

Pony Express

A Utah Inland Port Project Area

Draft Project Area Plan & Budget Amendment #3

Original Approval Date:	June 26, 2025
Amendment #1:	January 13, 2026
Amendment #2:	June 25, 2026
Amendment #3 Reconsideration:	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

Amendment / Revision Type	Board Approval / Updated Date	Summary of Revisions	Acres (+/-)	Total Acres
#1	January 13, 2026	Added Payson City parcels/legal description, resolution, maps; Updated Environmental Review & Budget to include Payson City parcels; Added Recording & Trigger Resolution Log to Appendix F	+749.72	2,457.67
#2	June 25, 2026	Updated Recruitment Strategy section and Appendix F Recordings and Trigger Resolution Log	0	2,457.67
#3	October 1, 2026	Added three parcels in the Payson area.	+20.86	2,478.53
#3 Reconsider	Pending	Reconsideration correcting the legal description for a parcel added in Fairfield.	0	2,478.53

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Executive Summary

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

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

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

- Fairfield City passed resolutions
    - September 11, 2024 (R2024-21)
    - October 16, 2024 (R2024-23)
    - October 30, 2024 (R2024-24)
- Cedar Fort City passed a resolution on December 17, 2024 (R-02-2024)
- Payson City passed a resolution on August 6, 2025 (08-06-2025-B)

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 plan (Pony Express Inland Port Project Plan) as required by law.

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Logistics Infrastructure & Value Proposition

Logistics Considerations

Supply and Demand

- **Population Growth Driving Demand**: Utah County's population is projected to grow significantly. Kem C. Gardner Policy Institute long-term planning projections (Vintage 2025) indicate Utah's statewide population is expected to increase from nearly 3.6 million residents in 2025 to approximately 4.8 million by 2050 and 5.6 million by 2065. Utah County is among the fastest-growing counties and is projected to remain a primary statewide growth center. West Utah County communities such as Lehi, Saratoga Springs, and Eagle Mountain, together with growth along the I-15 corridor including Payson, are associated with rising demand for goods, services, and logistics infrastructure.

- **Economic Activity**: According to UIPA's Statewide Logistics Strategy materials (prepared with CPCS, using 2022 GDP context), logistics-reliant industries — including manufacturing, wholesale and retail trade, and transportation and warehousing — accounted for approximately $78.2 billion of Utah GDP, or about 37 percent of state GDP, and employed approximately 547,000 Utahns. West and south Utah County benefit from proximity to tech concentrations (including Lehi's "Silicon Slopes") and manufacturing. Demand for consumer goods, construction materials, and technology-related freight is rising in connection with residential and commercial development.

- **Freight Demand**: Utah's freight system, including West and south Utah County, handles national and international goods and affects consumer costs and economic competitiveness. The Utah Freight Plan (2023 Update) notes increasing freight volumes, particularly for e-commerce and construction materials, with Utah County functioning as a growing distribution geography.

- **Future Growth**: Utah County has significantly more available land for future development than Salt Lake County which will increase Utah County's role statewide.

Transportation

- **Rail Freight Access**: West Utah County has limited direct rail infrastructure compared with Salt Lake County. The historic Union Pacific / Los Angeles & Salt Lake Fairfield Branch that once served Cedar Fort and Fairfield was abandoned in segments in the early 20th century; no Class I mainline or intermodal terminal currently operates in the Cedar Valley zones. Union Pacific operates nearby. The Provo Intermodal Hub primarily serves passenger rail (UTA FrontRunner) and bus connections. Major freight intermodal terminals serving the region are in the Salt Lake City area (Union Pacific's Salt Lake City Intermodal Terminal and the BNSF facility near Salt Lake City International Airport). Goods moving to or from the project area generally require truck drayage from those terminals or other regional rail-served sites.

- **Truck Freight Access**: Trucks carry the large majority of U.S. freight by value and tonnage (commonly cited in the 70-percent-plus range). West and south Utah County rely heavily on trucking due to limited local rail access. I-15 serves the Payson zone directly. SR-73 (Cory Wride

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Memorial Highway) is the primary state highway serving Fairfield and Cedar Fort and connects eastward to SR-85 (Mountain View Corridor) at Saratoga Springs and onward to I-15. These routes support logistics for technology, retail, construction, and related uses.

- **Air Freight Access:** Airfreight is handled via Salt Lake International Airport and delivered via truck to West Utah Country.
- **Ocean Freight Access:** Ocean containers are handled via the intermodal terminals in Salt Lake City and delivered via truck to West Utah County.
- **Advanced Air Mobility:** As AAM becomes more viable, West Utah County may become a candidate location for limited AAM cargo activity, subject to infrastructure, airspace, and local land-use conditions.

Infrastructure: Potential

As West and south Utah County continue to develop, additional infrastructure will be needed to serve growing residential and workforce populations and any logistics or light-industrial uses allowed under local plans. This may include highway access and intersection improvements, utilities, rail-served industrial parks or transload capability if volumes and railroad service interest materialize, intermodal access via truck connections to existing Salt Lake City-area terminals, and air-cargo or AAM-related infrastructure where compatible.

- **Advanced Air Mobility:** West Desert Airpark (UT9), located approximately one mile south of Fairfield, is a public-use general aviation airport with a 5,200-foot by 60-foot asphalt runway. It is well-positioned geographically relative to west Utah County growth. AAM may offer a longer-term opportunity, with vertiports or small-cargo / drone activity potentially integrating with logistics and inland port projects if additional study, FAA standards, and local land-use approvals support such uses.

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Overview

Purposes and Intent

By adopting this Project Area Plan and creating the Pony Express 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 Fairfield City Council (Resolution R2024-21, approved September 11, 2024, Resolution R2024-23, approved October 16, 2024, and Resolution R2024-24, approved October 30, 2024), the Cedar Fort City Council (Resolution R-02-2024, approved December 17, 2024), and Payson City (Resolution 08-06-2025, approved August 6, 2025) can be found in Appendix C.

Landowner Exclusion

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

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To ensure that any required environmental studies, documentation, or action is conducted according to federal, state, and local regulatory standards, the project area's environmental considerations are reviewed to provide recommendations for next steps and/or approval before work, which could pose environmental impacts, may commence.

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

A brief summary of environmental considerations for the Pony Express Project Area is included below. The full environmental review report can be found in Appendix E.

Summary of Pony Express Environmental Considerations

- Several cultural resources in Utah County have been previously designated as worthy of preservation and recorded on the National Register of Historic Places (NRHP)
- The following threatened (T), proposed threatened (PT), and proposed endangered (PE) may exist in the project area:
    - Monarch Butterflies (PT) - final critical habitat published in the Federal Register
    - Suckley's Cuckoo Bumble Bees (PE) - no critical habitat has been designated
    - Ute Ladies'-tresses (T) - no critical habitat has been designated
        - critical habitats do not exist within or overlap with any portions of the project area
- 22 migratory birds on US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC)
    - breeding seasons ranging between December 1 and August 31
- There are no wildlife or waterfowl management areas (WMAs) located within the project area
- According to the National Wetlands Inventory (NWI), several wetlands exist in the project area
    - Wetlands designated in the NWI may have changed since the date of characterization
    - Updated qualified wetland delineation studies shall be the final determination
- Portions of the project area contain flood hazard areas
- Utah County is currently in serious nonattainment for 8-hour ozone

Recruitment Strategy

UIPA will coordinate with Fairfield Town and Cedar Fort Town on the recruitment sourcing strategy and may work in conjunction with the Governor's Office of Economic Opportunity, EDCUtah and other State and regional agencies on recruitment opportunities.

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

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.

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

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Fairfield Town

A focused recruitment strategy for Fairfield Town will leverage its historical significance, rural charm, and proximity to major transportation corridors to attract businesses that align with the community's values and development goals. This strategy will target industries that support low-impact growth while creating jobs and enhancing local services. The following industries can provide economic vitality without compromising Fairfield's commitment to preserving its open space and rural identity. Strategic outreach should include partnerships with state economic development agencies, targeted marketing to niche industry networks, and incentives aligned with the town's General Plan.

Incentives will generally favor industries such as those listed below:

- Light or Medium Manufacturing
- Small-scale Advanced Manufacturing
- Agri-tech and Sustainable Agriculture Processing

Cedar Fort Town

Cedar Fort Town's recruitment strategy should focus on attracting businesses that complement its agricultural heritage, small-town character, and strategic location near transportation corridors. The recruitment strategy will emphasize partnerships with state agencies and private developers, promote shovel-ready sites, and highlight Cedar Fort's vision for managed growth that supports economic sustainability without compromising its rural values. By aligning economic recruitment with the town's General Plan, Cedar Fort can attract industries that provide lasting community benefits while maintaining the lifestyle and environment that residents value.

Incentives will generally favor industries such as those listed below:

- Light or Medium Manufacturing
- Renewable Energy
- Agri-business

Payson City

Payson City projects its population to more than double by 2050, including its trade area. To accommodate that growth, Payson is investing in infrastructure such as new interchanges and transit options, expanding its downtown with cultural and recreational amenities, and enhancing education through new technical college facilities and an expanded university presence. The city also emphasizes a business-friendly zoning and regulatory environment, targeted land-use planning, and retaining & expanding its existing anchor employers. As Payson City continues to expand, UIPA will play a key role in attracting and retaining high-quality employers while supporting business investments that enhance the community's overall quality of life.

Incentives will generally favor industries such as those listed below:

- Advanced Manufacturing
- Renewable Energy
- Agri-business
- Healthcare and Life Sciences
- Logistics and Distribution

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Tax Incentive Guidelines

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

New Capital Investment	% of Tax Differential*
$ 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
- Any further details will be determined in conjunction with Fairfield and Cedar Fort towns

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

Project Area Performance Indicators

UIPA will monitor and record the economic benefit of this Project Area and report this information biannually to the UIPA Board and the municipalities of Fairfield, Cedar Fort, and Payson. 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

Fairfield and Cedar Fort, two rural towns in Utah County's Cedar Valley, have historically faced limited economic development due to their remote locations, small populations, and agricultural foundations. Fairfield once experienced a temporary economic boost during the 1850's due to Camp Floyd's military presence but saw a sharp decline after the camp closed. Cedar Fort, similarly rooted in agriculture and briefly the county seat in the 1850s, has seen slow growth due to declining farming and limited infrastructure. Despite these challenges, both towns have prioritized preserving their rural character and historical identity, as reflected in their general plans, which emphasize managed growth, large-lot development, and the protection of open space.

Payson City has emerged as a key growth center along the I-15 corridor, offering a strategic balance between urban accessibility and rural charm. Once a primarily agricultural community, Payson has evolved into a regional employment and service hub supported by strong transportation connections, a growing population, and targeted investments in infrastructure and education. The city's economic vision focuses on attracting advanced manufacturing, logistics, health care, and technology-based industries while maintaining its small-town feel and quality of life. Establishing a UIPA project area in Payson will accelerate infrastructure improvements, attract high-value employers, and strengthen the regional supply chain network that connects southern Utah County to broader state and national markets.

Establishing the Pony Express Project Area in Fairfield, Cedar Fort, and Payson will serve several significant public purposes. This project area will stimulate economic opportunity in a region historically underserved by attracting logistics, agri-tech, and light industrial businesses, while improving infrastructure like roads, utilities, and broadband through tax differential financing without raising taxes for residents. A project area would also enhance statewide freight efficiency by relieving congestion on the Wasatch Front and strategically positioning this area as a logistics hub. With careful planning, this development will respect this region's commitment to rural preservation and environmental stewardship, balancing growth with long-term community values.

By engaging with UIPA and other state agencies, improving infrastructure readiness, and offering incentives tied to local planning goals, the Pony Express Project Area will promote sustainable economic development that supports these communities while preserving their distinct rural identities.

Staff Recommendation

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

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Requirements

The UIPA Act outlines certain steps that must be followed before the Pony Express 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.

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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 Pony Express Project Area in Fairfield, Cedar Fort and Payson will serve multiple public purposes by fostering strategic economic development in a historically rural and underutilized region. One of the primary goals would be to diversify the local economy and create new employment opportunities by attracting industries such as logistics, warehousing, light manufacturing, and agri-tech—sectors that benefit from the area's proximity to major transportation corridors like I-15 and the Union Pacific rail line. This development could help reduce out-commuting and increase local income levels. Complementing this effort, establishing a UIPA project area in nearby Payson would further enhance the region's economic impact by supporting sustainable growth, attracting high-value employers in advanced manufacturing, logistics, and technology-based industries, and coordinating critical infrastructure investments that improve roads, utilities, and broadband—all without raising the tax burden on residents. Together, these project areas would strengthen the regional workforce, expand private investment, and reinforce Payson and southern Utah County as key economic hubs.

Another key benefit of the Pony Express Project Area would be the improvement of critical infrastructure, including roads, utilities, broadband, and rail connections. These enhancements could be funded through tax increment financing without raising local taxes, delivering long-term benefits to both residents and businesses. Additionally, the project area will help optimize Utah's freight and supply chain network by relieving congestion along the Wasatch Front and creating a secondary logistics hub to serve central and southern regions more efficiently. This would support statewide commerce, reduce emissions, and improve air quality.

Furthermore, with proper planning, these project areas will align with the environmental and rural preservation goals laid out in both towns' general plans and Payson's strategic growth vision. The UIPA's structured development process offers a framework for balancing growth with land conservation, sustainable practices, and respect for local heritage. Overall, the Pony Express Project Area and a future UIPA project area in Payson will promote coordinated, long-term economic development, empower rural communities, enhance quality of life, and deliver lasting benefits to residents, businesses, and the broader Utah economy.

Public Benefit

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

The Pony Express Project Area in Fairfield and Cedar Fort will deliver significant public benefits by stimulating economic opportunity in a historically underserved rural region. Collaboration on this project area will create jobs and attract new businesses, helping to diversify the local economy and reduce reliance on agriculture and commuting to urban centers. The differential generated is intended to fund critical infrastructure improvements such as roads, utilities, and broadband, avoiding added tax burdens

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on current residents. By improving freight efficiency and creating a strategic logistics hub, the project would support statewide supply chains and relieve congestion along the Wasatch Front.

Complementing this effort, establishing a UIPA project area in nearby Payson would further enhance public benefits by supporting sustainable growth, attracting high-quality employers in advanced manufacturing, logistics, and technology sectors, and coordinating critical infrastructure investments without increasing the tax burden on residents. This would create well-paying jobs, retain the local workforce, and expand the city's tax base, all while preserving Payson's small-town character and quality of life. Together, these project areas would strengthen regional connectivity, support statewide commerce, and ensure that development aligns with community values and long-term planning goals.

