SOMETIMES KNOWN AS Z.A.P. TAX, PURSUANT TO TITLE 59, CHAPTER 12, PART 14 OF UTAH STATE CODE FOR THE 2025 ROOSEVELT CITY ELECTION.

WHEREAS, the Z.A.P. tax ballot measure was previously approved by the voters of Roosevelt City in the November 2005 general election and the City has found that the tax has benefited City residents in the past; and

WHEREAS, the City is considering future benefits potentially realized by a Z.A.P. tax; and

WHEREAS, the Duchesne County Commission has not placed this before County residents and has approved Roosevelt City's action to place this before its own residents; and

WHEREAS, Title 59, Chapter 12, Part 14, Subpart 1402(1)(a) provides that a city legislative body may submit an opinion question to the residents of the city my majority vote of all members of the legislative body, so that each resident of the city has an opportunity to express the resident's opinion on the imposition of a local sales and use tax of .1% on the transactions described in Subsection 59-12-103(1) within the city.

NOW, THEREFORE, BE IT ORDAINED BY THE ROOSEVET CITY COUNCIL that:

1. The opinion question on the ballot shall state:
    a. "Shall Roosevelt City, Utah be authorized to impose a .1% sales and use tax for cultural facilities, recreational facilities, and zoological facilities and botanical organizations, cultural organizations, and zoological organizations in Roosevelt City?"

PASSED this 21 day of August, 2025. By the Roosevelt City Council.
Members:

	Vote	Aye	Nay
Don Busenbark		X	
Dustin White			
David Baird		X	
Audrey Goodrich		X	
Cody Aland		X	

ATTEST:

Zeke Atwood
Roosevelt City Recorder

Roddie I. Bird, JR
Roosevelt City Mayor

RESOLUTION NO. 2026-445

A RESOLUTION SUPPORTING THE DRAFTING OF AN AMENDED PROJECT AREA PLAN TO ADD PROPERTY INTO THE BLACK GOLD EXPANSION AREA UTAH INLAND PORT AUTHORITY PROJECT AREA

WHEREAS,

WHEREAS, **Roosevelt City** (the "**Roosevelt City**") is a political subdivision of the State of Utah, and the **City Council** (the "**Governing Body**") is authorized to adopt resolutions on behalf of the County/City; and

WHEREAS, the County/City desires the Utah Inland Port Authority Board to amend an existing Project Area Plan to include additional property located within the County/City in order to facilitate economic development, infrastructure investment, and business recruitment; and

WHEREAS, the Utah Inland Port Authority has previously established the **Black and Gold** Project Area pursuant to Utah Code Annotated §11-58-501 et seq.; and

WHEREAS, the County/City has identified additional property that is appropriate for inclusion within the Project Area because it supports the community's economic development goals, including:

- Retention and expansion of existing businesses;
- Recruitment of new employers and industries;
- Development of infrastructure necessary to support economic growth;
- Creation of quality primary employment opportunities; and
- Increased private investment and long-term economic vitality.

WHEREAS, inclusion of additional property within the Project Area is anticipated to provide significant public benefits by encouraging responsible economic development and enhancing employment opportunities for residents.

NOW, THEREFORE, BE IT RESOLVED

The **City Council** of **Roosevelt City** hereby resolves as follows:

1. The Governing Body formally requests that the Utah Inland Port Authority amend the **Black Gold** Project Area Plan to include the property in negotiation with the Port Authority administrative staff.
2. The Governing Body consents to the inclusion of the property within the Project Area, subject to the requirements of applicable state law.
3. The Governing Body authorizes the appropriate County/City officials to cooperate with the Utah Inland Port Authority in preparing the Project Area Plan amendment and to provide any information reasonably necessary to complete the process.
4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED

VOTING:

Don Buschhark	Yea	Nay
Rowdy Cloward	Yea	Nay
Beau Hancock	NA Yea	Nay
Audrey Goodrich	Yea	Nay
Cody Aland	Yea	Nay

Passed and adopted by the **City Council** of **Roosevelt City**, State of Utah, this 1st day of September 2026.

Roosevelt City

[Mayor / Commission Chair / Council Chair]

ATTEST:

[Recorder / Clerk]

SEAL:

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	$ 2,627,000
Tax Differential to Project Area	**$ 10,000,000**
Tax Differential to Other Taxing Entities	$ 3,300,000
Total Tax Differential	$ 13,300,000
Less: Admin Expenses	$ 500,000
Total Remaining Differential for Projects	**$ 9,500,000**

Taxing Entities	
County General Fund	0.001849
Local School Levy	0.004759
State Basic School Levy	0.001379
State Charter School Levy	0.000031
Duchesne County Library	0.000197
Duchesne County School District Go Bond	0.001252
Mosquito Abatement	0.000092
Duchesne Co Water District	0.000199
Central Utah Water	0.000400
Multi County Assessing & Collecting	0.000014
County Assessing & Collecting	0.000357
Pinon Forest District	0.000190
Roosevelt City	0.001731

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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 Duchesne County have been previously designated as worthy of preservation and recorded on the National Register of Historic Places (NRHP).

The Uintah and Ouray Tribes are located in and around the project area, with mapped tribal tracts available on the BIA's Tract Viewer. The Uintah and Ouray Agency is located at 988 South 7500 East Ft. Duchesne, UT 84026.

The Yellow-billed Cuckoo is a threatened species that may exist in the project area. Final critical habitat has been designated for this species; however, it does not overlap with the project area.