Additionally, through careful planning, the Pony Express Project Area will preserve the rural character and environmental integrity of Fairfield and Cedar Fort by concentrating growth in appropriate zones, aligning with both towns' general plans. Ultimately, these coordinated efforts would promote more balanced, inclusive, and sustainable economic development across southern Utah County, delivering lasting benefits to residents, businesses, and the broader state economy.

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

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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.

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 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 Pony Express 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;

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(g) take advantage of the authority jurisdictional land's strategic location and other features, including the proximity to transportation and other infrastructure and facilities, that make the authority jurisdictional land attractive to:
    (i) businesses that engage in regional, national, or international trade; and
    (ii) businesses that complement businesses engaged in regional, national, or international trade;
(h) facilitate the transportation of goods;
(i) coordinate trade-related opportunities to export Utah products nationally and internationally;
(j) support and promote land uses on the authority jurisdictional land and land in other authority project areas that generate economic development, including rural economic development;
(k) establish a project of regional significance;
(l) facilitate an intermodal facility;
(m) support uses of the authority jurisdictional land for inland port uses, including warehousing, light manufacturing, and distribution facilities;
(n) facilitate an increase in trade in the region and in global commerce;
(o) promote the development of facilities that help connect local businesses to potential foreign markets for exporting or that increase foreign direct investment;
(q) encourage the development and use of cost-efficient renewable energy in project areas
(r) aggressively pursue world-class businesses that employ cutting-edge technologies to locate within a project area; and,
(s) pursue land remediation and development opportunities for publicly owned land to add value to a project area

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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.

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Fairfield Zone

Containing part of Section 32, Township 6 South, Range 2 West and parts of Sections 5 & 8, Township 7 South, Range 2 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 89°35′10″ East for a distance of 1,237.12 feet and North 3°30′49″ West, a distance of 0.11 feet from the North Quarter Corner of Section 5 or POINT OF BEGINNING; and running thence North 3°30′49″ West, a distance of 649.90 feet; thence North 0°17′10″ East, a distance of 319.96 feet; thence North 2°22′41″ East, a distance of 296.48 feet; thence North 2°22′41″ East, a distance of 66.03 feet; thence South 89°32′34″ East, a distance of 117.99 feet; thence North 0°35′58″ East, a distance of 1,001.77 feet; thence South 89°30′05″ East, a distance of 1,336.24 feet; thence South 0°26′08″ West, a distance of 1,066.79 feet; thence South 0°26′08″ West, a distance of 1,264.71 feet; thence South 42°05′27″ East, a distance of 0.13 feet; thence South 42°05′27″ East, a distance of 0.01 feet; thence South 89°28′27″ East, a distance of 1,773.66 feet; thence South 1°22′40″ West, a distance of 1,340.30 feet; thence North 89°44′12″ West, a distance of 0.03 feet; thence South 1°22′33″ West, a distance of 1,340.17 feet; thence North 89°47′46″ West, a distance of 1,265.64 feet; thence South 0°12′34″ West, a distance of 2,648.90 feet; thence South 0°12′34″ West, a distance of 2,699.31 feet; thence South 89°33′24″ West, a distance of 460.48 feet; thence North 0°21′29″ East, a distance of 2,707.89 feet; thence North 0°12′34″ East, a distance of 2,646.75 feet; thence North 89°48′59″ West, a distance of 660.02 feet; thence North 0°01′53″ West, a distance of 2,691.38 feet;

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thence North 0°01′53″ West, a distance of 0.10 feet; thence North 89°35′10″ West, a distance of 775.59 feet to the POINT OF BEGINNING.

Contains 279.87 acres more or less.

357920001
LOT 1, BOLINDER SUB AREA

Contains 1.380 acres more or less

357920002
LOT 2, BOLINDER SUB AREA

Contains 1.368 acres more or less

357920003
LOT 3, BOLINDER SUB AREA

Contains 1.368 acres more or less

357920004
LOT 4, BOLINDER SUB AREA

Contains 4.915 acres more or less

357920005
LOT 5, BOLINDER SUB AREA

Contains 4.283 acres more or less

357920006
LOT 6, BOLINDER SUB AREA

Contains 4.264 acres more or less

357920007
LOT 7, BOLINDER SUB AREA

Contains 4.264 acres more or less

357920008
LOT 8, BOLINDER SUB AREA

Contains 4.337 acres more or less

357920009
LOT 9, BOLINDER SUB AREA

Contains 4.310 acres more or less

590640004
SE 1/4 OF SE 1/4 OF SEC. 31, T6S, R2W, SLB&M. AREA

Contains 40.507 acres more or less

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591130033
COM AT N 1/4 COR. SEC. 5, T7S, R2W, SLB&M.; S 89 DEG 29' 13" E 1773.83 FT; S 1 DEG 21' 54" W 1340.43 FT; N 89 DEG 38' 44" W 1746.52 FT; N 0 DEG 11' 54" E 1345.13 FT TO BEG. AREA

Contains 54.225 acres more or less

591130034
COM N 89 DEG 48' 26" W 942.62 FT FR E 1/4 COR. SEC. 5, T7S, R2W, SLB&M.; N 89 DEG 48' 26" W 1265.76 FT; S 0 DEG 11' 54" W 2649.14 FT; S 0 DEG 11' 54" W 2699.55 FT; S 89 DEG 32' 44" W 460.52 FT; N 0 DEG 20' 49" E 2708.13 FT; N 0 DEG 11' 54" E 3990.9 FT; S 89 DEG 38' 44" E 1746.52 FT; S 1 DEG 21' 54" W 1340.49 FT TO BEG. AREA

Contains 109.278 acres more or less

590490020
N 1/2 OF SE 1/4 OF NW 1/4 OF SEC. 17, T6S, R2W, SLB&M. AREA

Contains 20.502 acres more or less

590490035
S 1/2 OF SE 1/4 OF NW 1/4 OF SEC. 8, T6S, R2W, SLB&M. AREA 10.243 AC. ALSO COM S 1.1 FT & E 492 FT FR W 1/4 COR. SEC. 8, T6S, R2W, SLB&M.; N 8 DEG 40' 29" W 678.94 FT; S 89 DEG 48' 49" E 949.51 FT; S 0 DEG 30' 56" W 335 FT; S 0 DEG 30' 56" W 335 FT; N 89 DEG 52' 18" W 666.54 FT; N 89 DEG 52' 18" W 174.54 FT TO BEG. AREA 13.780 AC. TOTAL AREA

Contains 24.023 acres more or less

590490037
N 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 OF SEC. 17, T6S, R2W, SLB&M. AREA 10.258 AC. ALSO COM N 672.58 FT & E 389.21 FT FR W 1/4 COR. SEC. 17, T6S, R2W, SLB&M.; N 8 DEG 40' 29" W 678.74 FT; N 89 DEG 48' 49" E 1057.48 FT; S 0 DEG 26' 40" W 671.35 FT; S 89 DEG 48' 49" W 949.9 FT TO BEG. AREA 15.468 AC. TOTAL AREA

Contains 25.726 acres more or less

590650067
COM AT S 1/4 COR. SEC. 32, T6S, R2W, SLB&M.; N 89 DEG 35' 50" W 1447.093 FT; N 1 DEG 29' 0" W 649.986 FT; N 0 DEG 16' 30" E 320 FT; N 2 DEG 22' 0" E 296.513 FT; S 89 DEG 33' 15" E 1459.517 FT; S 0 DEG 25' 28" W 1264.875 FT TO BEG. AREA

Contains 42.456 acres more or less

590650070
COM N 0 DEG 25' 28" E 1264.875 FT FR S 1/4 COR. SEC. 32, T6S, R2W, SLB&M.; N 89 DEG 33' 15" W 1459.517 FT; N 2 DEG 22' 0" E 66.037 FT; S 89 DEG 33' 15" E 118 FT; N 0 DEG 35' 18" E 1001.899 FT; S 89 DEG 30' 45" E 1336.414 FT; S 0 DEG 25' 28" W 1066.925 FT TO BEG. AREA

Contains 32.947 acres more or less

590590002
N 1/2 OF NW 1/4 OF SEC. 27, T6S, R2W, SLB&M. AREA

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Contains 82.149 acres more or less

590590003
SOUTH 1/2 OF NW 1/4 OF SEC. 27, T6S, R2W, SLB&M. AREA
Contains 82.149 acres more or less

590590006
WEST 1/2 OF SE 1/4 OF SEC. 27, T6S, R2W, SLB&M. AREA
Contains 82.225 acres more or less

590590008
COM AT NE COR. SEC. 27, T6S, R2W, SLB&BM; S 0 DEG 16' 50" W 2659.28 FT; N 89 DEG 39' 7" W 2530 FT; N 0 DEG 16' 50" E 2668.17 FT; S 89 DEG 27' 2" E 2530.03 FT TO BEG. AREA
Contains 154.711 acres more or less

590600010
S 1/2 OF NE 1/4 OF SEC. 28, T6S, R2W, SLB&M.; COM FR E 1/4 COR. SEC. 28, T6S, R2W, SLB&M.; N 0 DEG 19' 47" E 1336.43 FT; N 89 DEG 36' 11" W 1338.4 FT; N 89 DEG 36' 11" W 1338.41 FT; S 0 DEG 18' 34" W 1337.75 FT; S 89 DEG 37' 53" E 1338.17 FT; S 89 DEG 37' 53" E 1338.17 FT TO BEG. AREA
Contains 82.158 acres more or less

590400011
SW 1/4 OF SE 1/4 SEC. 8, T6S, R2W, SLB&M. AREA
Contains 40.503 acres more or less

590410035
COM AT COR. COMMON TO SEC. 9,10,15, & 16, T6S, R2W, SLB&M.; N 89 DEG 23' 5" W 2152.27 FT; N 0 DEG 18' 16" E 47 FT; S 89 DEG 23' 5" E 2152.26 FT; S 0 DEG 16' 58" W 47 FT TO BEG. AREA
Contains 2.321 acres more or less

590410036
COM N 42.49 FT & E 516.08 FT FR SW COR. OF SE 1/4 OF SEC. 9, T6S, R2W, SLB&M.; N 1 DEG 18' 35" E 2610.82 FT; S 89 DEG 16' 27" E 2199.36 FT; S 0 DEG 15' 42" W 2653.53 FT; N 89 DEG 24' 25" W 95.58 FT; N 0 DEG 16' 58" E 47.08 FT; N 89 DEG 23' 5" W 2151.48 FT TO BEG. AREA
Contains 133.160 acres more or less

590490007
NW 1/4 OF NE 1/4 OF SEC. 17, T6S, R2W, SLB&M. AREA
Contains 40.583 acres more or less

590490019
NE 1/4 OF NW 1/4 OF SEC. 17, T6S, R2W, SLB&M. AREA

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Contains 40.000 acres more or less

590650058
COM AT W 1/4 COR. SEC. 32, T6S, R2W, SLB&M.; N 0 DEG 44' 42" E 868.59 FT; N 47 DEG 2' 7" E 30.02 FT; S 0 DEG 44' 40" W 363.17 FT; S 89 DEG 22' 35" E 649.98 FT; S 0 DEG 37' 24" W 518.79 FT; W 672.84 FT TO BEG. AREA 8.239 AC. ALSO COM N 0 DEG 44' 41" E 868.59 FT & N 47 DEG 2' 6" E 30.02 FT FR W 1/4 COR. SEC. 32, T6S, R2W, SLB&M.; N 47 DEG 2' 5" E 61.8 FT; N 66 DEG 53' 11" E 239.37 FT; ALONG A CURVE TO L (CHORD BEARS: N 64 DEG 14' 42" E 206.22 FT, RADIUS = 2914.93 FT); S 0 DEG 37' 26" W 593.76 FT; N 89 DEG 22' 35" W 449.39 FT; N 0 DEG 44' 40" E 363.17 FT TO BEG. AREA 5.000 AC. ALSO COM E 672.84 FT & N 0 DEG 37' 25" E 518.79 FT FR W 1/4 COR. SEC. 32, T6S, R2W, SLB&M.; N 0 DEG 37' 25" E 712.86 FT; ALONG A CURVE TO R (CHORD BEARS: S 59 DEG 55' 28" W 233.28 FT, RADIUS = 2914.93 FT); S 0 DEG 37' 25" W 593.76 FT; S 89 DEG 22' 30" E 200.586 FT TO BEG. AREA 2.999 AC. ALSO COM N 526.02 FT & E 678.57 FT FR W 1/4 COR. SEC. 32, T6S, R2W, SLB&M.; N 0 DEG 37' 25" E 514.74 FT; S 89 DEG 30' 45" E 417.21 FT; S 0 DEG 35' 28" W 514.74 FT; N 89 DEG 30' 45" W 417.51 FT TO BEG. AREA 4.932 AC. ALSO COM E 672.82 FT & N 0 DEG 37' 25" E 1040.79 FT FR W 1/4 COR. SEC. 32, T6S, R2W, SLB&M.; N 0 DEG 37' 25" E 190.85 FT; ALONG A CURVE TO L (CHORD BEARS: N 52 DEG 24' 31" E 530.63 FT, RADIUS = 2914.93 FT); S 0 DEG 35' 28" W 518.12 FT; N 89 DEG 30' 45" W 417.21 FT TO BEG.

Contains 24.466acres more or less

590590020
E 1/2 OF SW 1/4 OF SEC. 27, T6S, R2W, SLB&M. AREA

Contains 82.244 acres more or less

590650021
COM S 9.28 FT & E 1090.11 FT & N 0 DEG 37' 59" E 221.78 FT FR W 1/4 COR. SEC. 32, T6S, R2W, SLB&M.; N 89 DEG 30' 45" W 290 FT; N 0 DEG 37' 59" E 300 FT; S 89 DEG 30' 45" E 290 FT; S 0 DEG 37' 59" E 300 FT TO BEG. AREA

Contains 2.020 acres more or less

590400016
E 1/2 OF S 1/2 OF SW 1/4 OF SEC. 8, T6S, R2W, SLB&M. AREA

Contains 40.944 acres more or less

590400025
COM N 0 DEG 0' 21" E 47 FT & S 89 DEG 59' 39" E .32 FT FR SE COR. SEC. 8, T6S, R2W, SLB&M.; N 0 DEG 24' 4" E 1285.74 FT; N 89 DEG 41' 56" W 1322.41 FT; S 0 DEG 21' 47" W 1286.59 FT; S 89 DEG 43' 47" E 1321.52 FT TO BEG. AREA

Contains 39.010 acres more or less

590410032
SE 1/4 OF SE 1/4 SEC. 8, T6S, R2W, SLB&M. AREA

Contains 4.856 acres more or less

590410033

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COM S 0 DEG 0' 21" W 1319.98 FT FR N 1/4 COR. SEC. 9, T6S, R2W, SLB&M.; S 0 DEG 0' 21" W 3958 FT; N 89 DEG 23' 4" W 25.84 FT; N 89 DEG 22' 38" W 1294.21 FT; N 0 DEG 0' 21" E 1934.36 FT; S 89 DEG 43' 48" E 316.14 FT; N 0 DEG 8' 10" E 30.96 FT; E 13.79 FT; N 1980 FT; E 990 FT TO BEG. AREA 104.444 AC. ALSO COM N 0 DEG 0' 21" E 47 FT & S 89 DEG 59' 39" E .33 FT FR SW COR. SEC. 9, T6S, R2W, SLB&M.; N 0 DEG 24' 4" E 1276.66 FT; S 89 DEG 16' 24" E 1296.33 FT; S 0 DEG 51' 28" W 1274.18 FT; N 89 DEG 22' 38" W 1286.14 FT TO BEG. AREA 37.780 AC. TOTAL AREA

Contains 142.244 acres more or less

590410034
W 1/2 OF NE 1/4 SEC. 9, T6S, R2W, SLB&M. AREA 82.115 AC. ALSO COM N 0 DEG 0' 21" E 46.13 FT & S 89 DEG 59' 39" E 1.05 FT FR SW COR. OF SE 1/4 OF SEC. 9, T6S, R2W, SLB&M.; N 1 DEG 18' 56" E 2613.78 FT; S 89 DEG 16' 6" E 514.99 FT; S 1 DEG 18' 56" W 2612.74 FT; N 89 DEG 23' 5" W 489.85 FT; N 89 DEG 23' 3" W 25.15 FT TO BEG. AREA 30.880 AC

Contains 112.995 acres more or less

671010001
LOT 1, MEADOWLARK SUB AREA

Contains 1.014 acres more or less

671010002
LOT 2, MEADOWLARK SUB AREA

Contains 2.722 acres more or less

Cedar Fort Zone

Containing parts of Sections 8, 9, 10, 15, 16, & 17, Township 6 South, Range 2 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 89°42′34″ East for a distance of 1,329.71 feet and South 89°35′52″ East, a distance of 1.57 feet from the West Quarter Corner of Section 17 or POINT OF BEGINNING; and running thence South 0°30′15″ West, a distance of 5.32 feet; thence South 89°47′08″ East, a distance of 3,988.03 feet; thence North 0°24′40″ East, a distance of 2,668.67 feet; thence South 89°23′37″ East, a distance of 5,333.83 feet; thence North 0°16′57″ East, a distance of 0.47 feet; thence South 89°23′47″ East, a distance of 93.35 feet; thence North 0°16′20″ East, a distance of 2,653.15 feet; thence North 89°15′49″ West, a distance of 2,199.04 feet; thence South 0°49′46″ West, a distance of 0.02 feet; thence North 89°15′27″ West, a distance of 514.64 feet; thence North 89°42′56″ West, a distance of 35.12 feet; thence North 0°01′00″ East, a distance of 1,344.30 feet; thence North 45°25′23″ West, a distance of 0.25 feet; thence North 89°59′21″ West, a distance of 989.88 feet; thence South 0°00′39″ West, a distance of 1,979.75 feet; thence North 89°59′21″ West, a distance of 13.79 feet; thence South 0°08′52″ West, a distance of 30.96 feet; thence North 89°43′09″ West, a distance of 316.10 feet; thence South 0°01′00″ West, a distance of 670.28 feet; thence North 89°21′31″ West, a distance of 67.23 feet; thence North 89°21′31″ West, a distance of 5,275.64 feet; thence South 0°30′17″ West, a distance of 4,004.81 feet to the POINT OF BEGINNING.

Contains 525.44 acres more or less.

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Amendment #1 Legal Description Updates

Payson City Zone

Tract 1

Containing a portion of section 13 and 18, Township 9 South Range 1 East and Township 9 South Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located at the northwest corner of section 18, Township 9 South Range 2 East or POINT OF BEGINNING; running thence S89°46'44"E 860.14 feet; thence S1°25'08"E 35.52 feet; thence S0°08'55"E 451.27 feet; thence S89°34'07"E 589.66 feet; thence S36°21'59"W 218.59 feet; thence S0°19'21"W 86.26 feet; thence S36°11'20"W 2,224.28 feet; thence S36°13'44"W 133.86 feet; thence S36°11'08"W 1,346.41 feet; thence N36°15'47"W 63.98 feet; thence N44°55'47"W 206.58 feet; thence N5°57'30"E 110.28 feet; thence N89°14'15"W 1,263.9 feet; thence N0°00'26"E 118.75 feet; thence N89°56'05"W 343.76 feet; thence N0°49'21"E 167.3 feet; thence N13°49'18"E 23.79 feet; thence S89°40'40"E 973.25 feet; thence N0°18'23"E 449.59 feet; thence S89°40'39"E 602.29 feet; thence N0°19'11"E 352.05 feet; thence N59°04'20"E 467.67 feet; thence N12°40'39"W 89.02 feet; thence S89°51'21"E 5.87 feet; thence N2°19'59"E 322.82 feet; thence N26°32'24"E 104.05 feet; thence N55°01'31"E 80.52 feet; thence N0°01'58"E 359.07 feet; thence N42°58'49"E 305.03 feet; thence N3°03'46"E 945.3 feet; thence N89°31'40"E 289.89 feet to the POINT OF BEGINNING. Containing 110.15 acres more or less.

Tract 2

Containing a portion of section 13 and 18, Township 9 South Range 1 East and Township 9 South Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located S0°10'01"E 2,660.3 feet to the northwest corner of section 18, Township 9 South Range 2 East or POINT OF BEGINNING; running thence N36°33'03"E 2,221.36 feet; thence S0°19'21"W 1,112.49 feet; thence S89°40'38"E 4.78 feet; thence S0°19'23"W 676.16 feet; thence S89°49'07"E 7.09 feet; thence S0°06'58"E 599.55 feet; thence S0°01'14"W 30.13 feet; thence S0°00'53"W 99.8 feet; thence S76°34'19"W 551.43 feet; thence S88°09'02"W 64.88 feet; thence S77°30'02"W 424.47 feet; thence N0°01'30"E 30.08 feet; thence S77°30'01"W 313.28 feet; thence N81°45'17"W 1.06 feet; thence S0°12'45"E 114.89 feet; thence S76°27'32"W 1,014.38 feet; thence N36°11'04"E 1,663.82 feet; thence N0°12'03"W 3.09 feet to the POINT OF BEGINNING. Containing 65.3 acres more or less.

Tract 3

Containing a portion of section 7 and 18, Township 9 South Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located S89°47'55"E 1,957.75 feet to the northwest corner of section 18, Township 9 South Range 2 East or POINT OF BEGINNING; running thence S89°40'34"E 66 feet; thence N36°34'21"E 601.58 feet; thence N2°38'42"W 13.14 feet; thence N36°56'31"E 100.63 feet; thence S61°53'16"W 33.4 feet; thence N36°10'52"E 402.11 feet; thence S89°53'33"E 87.51 feet; thence N68°09'35"E 3.95 feet; thence N77°13'51"E 3.95 feet; thence S89°10'32"E 306.88 feet; thence S0°39'01"W 222.8 feet; thence S88°57'15"E 198.57 feet; thence S0°53'51"W 216.1 feet; thence S89°40'40"E 88.12 feet; thence N1°19'21"E 435.36 feet; thence S89°40'40"E 37 feet; thence S1°19'20"W 347.27 feet; thence S88°08'14"E 125.45 feet; thence S1°19'20"W 46.36 feet; thence N83°18'55"E 2.81 feet; thence S89°13'11"E 96.13 feet; thence N0°31'02"E 114.56 feet; thence S88°42'44"E 171.59 feet; thence N0°58'49"E 11.06 feet; thence S89°40'39"E 64.84 feet; thence S89°44'06"E 107.61 feet; thence

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N6°42'36"W 11.63 feet; thence N2°02'35"W 30.81 feet; thence N0°20'58"E 230.82 feet; thence S89°19'39"E 45 feet; thence S89°37'09"E 1.14 feet; thence N0°19'21"E 1.25 feet; thence S89°16'16"E 1,198.81 feet; thence S89°17'22"E 898.85 feet; thence S1°02'40"W 73.97 feet; thence S37°29'43"E 115.49 feet; thence S38°03'40"W 852.09 feet; thence S38°15'36"W 892.03 feet; thence S38°21'53"W 83.02 feet; thence N51°40'41"W 59.97 feet; thence N0°19'21"E 29.38 feet; thence N89°04'15"W 16.33 feet; thence S0°19'21"W 49.21 feet; thence S51°40'40"E 60.36 feet; thence S38°06'49"W 705.31 feet; thence S2°18'52"W 3.05 feet; thence S38°13'43"W 579.6 feet; thence S38°15'21"W 319.8 feet; thence N68°30'35"W 0.34 feet; thence S38°34'56"W 128.27 feet; thence S40°17'48"W 86.67 feet; thence S41°51'37"W 79.46 feet; thence S43°27'51"W 79.46 feet; thence S45°04'06"W 79.46 feet; thence S46°40'19"W 79.46 feet; thence S48°16'33"W 79.46 feet; thence S49°52'47"W 79.46 feet; thence S51°29'01"W 79.46 feet; thence S29°33'45"E 0.49 feet; thence S56°46'06"W 333.25 feet; thence S58°10'34"W 60.91 feet; thence S59°52'41"W 60.91 feet; thence S61°34'49"W 60.91 feet; thence S63°16'54"W 60.91 feet; thence S64°59'02"W 60.91 feet; thence N0°44'42"E 0.52 feet; thence S66°07'58"W 194 feet; thence S71°23'41"W 202.46 feet; thence S34°41'05"W 1.36 feet; thence S74°58'34"W 167.27 feet; thence S76°30'05"W 358.98 feet; thence S76°31'27"W 367.13 feet; thence S76°29'21"W 241.52 feet; thence S76°43'08"W 13.56 feet; thence S76°30'05"W 76 feet; thence N0°05'40"W 729.33 feet; thence N29°37'45"E 24.84 feet; thence N33°37'07"E 24.84 feet; thence N30°39'01"E 6.91 feet; thence N20°44'19"E 6.91 feet; thence N10°49'14"E 6.91 feet; thence N0°54'12"E 6.91 feet; thence N9°00'33"W 6.91 feet; thence N18°55'31"W 6.91 feet; thence N28°50'22"W 6.91 feet; thence N38°45'26"W 6.91 feet; thence N43°43'05"W 12.72 feet; thence N40°39'04"W 21.23 feet; thence N0°05'41"W 593.45 feet; thence N89°19'28"W 3.51 feet; thence N0°19'20"E 1,073.37 feet; thence N36°34'21"E 662.27 feet; thence S89°27'25"E 20.34 feet; thence N0°19'21"E 110.01 feet; thence N36°34'21"E 59.37 feet; thence S89°40'39"E 22.5 feet; thence N36°39'44"E 180.03 feet to the POINT OF BEGINNING. Containing 261.23 acres more or less.

Tract 4

Containing a portion of section 7, Township 9 South Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located S67°50'37"W 2,324.59 feet to the southwest corner of section 7, Township 9 South Range 2 East or POINT OF BEGINNING; running thence N2°57'38"E 159.93 feet; thence S89°08'54"E 179.05 feet; thence S3°40'30"W 133.32 feet; thence S76°41'52"W 45.4 feet; thence S79°30'06"W 45.4 feet; thence S82°18'19"W 45.4 feet; thence S85°06'34"W 45.4 feet to the POINT OF BEGINNING. Containing 0.61 acres more or less

Tract 5

Containing a portion of section 7, Township 9 South Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located N68°27'33"E 2,583.24 feet to the southwest corner of section 7, Township 9 South Range 2 East or POINT OF BEGINNING; running thence N2°57'26"E 363.47 feet; thence S86°15'01"E 393.41 feet; thence S36°07'55"W 138.1 feet; thence S50°39'56"W 244.75 feet; thence S63°00'57"W 159.19 feet to the POINT OF BEGINNING. Containing 1.95 acres more or less.

Tract 6

Containing a portion of section 7 and 8, Township 9 South Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

DRAFT

Commencing at a point located at the N0°22'33"W 924.3 feet to the southeast corner of section 7, Township 9 South Range 2 East or POINT OF BEGINNING; thence N89°11'14"W 165 feet; thence N89°12'12"W 83.6 feet; thence S86°15'50"W 2.36 feet; thence N89°13'50"W 148.24 feet; thence N0°38'40"E 25.88 feet; thence N89°12'01"W 12.76 feet; thence N88°55'39"W 158.57 feet; thence S0°13'12"W 26.82 feet; thence N89°13'47"W 152.33 feet; thence S86°50'27"W 84.84 feet; thence S89°32'06"W 274.04 feet; thence N1°19'21"E 1.94 feet; thence N89°35'03"W 916.63 feet; thence N4°13'54"E 2.06 feet; thence N88°55'39"W 229 feet; thence N1°08'21"E 3.53 feet; thence N89°50'31"W 2.61 feet; thence N88°55'40"W 124.07 feet; thence N88°33'44"W 4.79 feet; thence S1°02'00"W 1.25 feet; thence N88°17'00"W 309.99 feet; thence N36°42'06"E 430.66 feet; thence S86°35'59"E 59.37 feet; thence N84°01'04"E 5.47 feet; thence S89°10'40"E 124.07 feet; thence S89°09'45"E 250.91 feet; thence N4°18'49"E 27.19 feet; thence N89°08'57"W 16.07 feet; thence N4°29'09"E 37.12 feet; thence N88°11'22"W 12.17 feet; thence N89°10'40"W 418.86 feet; thence N36°29'21"E 928.75 feet; thence S88°15'18"E 13.22 feet; thence N36°32'31"E 751.96 feet; thence N44°28'47"E 38.24 feet; thence N36°11'26"E 657.61 feet; feet; thence N0°19'21"E 31.9 feet; thence N38°28'34"E 175.86 feet; thence N89°40'19"E 155.34 feet; thence N89°33'36"E 67.62 feet; thence N1°18'41"E 38.68 feet; thence N3°09'12"E 23.96 feet; thence N6°48'45"E 23.96 feet; thence N10°28'12"E 23.96 feet; thence S88°40'29"E 310.36 feet; thence S1°25'57"W 101.12 feet; thence N89°40'19"E 164.95 feet; thence N89°40'19"E 164.91 feet; thence S0°19'20"W 693.14 feet; thence S0°19'25"W 65.97 feet; thence S0°20'21"W 20.45 feet; thence S89°41'03"E 46.18 feet; thence S89°40'39"E 362.79 feet; thence S1°09'07"W 285.59 feet; thence N88°00'51"E 29.21 feet; thence

S89°10'45"E 145.13 feet; thence S0°55'25"W 300 feet; thence S5°59'54"E 27.51 feet; thence S89°17'07"E 459.57 feet; thence S1°09'19"W 9.13 feet; thence N86°25'31"E 5.43 feet; thence S88°41'39"E 401.57 feet; thence S0°06'30"W 3.61 feet; thence S88°19'47"E 4 feet; thence N0°40'25"E 15.18 feet; thence S89°13'28"E 51.69 feet; thence S0°59'26"W 96.95 feet; thence S89°13'28"E 97.2 feet; thence S0°59'23"W 23.99 feet; thence S89°13'27"E 150.15 feet; thence S0°59'25"W 73.5 feet; thence S38°18'49"W 247.42 feet; thence S50°49'57"W 12.92 feet; thence S37°59'21"W 206.88 feet; thence S37°59'23"W 700.21 feet; thence S88°11'54"W 7.38 feet; thence S1°08'26"W 19.34 feet; thence N88°55'39"W 358.96 feet; thence N0°27'11"E 1.49 feet; thence N88°55'40"W 82.45 feet; thence N1°09'21"E 4.79 feet; thence S89°54'12"W 9.09 feet; thence N89°14'58"W 100.15 feet; thence N89°13'59"W 248.21 feet; thence S89°25'06"W 20.08 feet; thence S1°09'21"W 4.81 feet; thence N89°15'08"W 163.7 feet; thence N0°58'11"E 4.46 feet; thence N89°11'14"W 20.08 feet to the POINT OF BEGINNING. Containing 135.89 acres more or less.