There are three endangered fish species (Bonytail, Colorado Pikeminnow, Razorback Sucker) along with the Humpback Chub, a threatened species, that may exist in the project area. The Humpback Chub is a threatened fish species that may exist in the project area.

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

Ute ladies'-tresses are listed as a threatened plant species that may exist in the project area. Critical habitat for Ute ladies'-tresses has not been designated.

No designated critical habitats exist within or overlap the project area. Critical habitats for each of these threatened (T), endangered (E), and proposed endangered (PE), and proposed threatened (PT) species are as follows:

- 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 Bumble Bee (PE): no critical habitat has been designated
- Monarch Butterfly (PT): critical habitat has been proposed in the Federal Register
- Ute Ladies'-tresses (T): no critical habitat has been designated

There are 15 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 1st and August 31st.

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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.

Portions of the project area contain flood hazard areas, according to FEMA's National Flood Hazard Layer (NFHL) Viewer.

Duchesne County is currently in moderate nonattainment 8-hour ozone.

Project Area Description

The combined Black Gold Project area consists of multiple noncontiguous areas in Duchesne County, Utah. 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

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- 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 1-3 display the WSS map for the project area. Map units are defined below. Figure 1-3 displays the WSS map for the amended area for this project area amendment.

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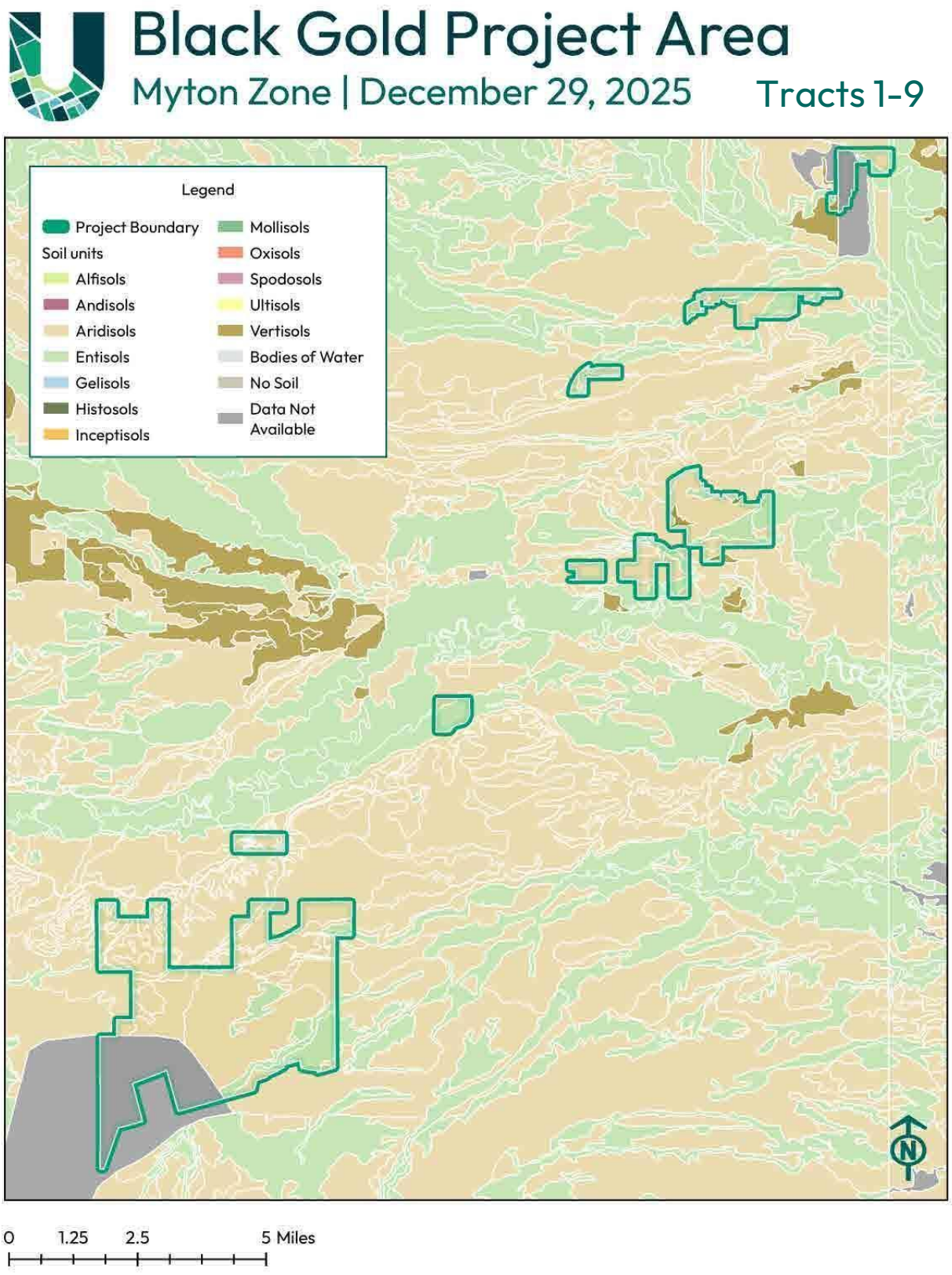