Tract 7

Containing a portion of section 8, Township 9 South Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located N88°51'02"E 889.39 feet to the northeast corner of section 8, Township 9 South Range 2 East or POINT OF BEGINNING; running thence S2°07'50"E 40.35 feet; thence S37°49'14"W 701.1 feet; thence S38°11'00"W 58.91 feet; thence N89°13'47"W 34.63 feet; thence S39°01'47"W 221.86 feet; thence N0°51'56"E 174.21 feet; thence S89°13'54"W 12.6 feet; thence N1°06'37"E 210.25 feet; thence N89°40'07"W 661.33 feet; thence N89°55'40"W 55.58 feet; thence S1°58'29"W 95.02 feet; thence N87°17'22"W 425.44 feet; thence N87°54'17"W 394.81 feet; thence S2°03'19"W 283.94 feet; thence S89°10'50"E 831.08 feet; thence S0°29'30"E 134.9 feet; thence N89°00'35"W 836.78 feet; thence N0°19'44"W 37.28 feet; thence S89°59'16"W 21.41 feet; thence S0°17'30"W 427.43 feet; thence S87°55'09"E 169.65 feet; thence S0°43'06"W 666.53 feet; thence N89°43'16"W 327.48 feet; thence S0°15'57"W 298.6 feet; thence S87°11'58"E 131.96 feet; thence S0°03'27"E 89.5 feet; thence S88°59'38"W 5.46 feet; thence S1°21'56"W 247.11 feet; thence N89°40'39"W 124.42 feet; thence N0°32'09"E 92.91 feet; thence N87°23'33"W 355.37 feet; thence

DRAFT

S1°58'02"W 113.76 feet; thence N89°09'53"W 166.87 feet; thence N1°09'21"E 295.09 feet; thence N89°56'03"W 468.16 feet; thence N0°46'14"E 126.34 feet; thence N89°54'48"W 363.52 feet; thence S0°46'23"W 420.41 feet; thence N89°26'24"W 322.36 feet; thence N1°26'30"E 753.26 feet; thence N1°46'23"E 144.19 feet; thence N1°09'56"W 99.38 feet; thence S89°27'59"E 709.86 feet; thence N1°19'19"E 330.67 feet; thence S89°01'03"E 387.71 feet; thence S89°27'07"E 214.02 feet; thence N1°21'36"E 439.67 feet; thence N87°42'08"E 20.28 feet; thence N0°25'41"E 898.63 feet; thence S88°51'06"E 244.96 feet; thence S88°46'37"E 22.52 feet; thence S88°46'07"E 235.81 feet; thence S88°46'10"E 411.94 feet; thence S88°46'09"E 423.57 feet; thence S77°15'45"E 81.12 feet; thence S88°50'20"E 222.73 feet; thence S88°50'20"E 417.31 feet; thence S88°43'16"E 216.21 feet; thence S86°56'26"E 46.65 feet; thence N88°42'05"E 29.14 feet; thence N83°44'58"E 29.14 feet; thence N78°47'54"E 29.14

feet; thence N73°50'47"E 29.14 feet; thence S89°14'23"E 261.5 feet to the POINT OF BEGINNING. Containing 84.95 acres more or less.

Tract 8

Containing a portion of section 5, Township 9 South Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located N38°25'28"E 1,540.48 feet to the northeast corner of section 5, Township 9 South Range 2 East or POINT OF BEGINNING; running thence S35°18'55"E 416.71 feet; thence S2°29'56"W 60.13 feet; thence S34°55'39"E 506.19 feet; thence S1°11'38"W 518.93 feet; thence S2°02'00"W 93.5 feet; thence S0°43'39"W 670.17 feet; thence S0°12'13"W 344.52 feet; thence S0°08'47"W 531.5 feet; thence N89°24'39"W 317.26 feet; thence S1°13'19"E 59.97 feet; thence S0°35'21"W 485.92 feet; thence S89°24'38"E 20.19 feet; thence S0°45'22"W 76.35 feet; thence S88°14'14"E 186.07 feet; thence S78°46'29"W 28.74 feet; thence S73°53'55"W 28.74 feet; thence S69°01'17"W 28.74 feet; thence S64°00'37"W 28.87 feet; thence S59°02'12"W 30.18 feet; thence S54°23'32"W 27.19 feet; thence S49°23'07"W 28.26 feet; thence S44°59'39"W 28.93 feet; thence S40°30'41"W 27.98 feet; thence S34°51'09"W 28.92 feet; thence S32°50'31"W 270.41 feet; thence S35°55'00"W 24.38 feet; thence S41°32'05"W 25.72 feet; thence S46°26'52"W 23.34 feet; thence S51°44'37"W 24.04 feet; thence S57°55'44"W 24.24 feet; thence S62°46'20"W 23.49 feet; thence S67°57'02"W 24.38 feet; thence S72°43'54"W 24.65 feet; thence S78°28'11"W 22.97 feet; thence S83°19'13"W 23.34 feet; thence S88°32'12"W 22.97 feet; thence N88°59'51"W 259.13 feet; thence N0°38'37"E 516.51 feet; thence N0°20'51"E 136.2 feet; thence N37°17'16"E 4.82 feet; thence N9°57'55"E 6.15 feet; thence N0°40'40"E 436.2 feet; thence N0°24'31"E 233.64 feet; thence N18°20'21"W 7.08 feet; thence N0°29'48"E 326.22 feet; thence S64°00'50"E 0.48 feet; thence N0°25'52"E 1,006.49 feet; thence S89°47'00"E 111.18 feet; thence S77°55'32"E 101.51 feet; thence S89°07'10"E 183.97 feet; thence N4°19'07"W 366.99 feet; thence N1°31'56"W 110.39 feet; thence S85°56'59"E 303.29 feet; thence N75°51'33"E 7.41feet; thence N2°59'25"E 61.96 feet; thence S89°15'58"W 324.99 feet; thence N15°49'24"E 128.62 feet; thence N2°40'39"W 299.47 feet; thence N14°37'24"W 265.26 feet; thence N4°25'45"W 256.53 feet; thence S89°40'39"E 170.18 feet to the POINT OF BEGINNING. Containing 64.62 acres more or less.

Tract 9

Containing a portion of section 9, Township 9 South Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

DRAFT

Commencing at a point located at the S89°54'46"E 1,717.99 feet to the northwest corner of section 9, Township 9 South Range 2 East or POINT OF BEGINNING; running thence S89°55'46"E 105.48 feet; thence S0°19'25"W 1,183.56 feet; thence N89°00'29"W 395.22 feet;

thence N0°14'07"W 1,047.72 feet; thence S89°25'50"E 299.82 feet; thence N0°19'21"E 131.11 feet to the POINT OF BEGINNING. Containing 10.01 acres more or less.

Tract 10

Containing a portion of section 8, Township 9 South Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located S44°57'09"E 1,188.69 feet to the southeast corner of section 8, Township 9 South Range 2 East or POINT OF BEGINNING; running thence N88°17'33"W 126.3 feet; thence N0°34'21"E 134.54 feet; thence S89°30'40"E 126.33 feet; thence S0°41'28"W 135.14 feet to the POINT OF BEGINNING. Containing 0.39 acres more or less.

Tract 11

Containing a portion of section 8, Township 9 South Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located S43°23'35"E 886.3 feet to the southeast corner of section 8, Township 9 South Range 2 East or POINT OF BEGINNING; running thence N89°34'41"W 91.86 feet; thence N0°19'21"E 64.89 feet; thence S89°40'39"E 91.95 feet; thence S0°13'33"E 63.75 feet to the POINT OF BEGINNING. Containing 0.14 acres more or less.

Tract 12

Containing a portion of section 18, Township 9 South Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located S38°01'08"E 933.08 feet to the southeast corner of section 18, Township 9 South Range 2 East or POINT OF BEGINNING; running thence S89°59'20"W 572.27 feet, thence N89°48'21"W 30.19 feet; thence N0°26'36"W 598.31 feet; thence N0°28'06"W 23.48 feet; thence N50°06'17"E 139.37 feet; thence N0°35'06"E 57.05 feet; thence N0°30'55"E 190.47 feet; thence S89°48'47"W 42.93 feet; thence N0°32'52"E 8.89 feet; thence S88°47'46"E 493.26 feet; thence S0°15'17"E 824.26 feet; thence S89°15'39"E 43.92 feet; thence S0°15'48"E 133.6 feet to the POINT OF BEGINNING. Containing 11.83 acres more or less.

Amendment #3

Parcels
690820002
LOT 2, PLAT B, WICP PAYSON TECH SUB. AREA 3.931 AC.

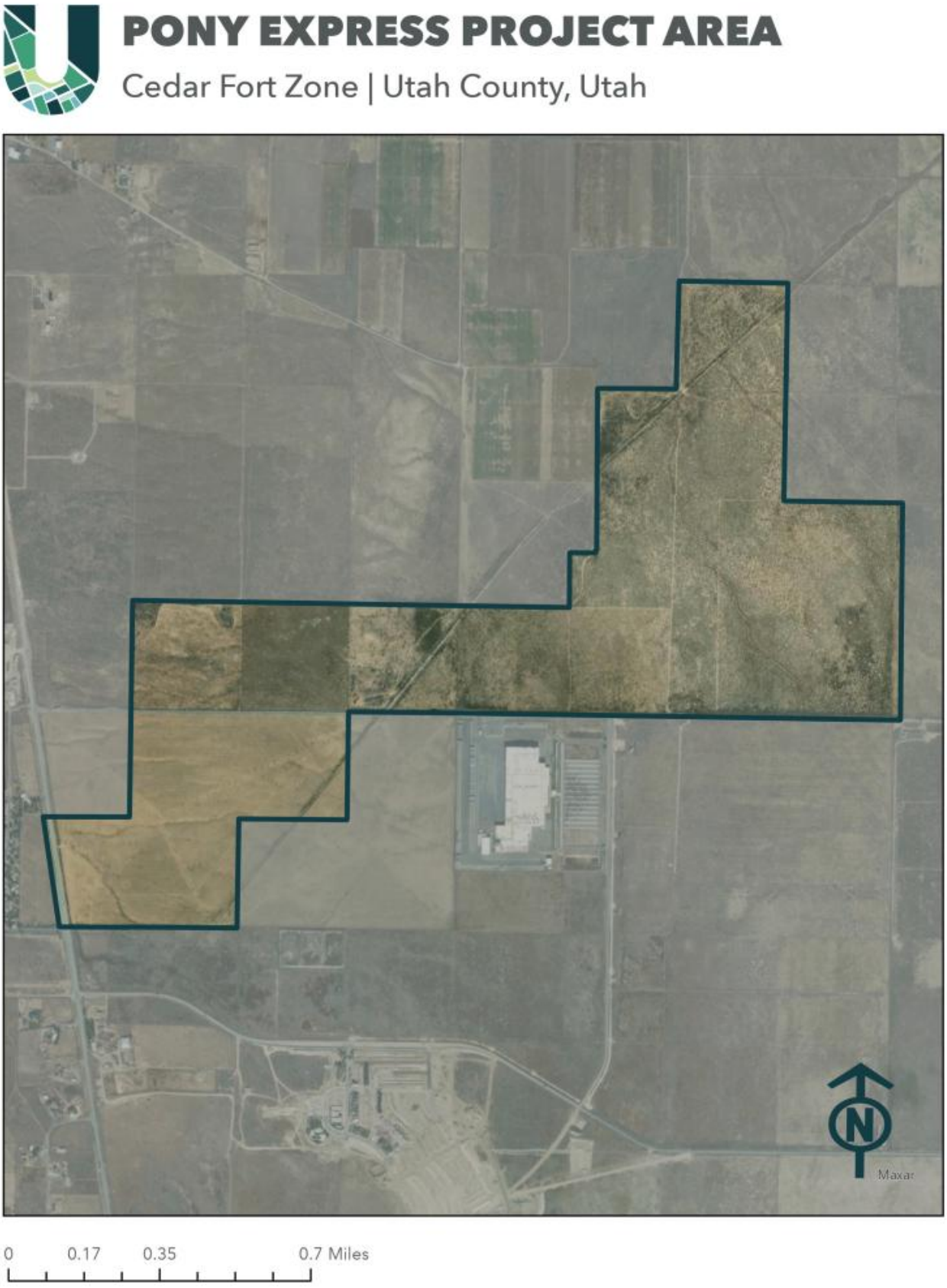
300220097,
COM S 2.68 FT & W 2116.99 FT FROM THE E 1/4 COR. SEC. 7, T9S, R2E, SLB&M; N 89 DEG 57' 51" W 720.43 FT; S 2 DEG 22' 9" W 506.75 FT; S 89 DEG 40' 35" E 697.99 FT; N 4 DEG 52' 0" E 239.59 FT; N 85 DEG 45' 0" W .64 FT; N 4 DEG 8' 10" E 132.14 FT; S 89 DEG 57' 51" E 2.33 FT; N 4 DEG 52' 0" E 139.75 FT TO THE POB. AREA 8.264 AC.

DRAFT

300220067
COM S 511.38 FT & W 1867.61 FT FROM THE E 1/4 COR. SEC. 7, T9S, R2E, SLB&M; S 35 DEG 53' 13" W 583.249 FT; N 85 DEG 53' 53" W 669.92 FT; N 2 DEG 23' 11" E 427.826 FT; S 89 DEG 40' 35" E 699.97 FT; N 89 DEG 46' 56" E 292.33 FT TO THE POB; N 73 DEG 1' 14" W .003 FT TO THE POB. AREA 8.659 AC.

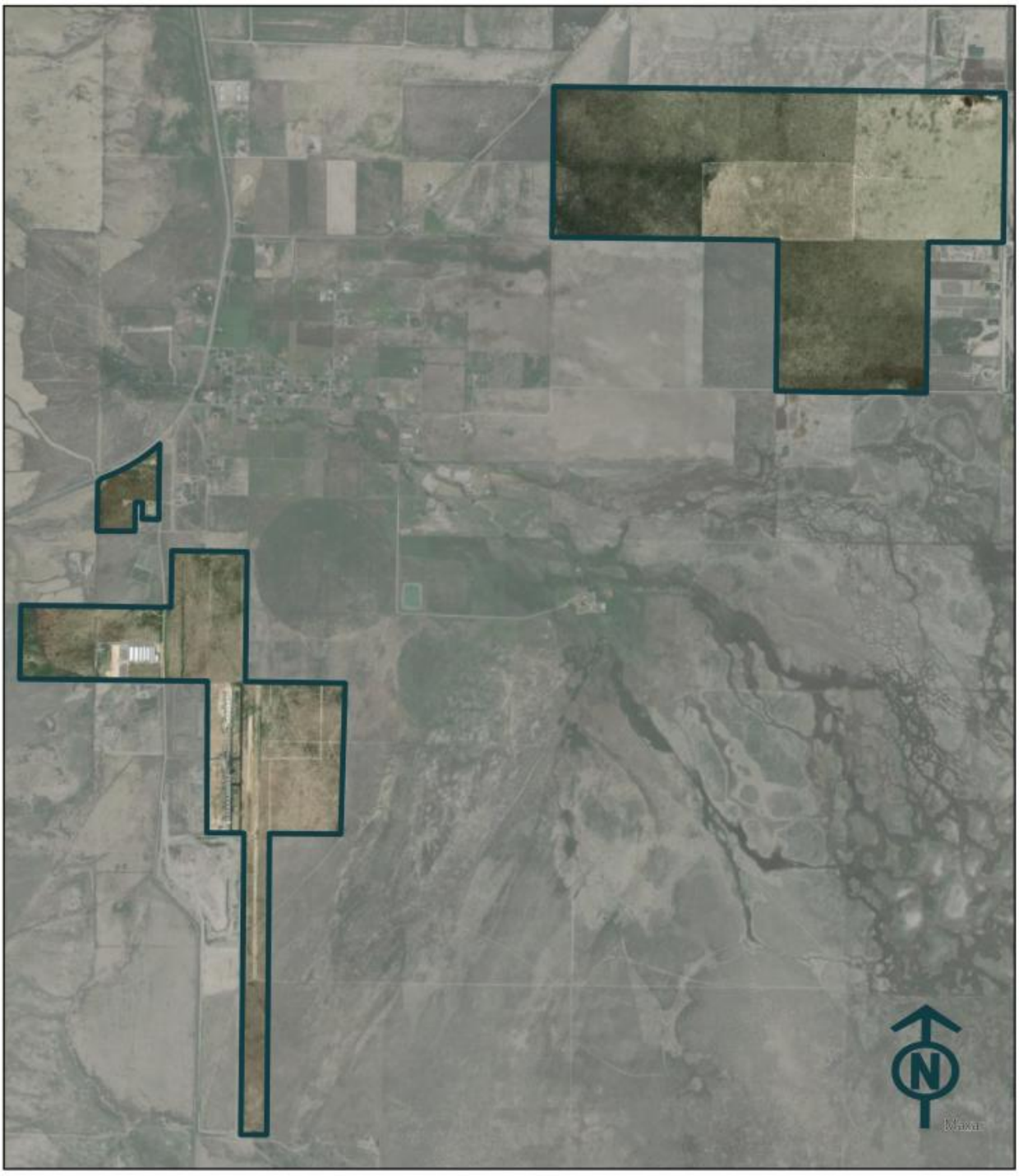
DRAFT

Appendix B: Maps & Imagery of the Project Area



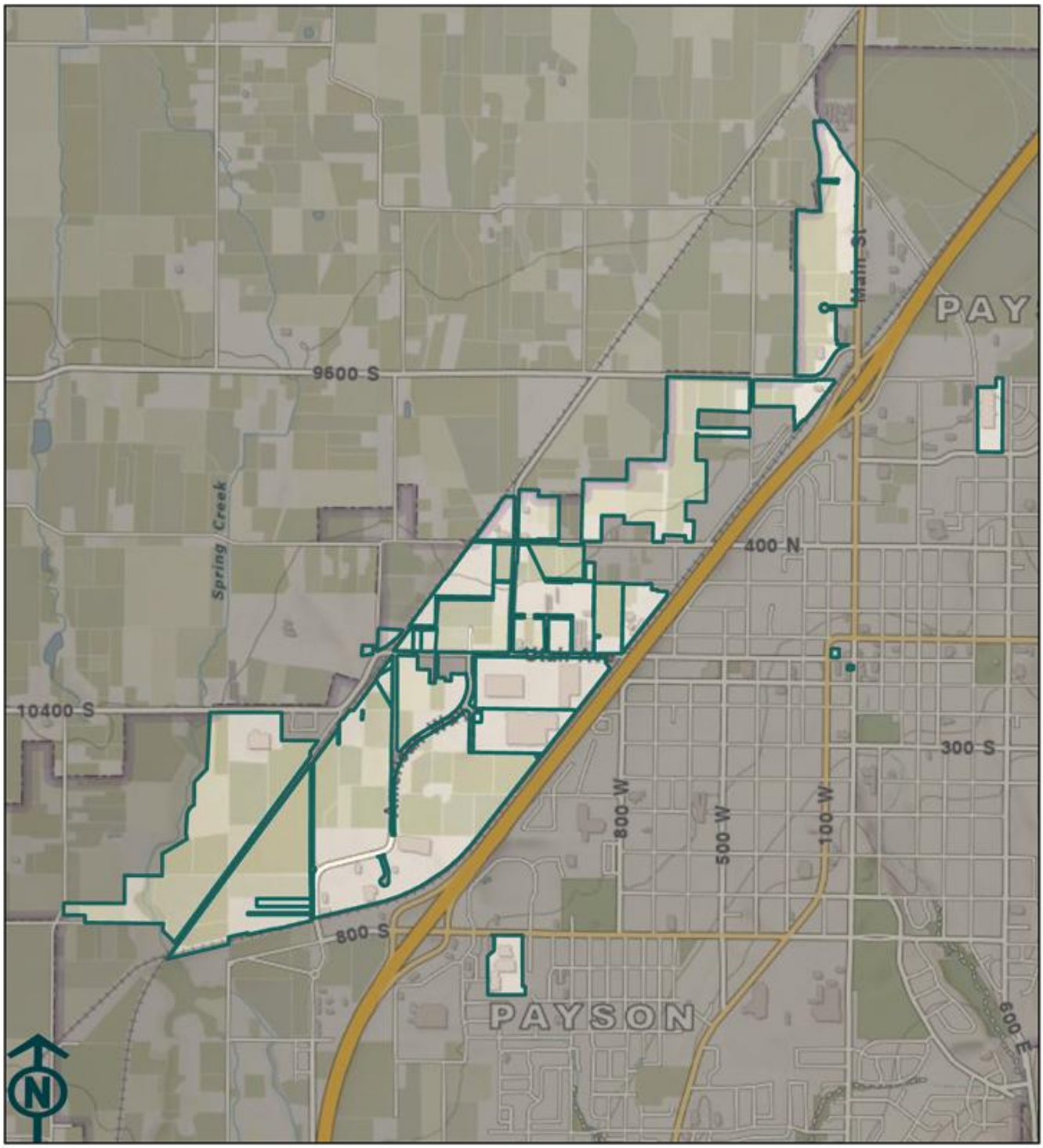
PONY EXPRESS PROJECT AREA

Fairfield Zone | Utah County, Utah

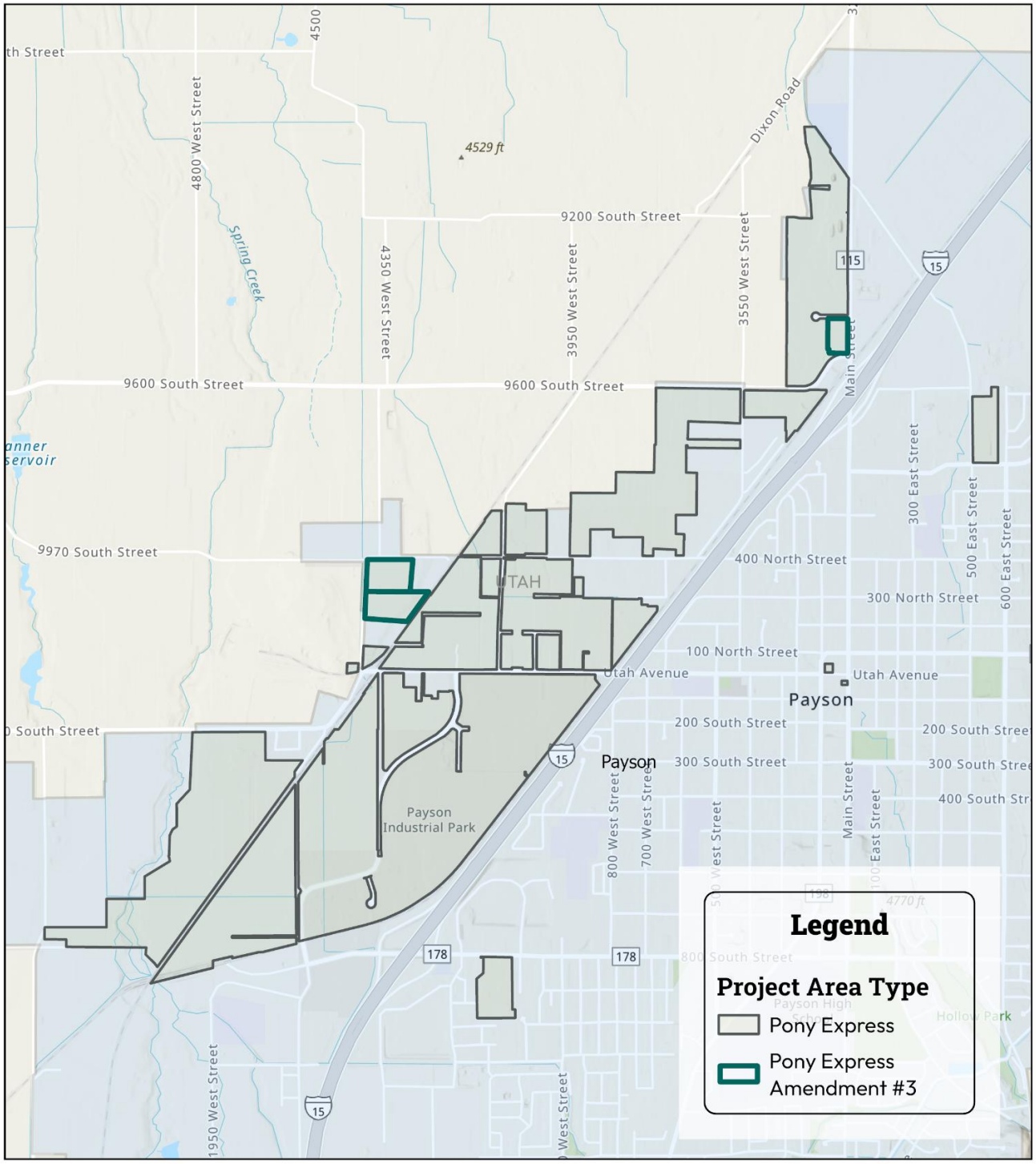


Pony Express Project Area

Payson Zone | November 2025



Pony Express Project Area Amendment #3



0 0.5 1 Miles

Amended Parcels

Date Generated: 09/09/2026

Appendix C: Legislative Body Written Consent

Fairfield Town Resolution R2024-21

ORIGINAL

Resolution No. R2024-21 A Resolution Supporting the Creation of a Utah Inland Port Authority Project Area in Fairfield Town.

Date: September 11, 2024

WHEREAS, Fairfield Town (the "Town") is a political subdivision of the State of Utah, and the Fairfield Town Council (the "Council") is a public entity with the authority to make resolutions with respect to the Town; and

WHEREAS, the Town desires the Utah Inland Port Authority (the "Port Authority") Board to create a Project Area within the Town that includes parcels designated on **Exhibit A** ("Project Area") to help fund the development of a Project Area in the Town; and

WHEREAS, the Project Area fits the Town's economic development vision by encouraging the recruitment of new companies to create employment opportunities for our residents and improve the Town tax base; and

WHEREAS, the general public would benefit from the creation of a Project Area by increasing economic benefit to the area, including the creation of new employment opportunities.

NOW THEREFORE BE IT RESOLVED, by the Mayor and the Town Council of Fairfield Town, that the Town hereby: (1) consents to include sites described and shown in Exhibit A in the proposed Utah Inland Port Authority Project Area; and (2) requests the Port Authority to consider a project area in our Town and designate and approve a site as a Project Area to aid in its development, all in accordance with Utah Code § 11-58-501 et. Seq.

FURTHER, BE IT RESOLVED, that the Town Council consents to creat the Project Area of the parcels designated on Exhibit A based on the following terms: (1) Concurrent with the Inland Port Authority drafting the Project Area Plan and Budget, the Inland Port Authority and the Town work in good faith to establish an interlocal agreement that further defines the roles, authority, and partnership between the two entities; (2) the Mayor and Town Attorney shall fully participate in the discussion and the decisions regarding the elements of the Project Area Plan and Budget, including, but not limited to, how the tax differential should be used for incentives, infrastructure, etc.; (3) before the Inland Port Authority Board approves the final Project Area Plan and Budget, the Mayor may contact the executive director of the Inland Port Authority and may withdraw or expand the Project Area from the Port Authority's jurisdiction, if directed by a majority vote of the Town Council; and (4) the Inland Port Authority shall

provide an annual report to the Town Council regarding how the tax differential complies with the agreed upon Project Area Plan and Budget.

This Resolution shall become effective immediately upon passage.

Passed and Adopted this **11th day of September, 2024**.