Figure 1-1: Black Gold Tracts 1-9 Web Soil Survey Map

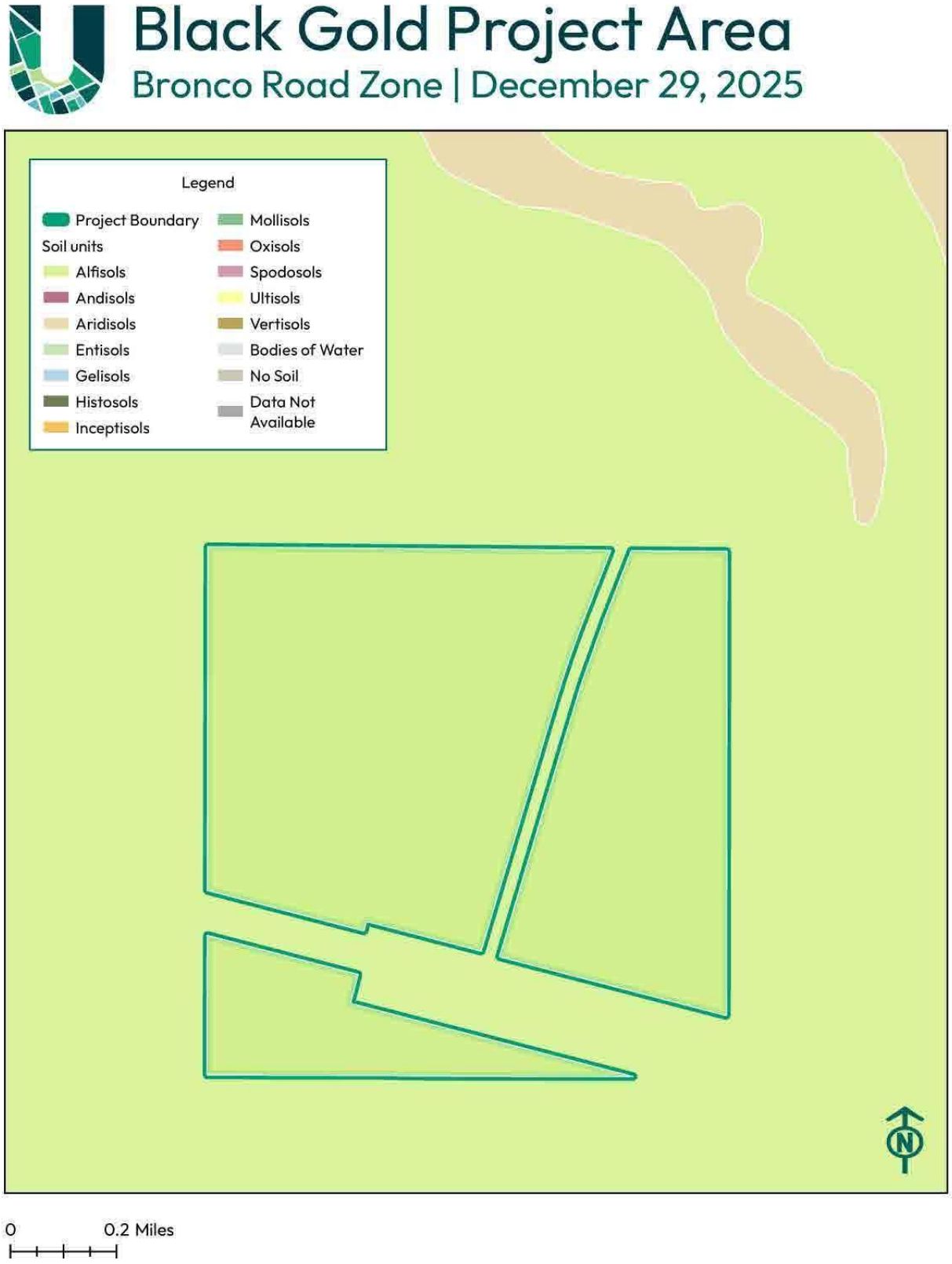


Figure 1-2: Black Gold Bronco Road Zone Web Soil Survey Map

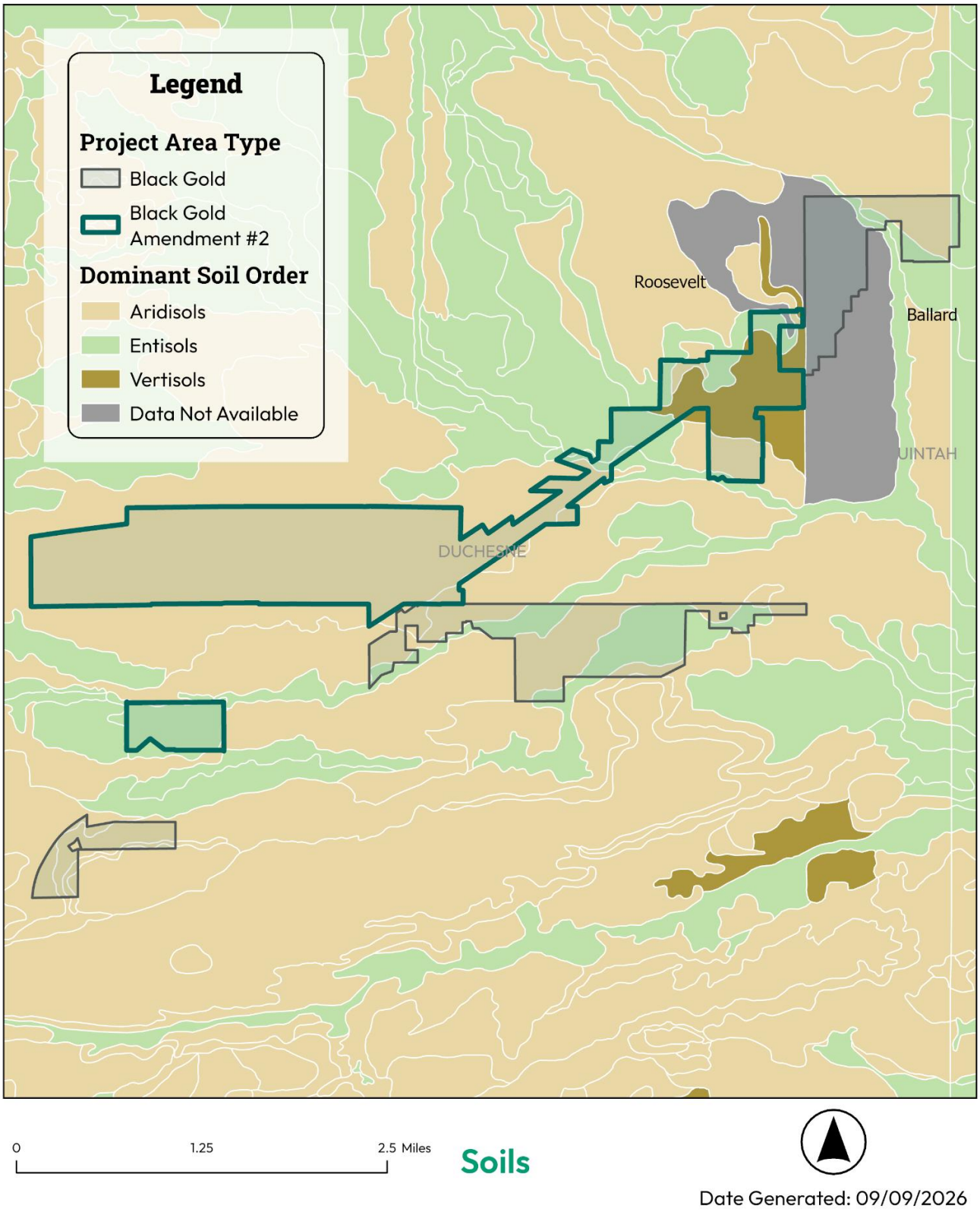


Figure 1-3: Black Gold Amendment #2 Zone Web Soil Survey Map

Map Unit Symbol	Map Unit Name	Acres in Area	Percent of Area
17	Bandbox sandy loam, 0 to 2 percent slopes	757.1	8.8%
23	Blackston loam, 0 to 2 percent slopes	25.1	0.3%
24	Blackston loam, 0 to 6 percent slopes	84.7	1.0%
27	Boreham loam, 0 to 4 percent slopes	1.3	0.0%
38	Cadrina, extremely stony-Casmos-Rock outcrop complex, 2 to 40 percent slopes	419.0	4.9%
62	Crustown-Motto complex, 0 to 25 percent slopes	32.9	0.4%
94	Greybull-Utaline-Badland complex, 4 to 40 percent slopes	617.8	7.2%
122	Jenrid-Green River, occasionally flooded complex, 0 to 2 percent slopes	58.4	0.7%
123	Kilroy loam, 1 to 8 percent slopes	760.9	8.8%
129	Leeko loam, 0 to 4 percent slopes	476.5	5.5%
130	Leeko-Boreham complex, 0 to 4 percent slopes	66.3	0.8%
153	Motto-Muff-Rock outcrop complex, 2 to 25 percent slopes	183.6	2.1%
154	Motto-Rock outcrop complex, 2 to 25 percent slopes	252.9	2.9%
173	Pariette gravelly sandy loam, 2 to 8 percent slopes	1400.8	16.3%
223	Stygee silty clay loam, 0 to 2 percent slopes	183.2	2.1%
224	Sugun clay loam, 0 to 4 percent slopes	15.2	0.2%
225	Sugun sandy loam, 0 to 4 percent slopes	0.1	0.0%
229	Tipperary loamy fine sand, 1 to 8 percent slopes	72.8	0.8%
242	Turzo loam, 0 to 4 percent slopes	21.5	0.3%
243	Turzo-Umbo complex, 0 to 2 percent slopes	367.7	4.3%
244	Turzo-Umbo complex, 2 to 4 percent slopes	25.4	0.3%
251	Umbo clay loam, 0 to 2 percent slopes	224.0	2.6%
252	Umbo silty clay loam, 0 to 2 percent slopes	233.8	2.7%
277	Wyasket peat, 0 to 2 percent slopes, ponded	114.3	1.3%
285	Water	11.5	0.1%
APC	Grunnell-Pariette-Persayo complex, 2 to 15 percent slopes	202.0	2.3%
CUG	Cadrina, rubbly-Montwel-Utaline, very stony complex, 4 to 30 percent slopes	44.4	0.5%
EwB	Effington-Rairdent complex, 1 to 8 percent slopes	26.6	0.3%
FaB	Rairdent clay loam, 0 to 8 percent slopes	416.1	4.8%
GME	Gerst-Clapper-Bullpen complex, 12 to 65 percent slopes, extremely stony	8.1	0.1%
MaB	Mikim loam, 3 to 5 percent slopes	135.0	1.6%
MTC	Mantlemine-Toddhill complex, 3 to 8 percent slopes	134.0	1.6%
TDD	Urban land	143.0	1.7%
TZG3	Persayo-Badland-Rock outcrop complex, severely eroded, 10 to 50 percent slopes	4.4	0.1%
VgA	Blonhue-Blackston complex, 0 to 4 percent slopes	20.2	0.2%
NOTPUB	Not Public Information	1050.5	12.2%
243	Turzo-Umbo complex, 0 to 2 percent slopes	7.2	0.10%
Totals for Area		**8,598.5**	**100.0%**

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 Duchesne County that have been previously recorded on the official list of the Nation's historic places worthy of preservation.