FAIRFIELD TOWN

Hollie McKinney, Mayor

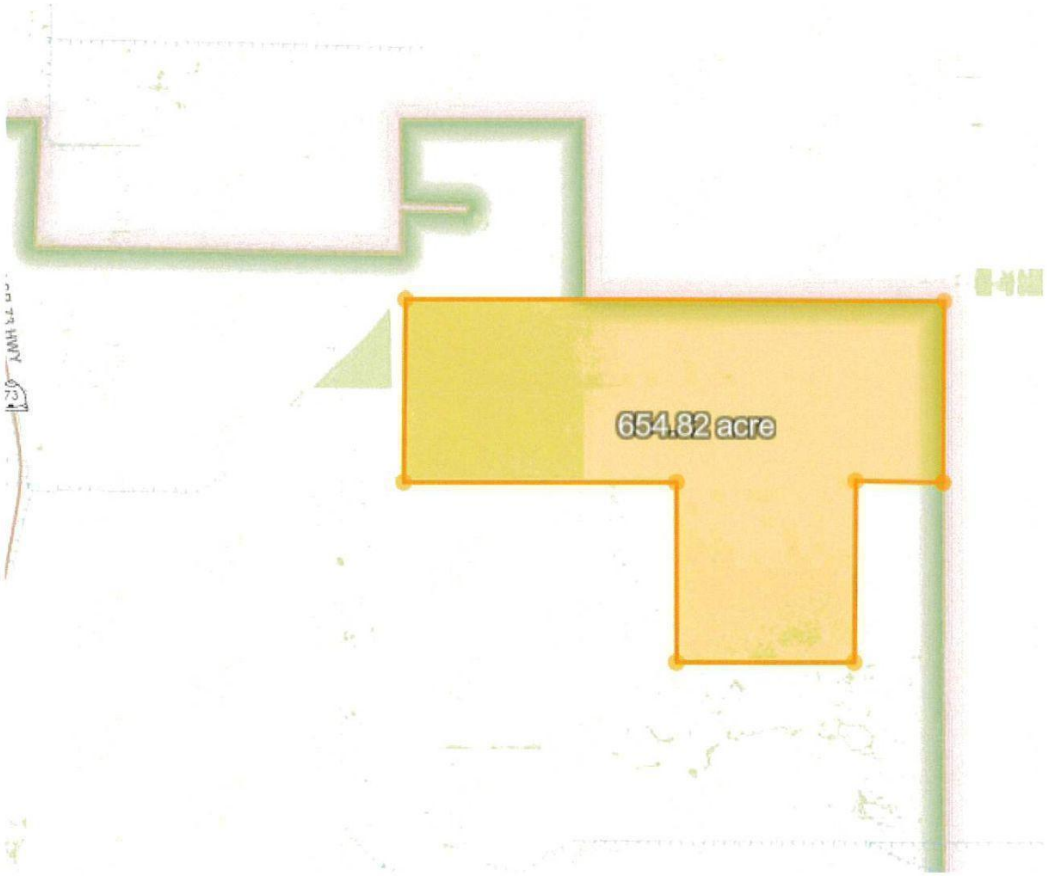
RL Panek	yes RL	no_____
Tyler Thomas	yes TT	no_____
Michael Weber	yes MW	no_____
Richard Cameron	yes RC	no_____

ATTEST:

Stephanie Shelley, Town Recorder/Clerk

Exhibit A

Parcel Numbers
59-060-0006
59-059-0002
59-060-0010
59-059-0003
59-059-0008
59-059-0020
59-059-0006



FAIRFIELD TOWN

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of a resolution passed by the Town Council of Fairfield Town, Utah, on the **11th day of September 2024**.

R2024-21 A Resolution Supporting the Creation of a Utah Inland Port Authority Project Area in Fairfield Town.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town, Utah, this **11th day of September, 2024**.

Stephanie Shelley
Fairfield Town Recorder/Clerk

(SEAL)



Fairfield Town Resolution R2024-23

ORIGINAL

Resolution No. R2024-23 A Resolution Adding Additional Parcels to the Utah Inland Port Authority Project Area.

Date: October 16, 2024

WHEREAS, Fairfield Town (the "Town") desired to create a Project Area with the Utah Inland Port Authority (the "Port Authority") to help with the Town's economic development, recruitment of new companies, create employment opportunities, and improve the Town's tax base; and

WHEREAS, to effectuate the Town's desires, the Town passed Resolution No. R2024-21; and

WHEREAS, the Town desires to expand the Project Area to include the parcels included in **Exhibit A**; and

NOW THEREFORE BE IT RESOLVED, the Town Council consents to the parcels listed in Exhibit A to be included in the Project Area on the same terms listed in Resolution No. R2024-21.

This Resolution shall become effective immediately upon passage.

Passed and Adopted this ***16th day of October 2024***.

FAIRFIELD TOWN

Hollie McKinney, Mayor

RL Panek	yes –	no – Absent
Tyler Thomas	yes TT	no
Michael Weber	yes –	no – Absent
Richard Cameron	yes RSC	no

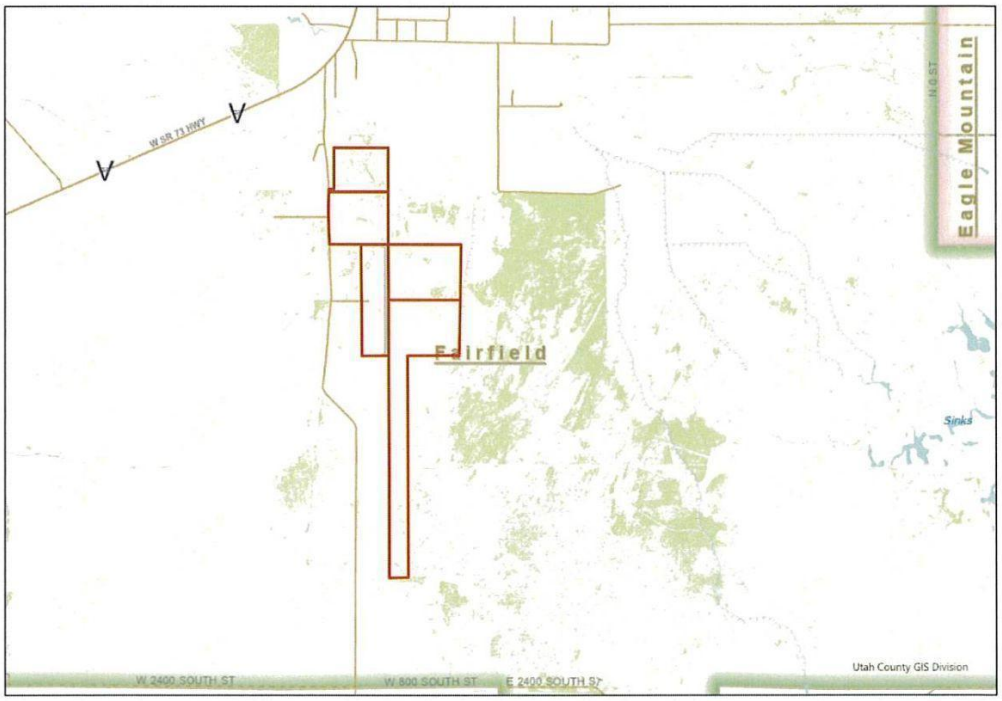
ATTEST:

Stephanie Shelley, Town Recorder/Clerk

FAIRFIELD Recorder SEAL

Exhibit A

Parcel Numbers
59-065-0070
59-065-0067
59-113-0021
59-113-0033
59-113-0034



Utah County Parcel Map
Parcel Map

1 inch equals 3,009.3 feet
Date: 10/10/2024

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.

FAIRFIELD TOWN

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of a resolution passed by the Town Council of Fairfield Town, Utah, on the ***16th day of October 2024***.

R2024-23 A Resolution Adding Additional Parcels to the Utah Inland Port Authority Project Area.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town, Utah, this ***16th day of October 2024***.

Stephanie Shelley,
Stephanie Shelley
Fairfield Town Recorder/Clerk

(SEAL)



ORIGINAL

Resolution No. R2024-24 A Resolution Adding Additional Parcels to the Utah Inland Port Authority Project Area.

Date: October 30, 2024

WHEREAS, Fairfield Town (the "Town") desired to create a Project Area with the Utah Inland Port Authority (the "Port Authority") to help with the Town's economic development, recruitment of new companies, create employment opportunities, and improve the Town's tax base; and

WHEREAS, to effectuate the Town's desires, the Town passed Resolution No. R2024-21 and Resolution No. R2024-23; and

WHEREAS, the Town desires to expand the Project Area to include the parcels included in **Exhibit A**; and

NOW THEREFORE BE IT RESOLVED, the Town Council consents to the parcels listed in Exhibit A to be included in the Project Area on the same terms listed in Resolution No. R2024-21 and Resolution No. R2024-23.

This Resolution shall become effective immediately upon passage.

Passed and Adopted this ***October 30, 2024***.

FAIRFIELD TOWN

Hollie McKinney, Mayor

RL Panek	yes RJ	no_____
Tyler Thomas	yes TT	no_____
Michael Weber	yes MW	no_____
Richard Cameron	yes RSC	no_____

ATTEST:

Stephanie Shelley, Town Recorder/Clerk

Exhibit A

Parcel Numbers

35-792-0001	35-792-0008
35-792-0002	35-792-0009
35-792-0003	59:064:0004
35-792-0004	59:065:0058
35-792-0005	59:065:0021
35-792-0006	67:101:0001
35-792-0007	67:101:0002



Utah County Parcel Map

Parcel Map

1 inch equals 752.3 feet

Date: 10/28/2024

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.

FAIRFIELD TOWN

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of a resolution passed by the Town Council of Fairfield Town, Utah, on ***October 30, 2024***.

R2024-24 A Resolution Adding Additional Parcels to the Utah Inland Port Authority Project Area.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town, Utah, this ***October 30, 2024***.

Stephanie Shelley,
Stephanie Shelley
Fairfield Town Recorder/Clerk

(SEAL)



Cedar Fort Resolution R-02-2024

RESOLUTION NO. R-02-2024

A RESOLUTION SUPPORTING THE CREATION OF A UTAH INLAND PORT AUTHORITY PROJECT AREA IN CEDAR FORT TOWN

WHEREAS, Cedar Fort Town (the "Town") is a political subdivision of the State of Utah, and the Cedar Fort Town Council (the "Council") is a public entity with authority to make resolutions with respect to the Town; and

WHEREAS, the Town desires the Utah Inland Port Authority (the "Port Authority") Board consider the feasibility of creating a satellite inland port project area ("Project Area") in the Town; and

WHEREAS, a Project Area has the potential to fit the Town's economic development vision by promoting and encouraging the economic growth of existing businesses and the recruitment of new businesses to create employment opportunities for Town residents; and

WHEREAS, the general public would benefit from the creation of a Project Area by increasing economic benefit to the area, including the creation of new employment opportunities.

NOW THEREFORE, BE IT RESOLVED by the Cedar Fort Town Council that the Town Council hereby (1) consents to exploring the feasibility of including a site(s) in the proposed Utah Inland Port Authority Project Area; and (2) requests the Port Authority to consider a satellite inland port project area in the Town and to collaborate with the Town in designating and approving a potential project area and the prospect of its development, subject to the Town's final approval which must occur prior to final approval of the Port Authority of the Project Area Plan and Budget.

ADOPTED by the Town Council of Cedar Fort Town, Utah, this 17th day of December, 2024.

CEDAR FORT TOWN, UTAH

Wyatt Cook, Mayor

ATTEST:

Ashleigh Mascaro
City Recorder

CEDAR FORT MUNICIPALITY SEAL UTAH TOWN

CERTIFICATION

The above Resolution was adopted by the Town Council of Cedar Fort Town, Utah on the 17th day of December, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☑ Wyatt Cook	☐ Wyatt Cook	☐ Wyatt Cook	☐ Wyatt Cook
☐ Jed Berry	☐ Jed Berry	☑ Jed Berry	☐ Jed Berry
☑ Travis Giles	☐ Travis Giles	☐ Travis Giles	☐ Travis Giles
☑ Alex Carter	☐ Alex Carter	☐ Alex Carter	☐ Alex Carter
☑ Eric Boud	☐ Eric Boud	☐ Eric Boud	☐ Eric Boud

Ashleight Mascaro
City Recorder

RESOLUTION NO. 08-06-2025-B

A RESOLUTION REQUESTING THE UTAH INLAND PORT AUTHORITY TO CREATE AN INLAND PORT WITHIN THE LIMITS OF PAYSON CITY.

WHEREAS, Payson City desires for the Utah Inland Port Authority Board (Port Authority) to create a project area (Project Area) to help fund the development of a regional economic development opportunity in and around Payson City; and

WHEREAS, the Project Area encourages 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 Payson City; and

WHEREAS, the Port Authority's Project Area is a tool to optimize development. The Project Area will enable the site to better serve Payson City and the surrounding region; and

WHEREAS, the public will benefit from the creation of this Project Area through the creation of new primary employment opportunities.

NOW THEREFORE, BE IT RESOLVED by the City Council of Payson, Utah, pursuant to Utah Code Annotated section 11-58-501(2), the Payson City Council hereby consents to the creation of a Utah Inland Port Authority Project Area in Payson City. Should additional area be annexed to Payson City, such additional areas may be included in the Project Area if it is included in the Project Area plan or an amended project area plan adopted by the Port Authority.

This Resolution shall take effect immediately upon its passage by the Payson City Council adopted in a public meeting.

Passed and adopted by the Payson City Council, Utah, and effective this 6th day of August 2025.

William R. Wright, Mayor

ATTEST:

Kim E. Holindrake, City Recorder

PAYSON CITY SEAL UTAH

RESOLUTION PASSAGE BY THE CITY COUNCIL OF PAYSON, UTAH
ON THE 6TH DAY OF AUGUST 2025

Resolution No. 08-06-2025-B

Title: A RESOLUTION REQUESTING THE UTAH INLAND PORT AUTHORITY TO CREATE AN INLAND PORT WITHIN THE LIMITS OF PAYSON CITY

ROLL CALL VOTE:

	Motion	Second	Yes	No	Abstain	Absent
Councilmember Brett Christensen			X			
Councilmember Taresa Hiatt		X	X			
Councilmember Brian Hulet						X
Councilmember Anne Moss	X		X			
Councilmember Ryan Rowley			X			
Mayor William R. Wright						

RESOLUTION NO. 07-15-2026-A

A RESOLUTION OF THE CITY COUNCIL OF PAYSON CITY, UTAH, SUPPORTING THE DRAFTING OF AN AMENDED PROJECT AREA PLAN TO ADD PROPERTY INTO THE PONY EXPRESS UTAH INLAND PORT AUTHORITY PROJECT AREA.

WHEREAS, Payson City (the "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 City; and

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

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

WHEREAS, the 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 the 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 Payson City hereby resolves as follows:

1. The Governing Body formally requests that the Utah Inland Port Authority amend the Pony Express 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 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 this 15 day of July, 2026.