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Property Name	State	County	City	Street & Number
42Dc0331	UTAH	Duchesne	Price	Address Restricted
42Dc0530	UTAH	Duchesne	Price	Address Restricted
42Dc0645	UTAH	Duchesne	Price	Address Restricted
42Dc1302	UTAH	Duchesne	Price	Address Restricted
42Dc1618	UTAH	Duchesne	Price	Address Restricted
42Dc1619	UTAH	Duchesne	Price	Address Restricted
42Dc1620	UTAH	Duchesne	Price	Address Restricted
42Dc306	UTAH	Duchesne	Price	Address Restricted
42Dc638	UTAH	Duchesne	Price	Address Restricted
42Dc682	UTAH	Duchesne	Price	Address Restricted
42Dc683	UTAH	Duchesne	Price	Address Restricted
42Dc684	UTAH	Duchesne	Price	Address Restricted
42Dc685	UTAH	Duchesne	Price	Address Restricted
42Dc686	UTAH	Duchesne	Price	Address Restricted
42Dc687	UTAH	Duchesne	Price	Address Restricted
42Dc688	UTAH	Duchesne	Price	Address Restricted
42Dc696	UTAH	Duchesne	Price	Address Restricted
42Dc700	UTAH	Duchesne	Price	Address Restricted
42Dc702	UTAH	Duchesne	Price	Address Restricted
42Dc703	UTAH	Duchesne	Price	Address Restricted
42Dc704	UTAH	Duchesne	Price	Address Restricted
42Dc705	UTAH	Duchesne	Price	Address Restricted
42Dc708	UTAH	Duchesne	Price	Address Restricted
42Dc709	UTAH	Duchesne	Price	Address Restricted
42Dc710	UTAH	Duchesne	Price	Address Restricted
42Dc712	UTAH	Duchesne	Price	Address Restricted
Centennial House	UTAH	Duchesne	Price	Address Restricted
Fool's Pinnacle	UTAH	Duchesne	Price	Address Restricted
Indian Canyon Ranger Station	UTAH	Duchesne	Duchesne	UT 33, Duchesne Ranger District
Karen's Cist	UTAH	Duchesne	Price	Address Restricted
Maxies Pad	UTAH	Duchesne	Price	Address Restricted
Myton Presbyterian Church	UTAH	Duchesne	Myton	225 E 100 S
Nordell's Fort	UTAH	Duchesne	Price	Address Restricted
Redman Village	UTAH	Duchesne	Price	Address Restricted
Stockmore Ranger Station	UTAH	Duchesne	Tabiona	UT 30, Duschesne ranger District
Sunstone Village	UTAH	Duchesne	Price	Address Restricted
Taylor's City	UTAH	Duchesne	Price	Address Restricted

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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.

The Uintah and Ouray Tribes are located in and around the project area, with mapped tribal tracts available on the BIA's Tract Viewer. The Uintah and Ouray Agency is located at 988 South 7500 East Ft. Duchesne, UT 84026.

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 Yellow-billed Cuckoo is a threatened species that may exist in the project area. Final critical habitat has been designated for this species; however, it does not overlap with the project area.

There are three endangered fish species (Bonytail, Colorado Pikeminnow, Razorback Sucker) along with the Humpback Chub, a threatened species, that may exist in the project area. The Humpback Chub is a threatened fish species that may exist in the project area.

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

Ute ladies'-tresses are listed as a threatened plant species that may exist in the project area. Critical habitat for Ute ladies'-tresses has not been designated.

No designated critical habitats exist within or overlap the project area. Critical habitats for each of these threatened (T), endangered (E), and proposed endangered (PE), and proposed threatened (PT) species that may exist in the project area are as follows:

- 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 Bumble Bee (PE): no critical habitat has been designated
- Monarch Butterfly (PT): critical habitat has been proposed in the Federal Register
- Ute Ladies'-tresses (T): no critical habitat has been designated

There are 15 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 1st and August 31st. These migratory bird species of concern include the Bald Eagle, Black Swift, Broad-tailed Hummingbird, California Gull, Cassin's Finch, Clark's Grebe, Clark's Nutcracker, Evening Grosbeak, Golden Eagle, Lesser Yellowlegs, Long-eared Owl, Olive-sided Flycatcher, 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).

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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

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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 2-3 display nationally characterized wetlands located in and around the project area. Figure 2-3 displays nationally characterized wetlands located in and around the amended area of this project area amendment.

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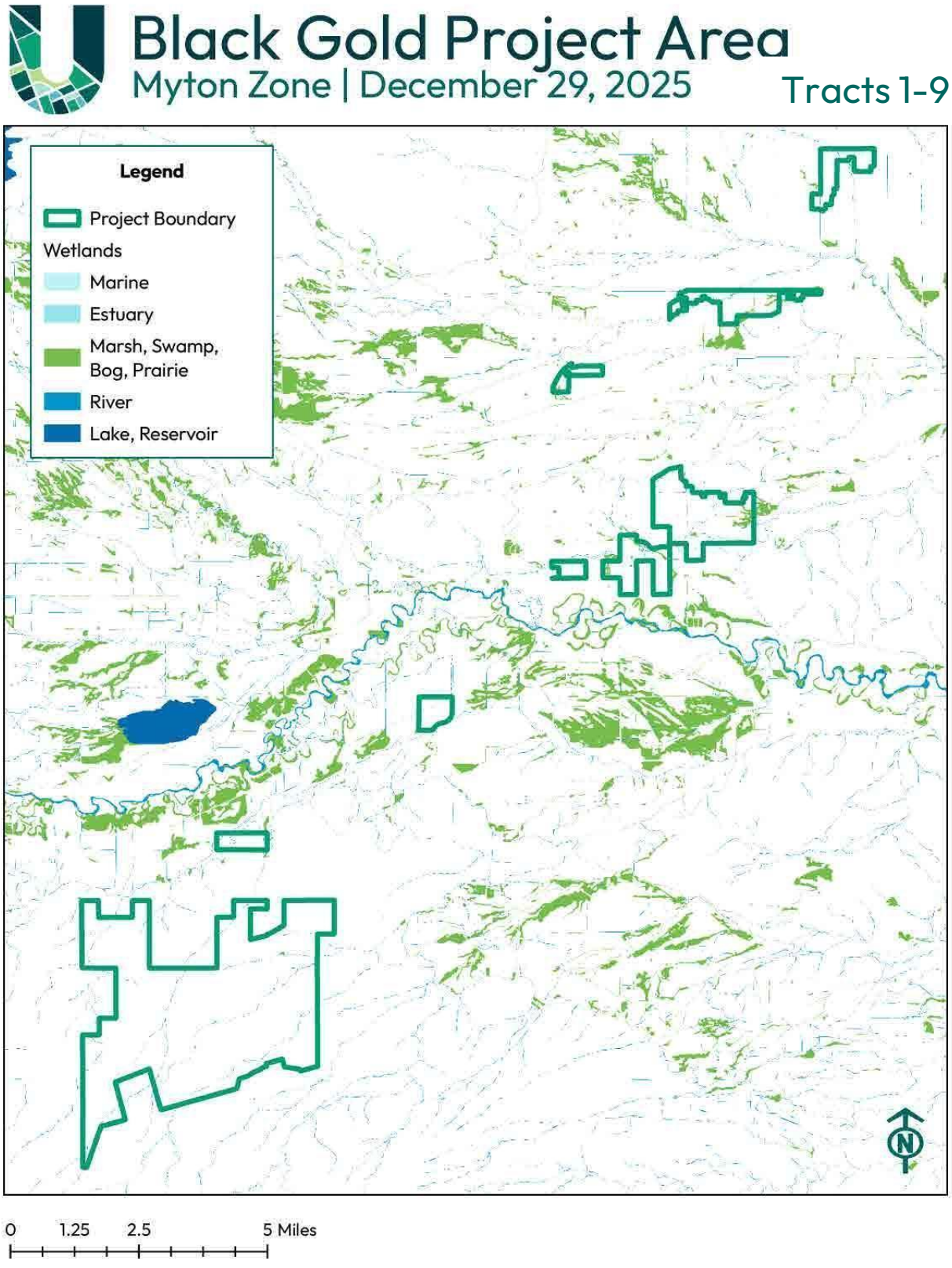