PAYSON CITY

By: _____
Bob Provstgaard, Mayor Pro Tem

ATTEST:

_____
Amalie R. Ottley, City Recorder

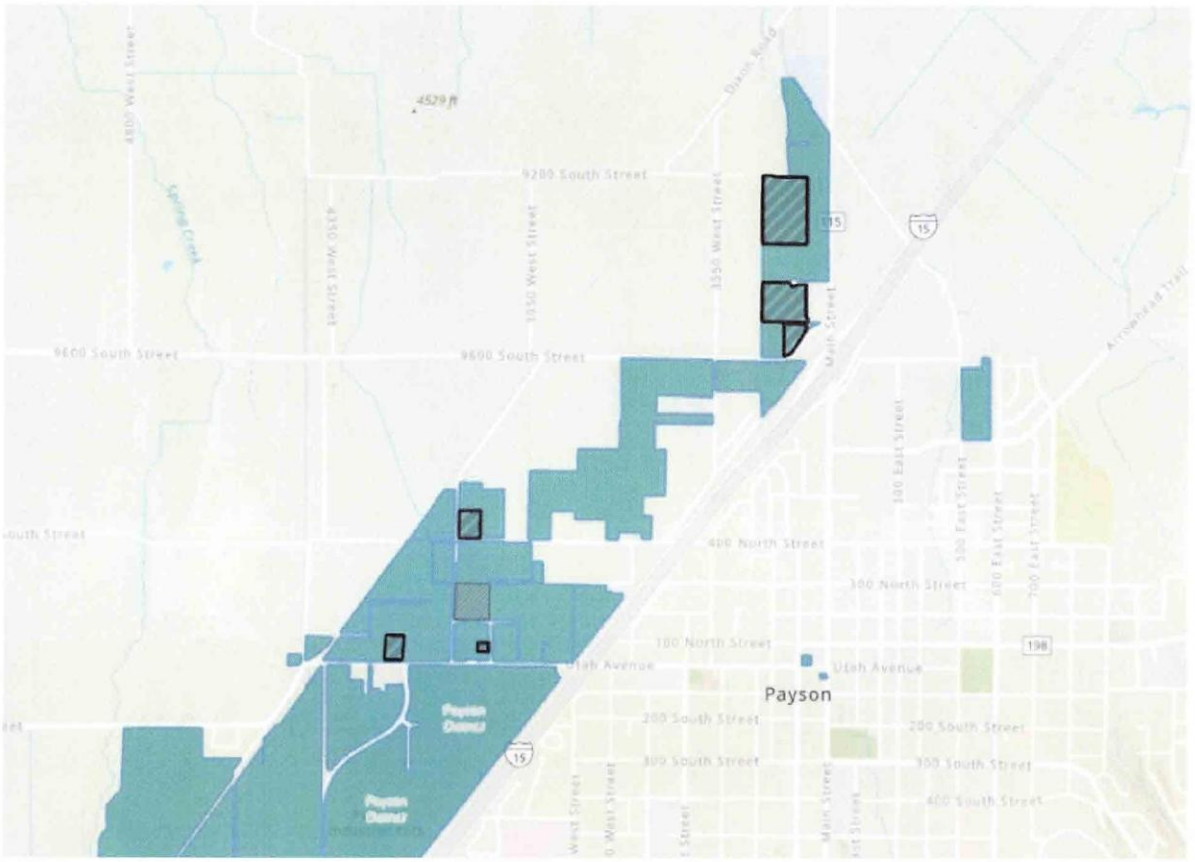
RESOLUTION PASSAGE BY THE CITY COUNCIL OF PAYSON, UTAH
ON THE 15TH DAY OF JULY 2026

Resolution No. 07-15-2026-A

Title: A Resolution of the City Council of Payson City, Utah, Supporting the Drafting of an Amended Project Area Plan to Add Property into the Pony Express Utah Inland Port Authority Project Area

ROLL CALL VOTE:

	Motion	Second	Yes	No	Abstain	Absent
Councilmember Brian Hulet	X		X			
Councilmember Anne Moss		X	X			
Councilmember Bob Provstgaard			X			
Councilmember Ryan Rowley			X			
Councilmember Lacee Smith			X			
Mayor William R. Wright						


9200 South Street
9600 South Street
9600 South Street
3550 West Street
Main Street
400 North Street
300 North Street
100 North Street
Utah Avenue
Utah Avenue
Payson
200 South Street
300 South Street
400 South Street
Arrowhead Trail
198
15

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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	$ 2,479,000
Tax Differential to Project Area	**$ 49,200,000**
Tax Differential to Other Taxing Entities	$ 16,400,000
Total Tax Differential	$ 65,600,000
Less: Admin Expenses	$ 2,500,000
Total Remaining Differential for Projects	**$ 46,700,000**

Taxing Entities	
Statewide School Basic Levy	0.001408
State Charter School-Alpine	0.000069
Alpine School District Levy	0.004638
Fairfield Town	0.000630
Assessing & Collecting - County	0.000109
Utah County	0.000652
Assessing & Collecting - State	0.000015
Central Utah Water Cons Dist	0.000400
Cedar Fort Town	0.000519
State Charter School-Nebo	0.000080
Nebo School District Levy	0.005969
Payson City	0.001193
Red Bridge Pid	0.003000
Red Bridge Pid #2	0.005500
Service Area 6-Law, Zoning	0.000842
Service Area 7-Fire Serv	0.000341
Service Area 8-Planning	0.000188
Springville City	0.001128

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

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

Monarch Butterflies are listed as proposed threatened species and may exist in the project area. Suckley's Cuckoo Bumble Bees are listed as proposed endangered 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. Designated critical habitats do not exist within or overlap with any portions of the project area.

There are 22 migratory bird species that occur on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) list that may warrant special attention in the project area with breeding seasons ranging between December 1st and September 30th.

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.

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

Utah County is currently in serious nonattainment for 8-hour ozone.

Project Area Description

The combined Pony Express Project Area consists of three zones with multiple noncontiguous areas, in Cedar Fort, Fairfield, and Payson 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.

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

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

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

Geotechnical Resources

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

Potential geotechnical constraints may include:

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

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

Geology and Soils

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

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

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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 maps for the project area. Map units are defined below.

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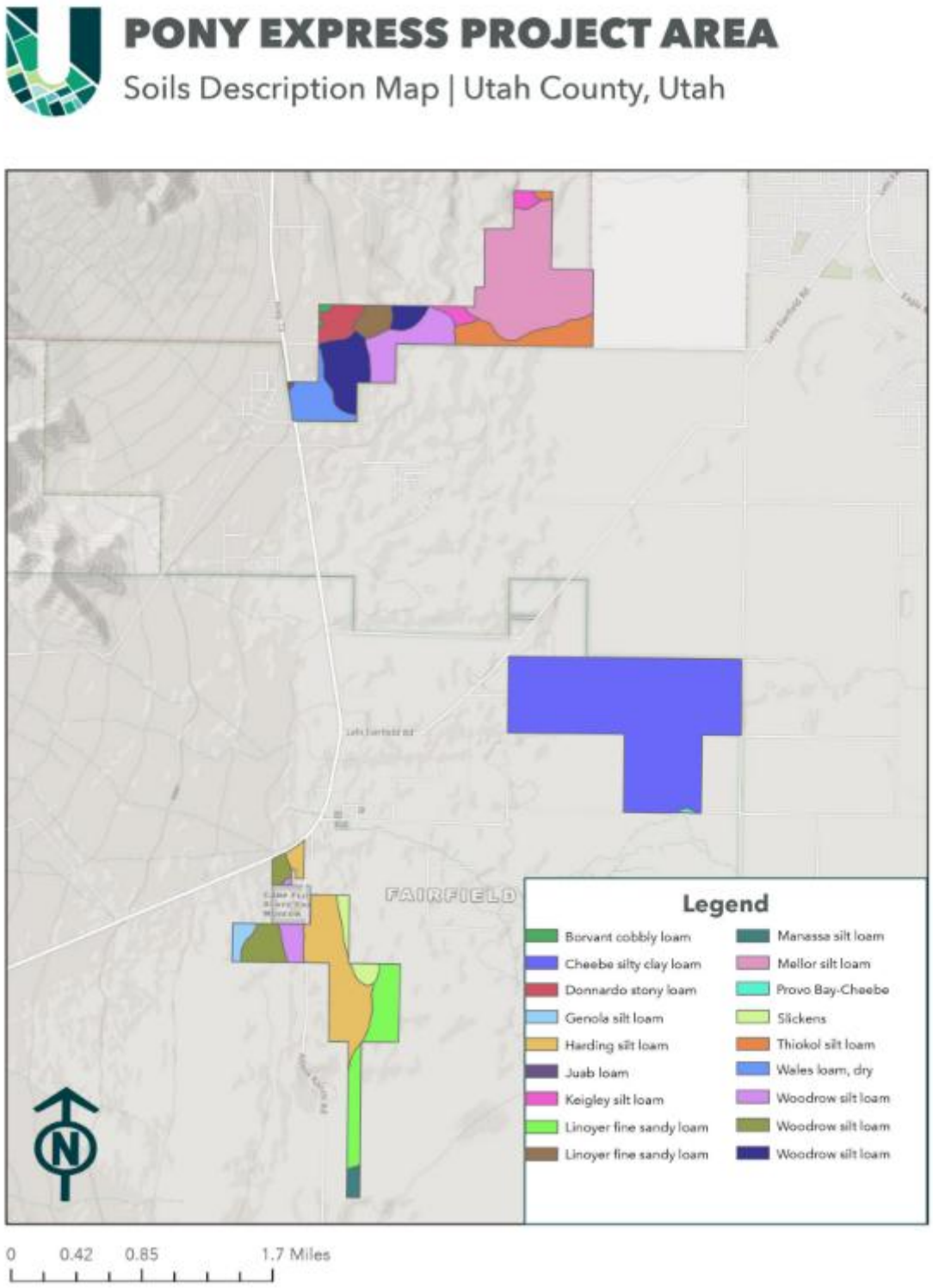