Figure 2-1: Black Gold Tracts 1-9 National Wetlands Inventory Map

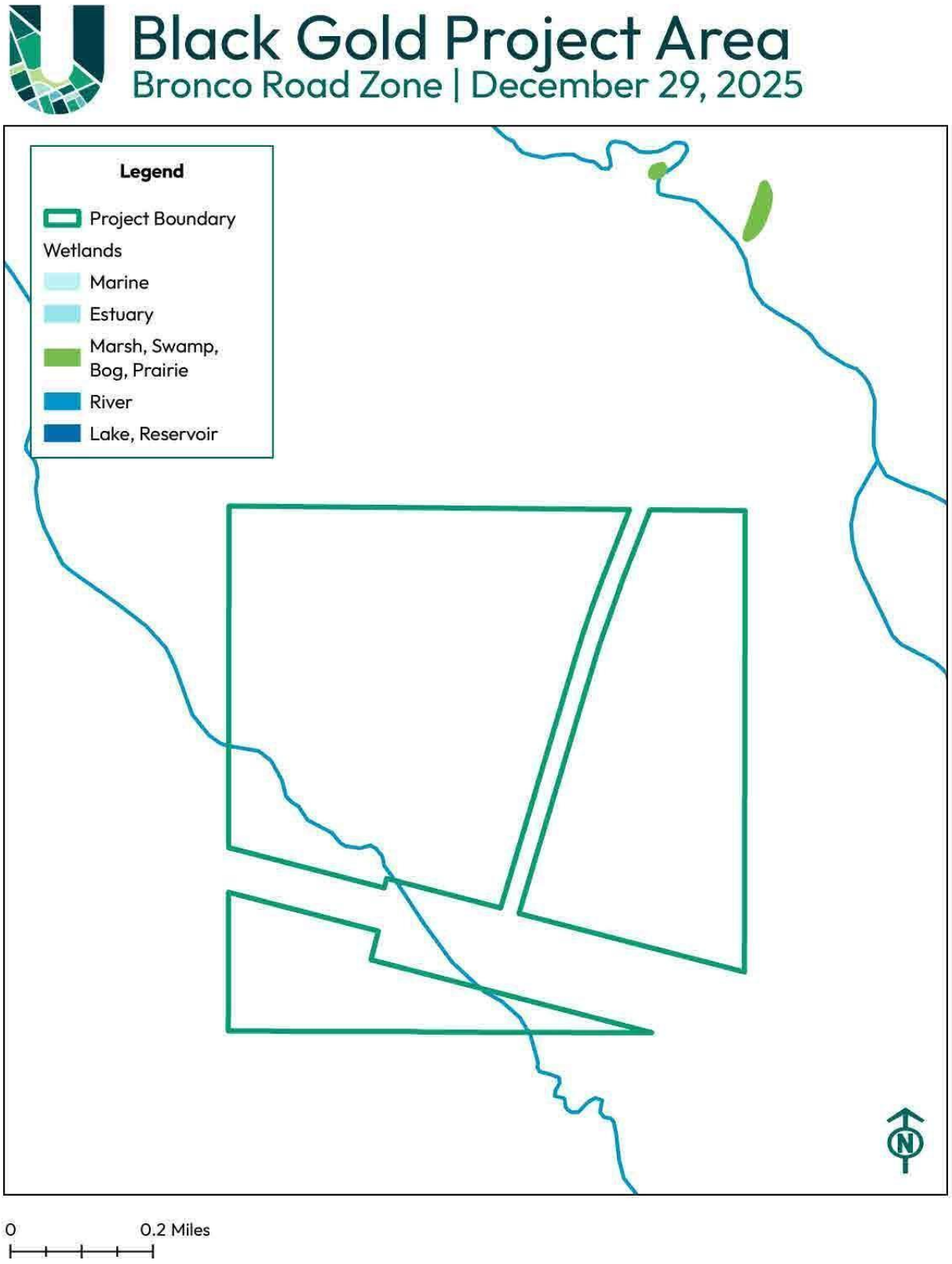


Figure 2-2: Black Gold Bronco Road Zone National Wetlands Inventory Map

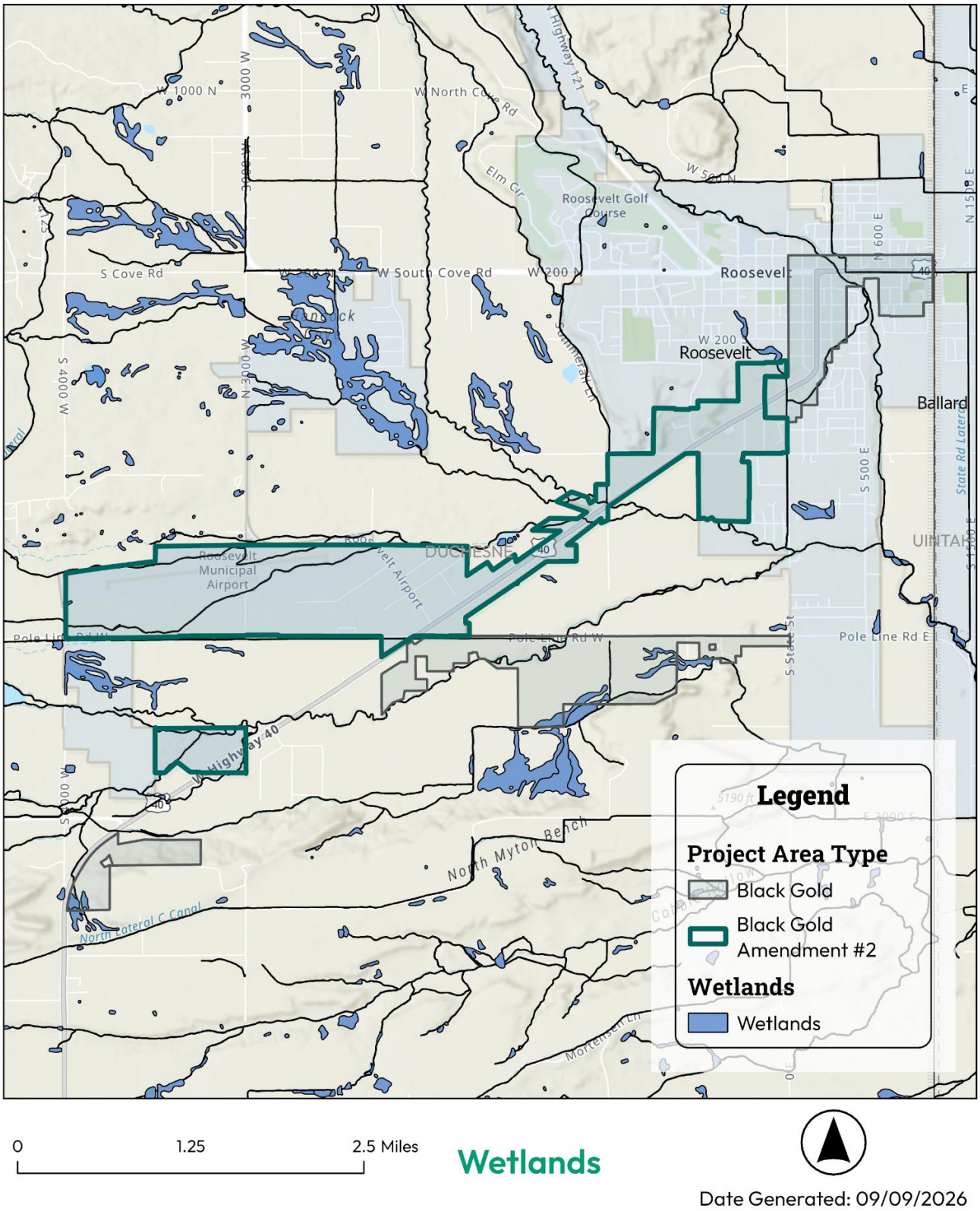


Figure 2-3: Black Gold Amendment #2 Zone National Wetlands Inventory Map

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.

The flood hazard survey map depicted in Figure 3-1 for the amended area of this project area amendment.

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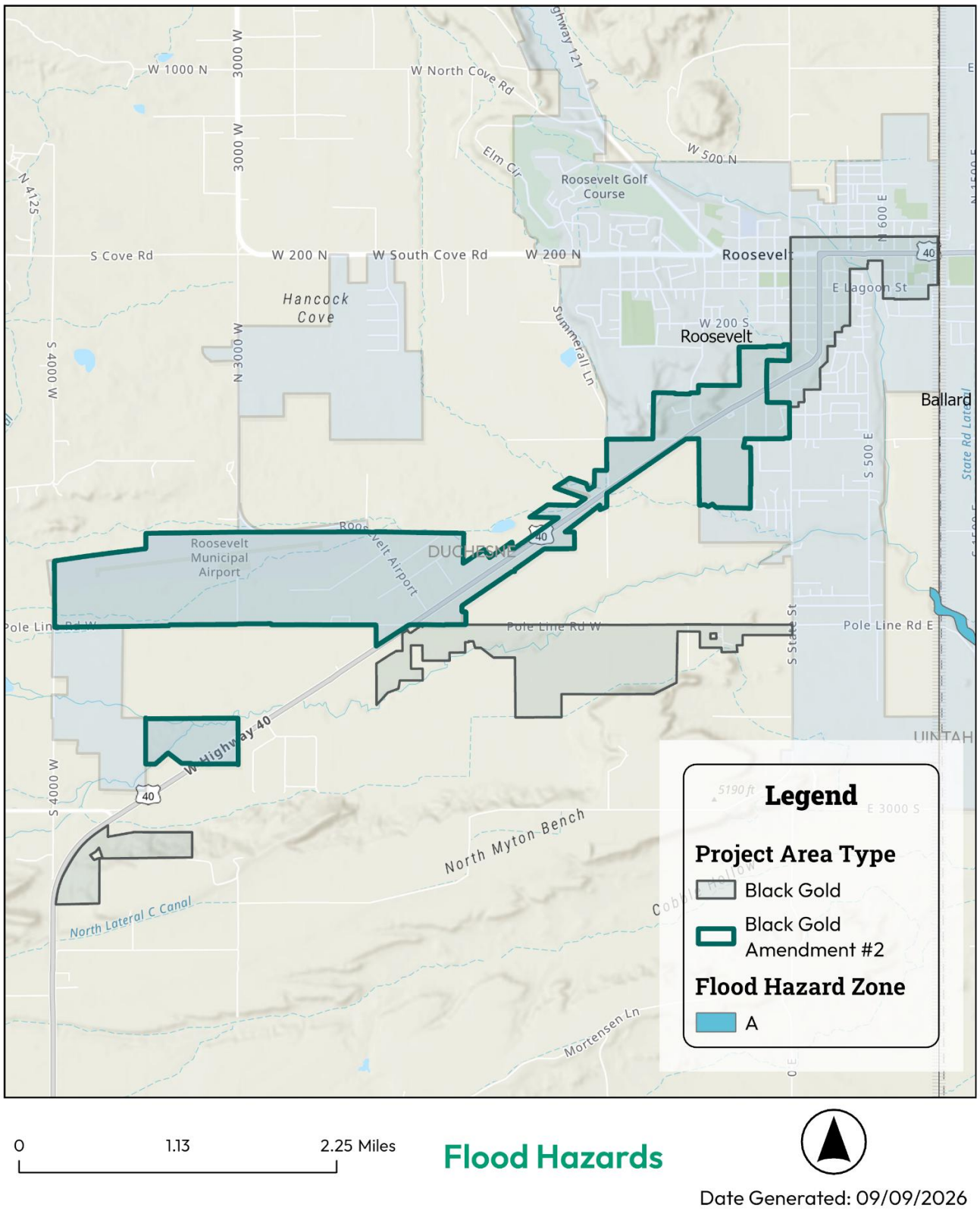


FIGURE 3-1: BLACK GOLD AMENDMENT #2 ZONE FLOOD HAZARD SURVEY MAP

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.

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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 PM2.5), and sulfur dioxide (SO2). Current Nonattainment Counties for All Criteria Pollutants are maintained by the EPA and updated regularly.

The Utah Division of Air Quality Permitting Branch is responsible for issuing permits to commercial and industrial pollution sources in Utah. 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 a notice of intent (NOI) to construct for an air quality approval order (AO).

A New Source Review AO is required if:

(d) emissions of criteria pollutants (ozone, particulate matter [PM], carbon monoxide [CO], lead, sulfur dioxide [SOx], and nitrogen dioxide [NOx]) are five tons per year or greater, or

(e) 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.

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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.

Duchesne County is currently in moderate nonattainment 8-hour ozone.

References

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Appendix F: Recordings & Trigger Resolution Log

Resolution # Title	UIPA Board Approval Date	Trigger Resolution / Year One	County Recording Date	Notes
2026-18 Project Area Plan & Budget Creation	March 16, 2026	N/A	May 5, 2026	Base Tax Year: 2025 Recorded with Duchesne County Entry: 594544

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