Figure 1-1: Cedar Fort and Fairfield Zones Web Soil Survey Map

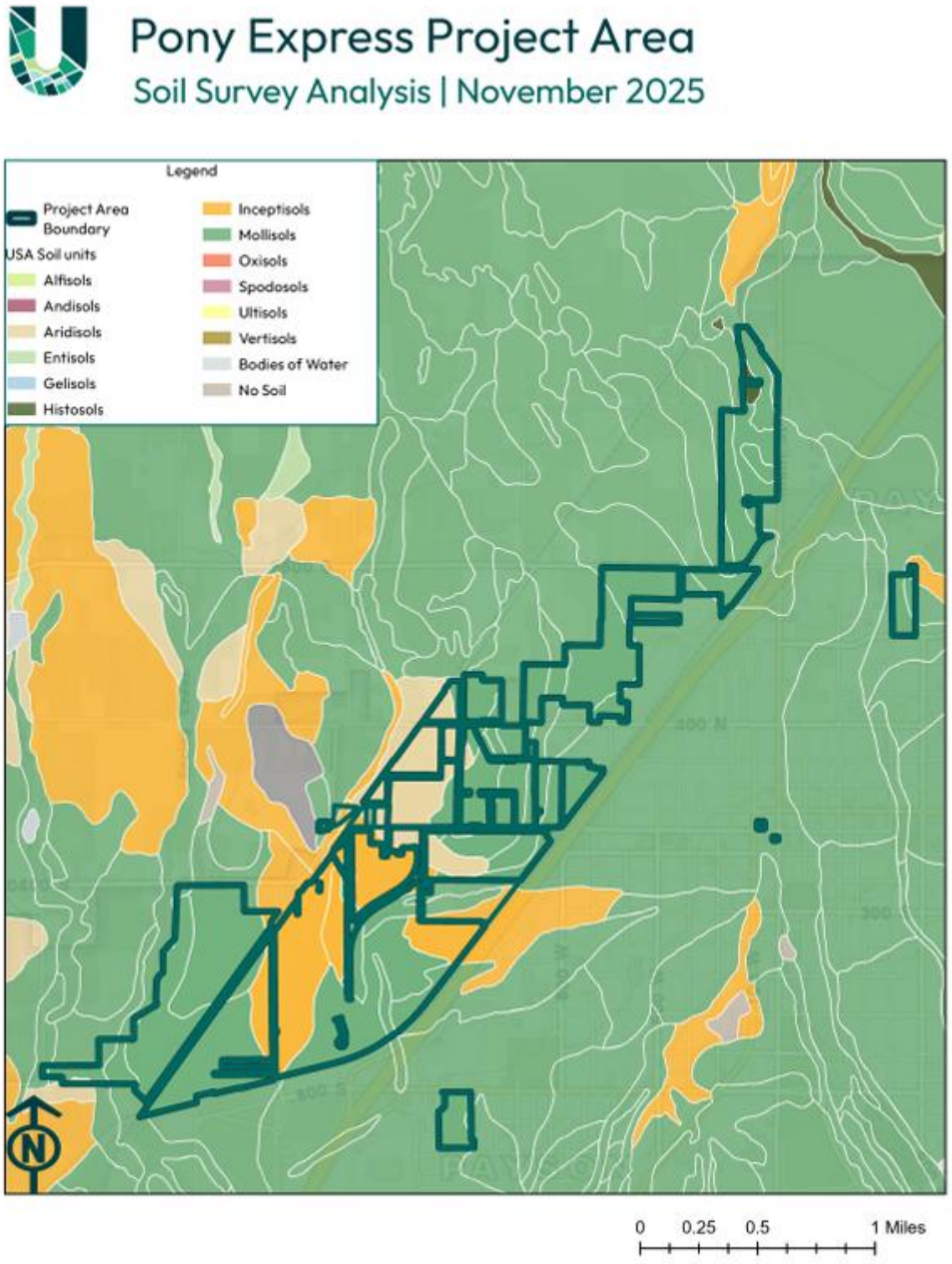


Figure 1-2: Payson Zone Web Soil Survey Map

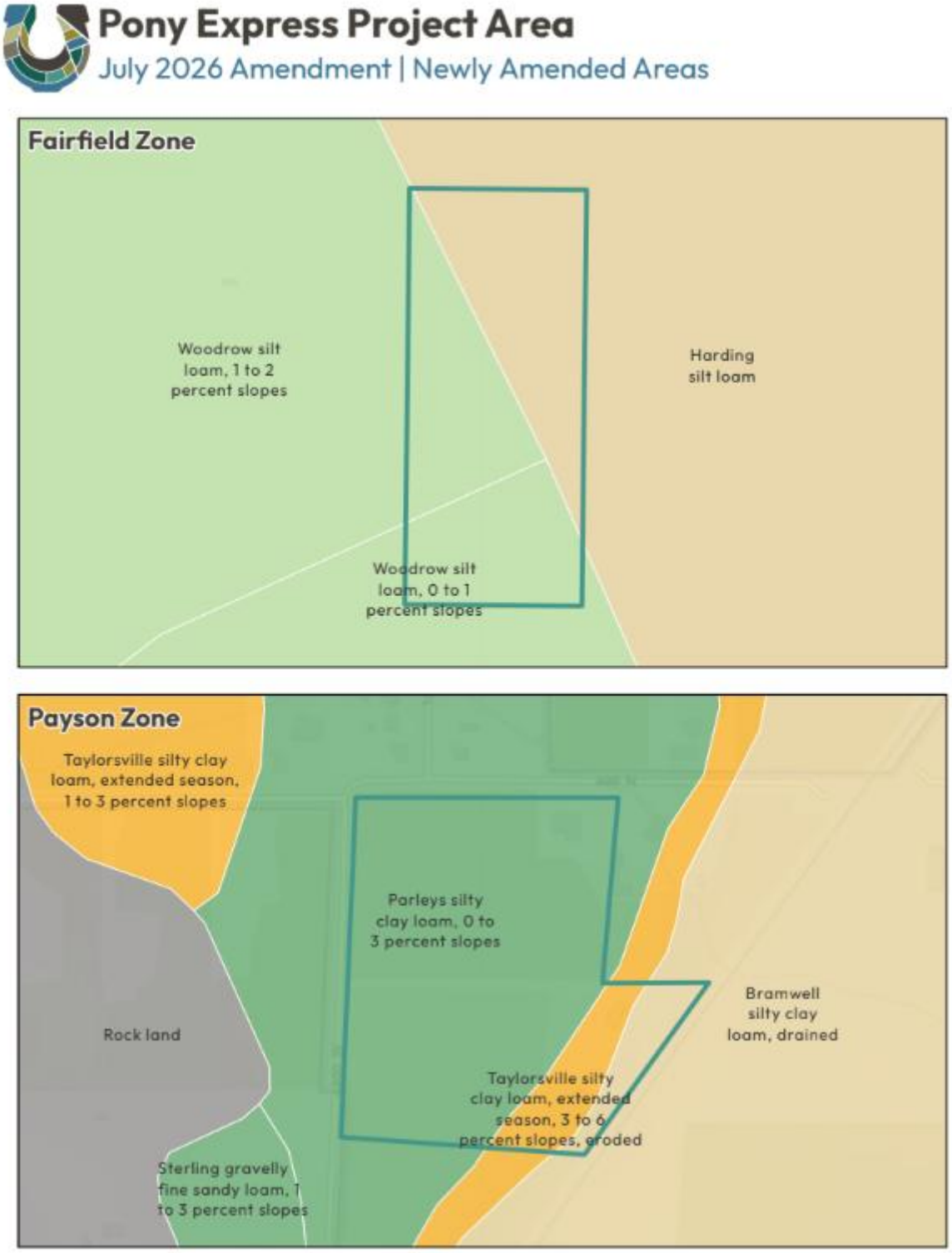


Figure 1-3: Amended Areas Web Soil Survey Map

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgC	Borvant cobbly loam, 2 to 8 percent slopes	3.2	0.1%
Cf	Cheebe silty clay loam	654.2	26.6%
DdC	Donnardo stony loam, 2 to 8 percent slopes	33.3	1.4%
GbC	Genola silt loam, 2 to 5 percent slopes	15.2	0.6%
Hc	Harding silt loam	160.2	6.5%
JbB	Juab loam, 2 to 4 percent slopes	1.1	0.0%*
KaB	Keigley silt loam, dry, 0 to 2 percent slopes	22.5	0.9%
LaA	Linoyer very fine sandy loam, 0 to 1 percent slopes	98.7	4.0%
LaC	Linoyer very fine sandy loam, 2 to 5 percent slopes	26	1.1%
McB	Manassa silt loam, moderately saline, 0 to 2 percent slopes	11.1	0.5%
Mg	Mellor silt loam	281.7	11.5%
Pp	Provo Bay-Cheebe complex	1.6	0.1%
SN	Slickens	25.3	1.0%
TbB	Thiokol silt loam, dry, 0 to 2 percent slopes	74.6	3.0%
WbB	Wales loam, dry, 2 to 4 percent slopes	54.2	2.2%
WfA	Woodrow silt loam, 0 to 1 percent slopes	100.3	4.1%
WfB	Woodrow silt loam, 1 to 2 percent slopes	50.4	2.1%
WfC	Woodrow silt loam, 2 to 5 percent slopes	94.6	3.9%
1000	Parleys loam, 0 to 4 percent slopes	2.5	0.1%
BhB	Bingham loam, 1 to 3 percent slopes	0.8	0.0%*
Bs	Bramwell silty clay loam, drained	60.2	2.5%
Ch	Chipman loam	7.9	0.3%
Ck	Chipman silty clay loam	52.4	2.1%
Cm	Chipman silty clay loam, moderately deep water table	35	1.4%
Hr	Holdaway silt loam	11.8	0.5%
Ks	Kirkham silty clay loam	26	1.1%
Lo	Logan silty clay loam	3.9	0.2%
Mh	McBeth silt loam	19.6	0.8%
PcB	Parleys silty clay loam, 0 to 3 percent slopes	74.9	3.1%
Pg	Peteetneet-Holdaway complex	3.2	0.1%
RdA	Redola loam, 0 to 3 percent slopes	60.9	2.5%
SgB	Sterling gravelly fine sandy loam, 1 to 3 percent slopes	31	1.3%
SgD	Sterling gravelly fine sandy loam, 6 to 10 percent slopes	4.6	0.2%
Sr	Sunset loam	67.1	2.7%
TaA	Taylorsville silty clay loam, 0 to 1 percent slopes	92.8	3.8%
TaB	Taylorsville silty clay loam, 1 to 3 percent slopes	11.5	0.5%
TcA	Taylorsville silty clay loam, extended season, 0 to 1 percent slopes	23.9	1.0%
TcB	Taylorsville silty clay loam, extended season, 1 to 3 percent slopes	1.3	0.1%
TcC2	Taylorsville silty clay loam, extended season, 3 to 6 percent slopes, eroded	0.6	0.0%
VnA	Vineyard fine sandy loam, 0 to 2 percent slopes	57.5	2.3%
WbA	Welby silt loam, 0 to 1 percent slopes	98.1	4.0%
Totals for Area of Interest		**2455.5**	**100.0%**

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

Pony Express Project Area Amendment #3

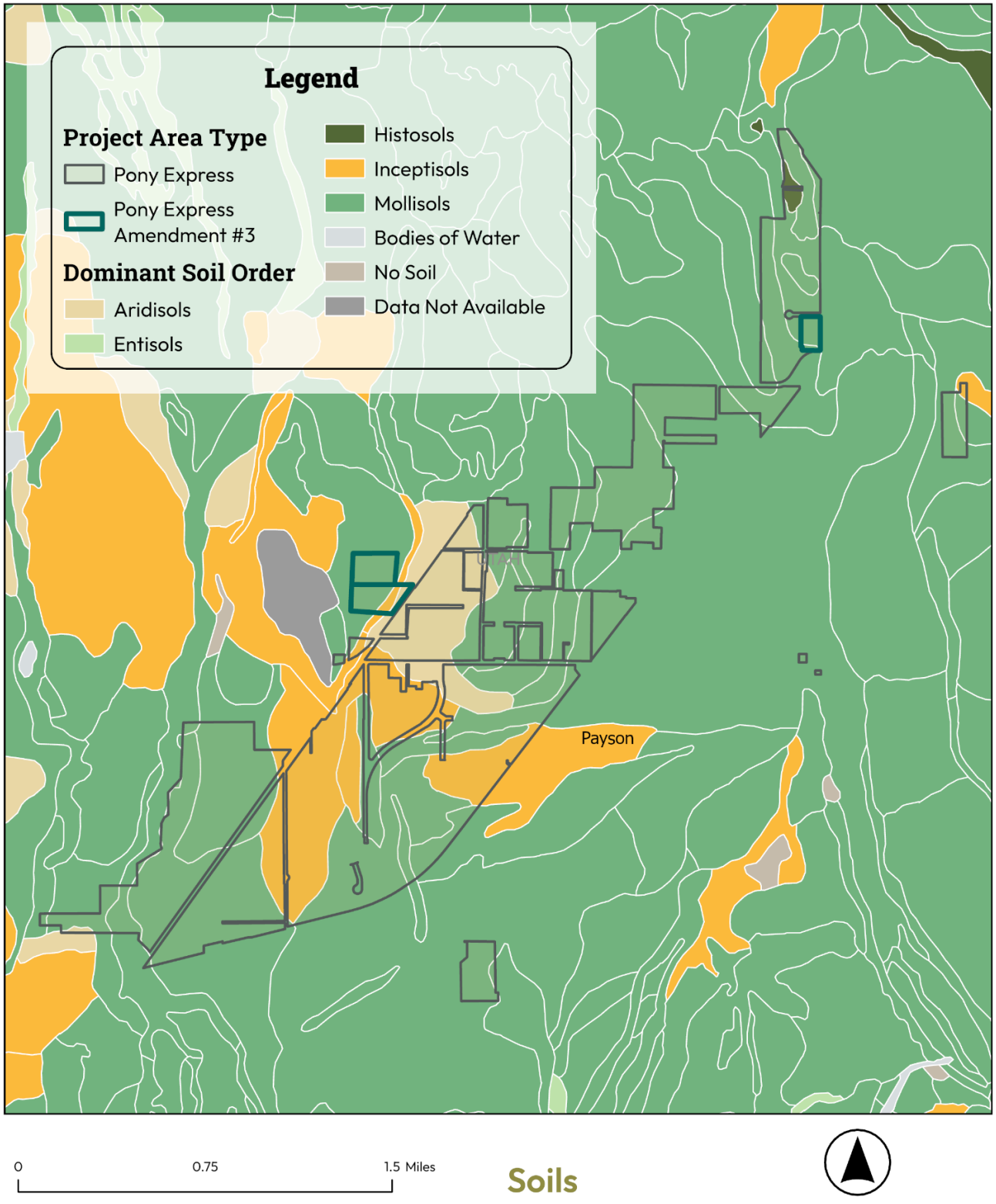


Figure E-4: Amended Areas Web Soil Survey Map

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 Utah 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
Alpine City Hall	UTAH	Utah	Alpine	20 N. Main St.
Alpine LDS Church Meetinghouse	UTAH	Utah	Alpine	50 N. Main
Moyle House and Indian Tower	UTAH	Utah	Alpine	606 E. 770 North
American Fork Cemetery Rock Wall	UTAH	Utah	American Fork	600 N. 100 E
American Fork City Hall	UTAH	Utah	American Fork	31 Church St.
American Fork Historic District	UTAH	Utah	American Fork	Roughly along 100 S, from 300 W to 200 E
American Fork Presbyterian Church	UTAH	Utah	American Fork	75 N. 1st East St.
American Fork Second Ward Meetinghouse	UTAH	Utah	American Fork	130 W. 100 South
American Fork Third Ward Meetinghouse	UTAH	Utah	American Fork	190 W 300 N
Bank of American Fork	UTAH	Utah	American Fork	1 East Main St.
Chipman, Delbert and Ora, House	UTAH	Utah	American Fork	317 E. Main St.
Chipman, Henry & Elizabeth Parker, House	UTAH	Utah	American Fork	846 E. 300 N.
Coddington, Thomas and Elizabeth, House	UTAH	Utah	American Fork	190 North 300 East
Dunn-Binnall House & Farmstead	UTAH	Utah	American Fork	352 N. 200 E.
Goode, Charles T.H., House	UTAH	Utah	American Fork	1215 E. Main
Harrington Elementary School	UTAH	Utah	American Fork	50 N. Center St.
Herbert, James and Emily, House	UTAH	Utah	American Fork	388 W Main St.
Singleton, Robert and Mary Ann, House	UTAH	Utah	American Fork	740 East 40 South
Singleton, Thomas and Eliza Jane, House	UTAH	Utah	American Fork	778 East 50 South
Smith, Warren B., House	UTAH	Utah	American Fork	589 E. Main St.
Utah State Training School Amphitheater and Wall	UTAH	Utah	American Fork	Roughly 845 E. 700 N
Veterans Memorial Building	UTAH	Utah	American Fork	53 N. Center
Camp Williams Hostess House/Officers' Club	UTAH	Utah	Camp W. G. Williams	Off UT 68
Cedar Fort School	UTAH	Utah	Cedar Fort	40 E. Center St.
Beck No. 2 Mine	UTAH	Utah	Eureka	SE of Eureka
Charcoal Kilns	UTAH	Utah	Eureka	NE of Eureka
Eureka Lilly Headframe	UTAH	Utah	Eureka	E of Eureka
Lime Kilns	UTAH	Utah	Eureka	NE of Eureka
Water Lily Shaft	UTAH	Utah	Eureka	NE of Eureka
Yankee Headframe	UTAH	Utah	Eureka	E of Eureka
Camp Floyd Site	UTAH	Utah	Fairfield	0.5 mi. S of Fairfield
Fairfield District School	UTAH	Utah	Fairfield	59 N. Church St.
Stagecoach Inn	UTAH	Utah	Fairfield	Address unknown at this time
Morgan, David, House	UTAH	Utah	Goshen	Off US 6
Old Goshen Site	UTAH	Utah	Goshen	Address Restricted
Tintic Standard Reduction Mill	UTAH	Utah	Goshen	E of Goshen off U.S. 6
Upper American Fork Hydroelectric Power Plant Historic District	UTAH	Utah	Highland	UT 80
Kit Carson Cross	UTAH	Utah	Hooper	Address Restricted
Austin, Thomas, House	UTAH	Utah	Lehi	427 E. 500 North

Tribal Lands

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

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

Natural Resources

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

The lead federal agencies for implementing ESA are:

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

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

Monarch Butterflies are listed as proposed threatened species and may exist in the project area. Suckley's Cuckoo Bumble Bees are listed as proposed endangered species and may exist in the project area. Critical habitats have not been designated for Suckley's Cuckoo Bumble Bees. Final critical habitat for Monarch Butterflies has been designated and published in the Federal Register; however, this critical habitat does not exist within or overlap with any portions of 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.

It is recommended to determine whether project area is likely to adversely affect threatened, endangered, proposed threatened, and proposed endangered species in the project area.

There are 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 American Avocet, American White Pelican, Bald Eagle, Bobolink, Broad-tailed Hummingbird, California Gull, Calliope Hummingbird, Cassin's Finch, Evening Grosbeak, Forster's Tern, Franklin's Gull, Golden Eagle, Lewis's Woodpecker, Long-eared Owl, Northern Harrier, Olive-sided Flycatcher, Pinyon Jay, Rufous Hummingbird, Sage Thrasher, Virginia's Warbler, Western Grebe, and Willet. It is recommended that construction activities are completed outside of the BCC breeding season (12/1 - 9/30).

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

Water Resources

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. It is the

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responsibility of each landowner to assess potential impacts to surface waters and comply with water quality regulations for their respective properties.

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

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

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

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

Wetlands

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

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

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

According to the National Wetlands Inventory, Figures 2-1 through 2-4 display nationally characterized wetlands located in and around the project area.

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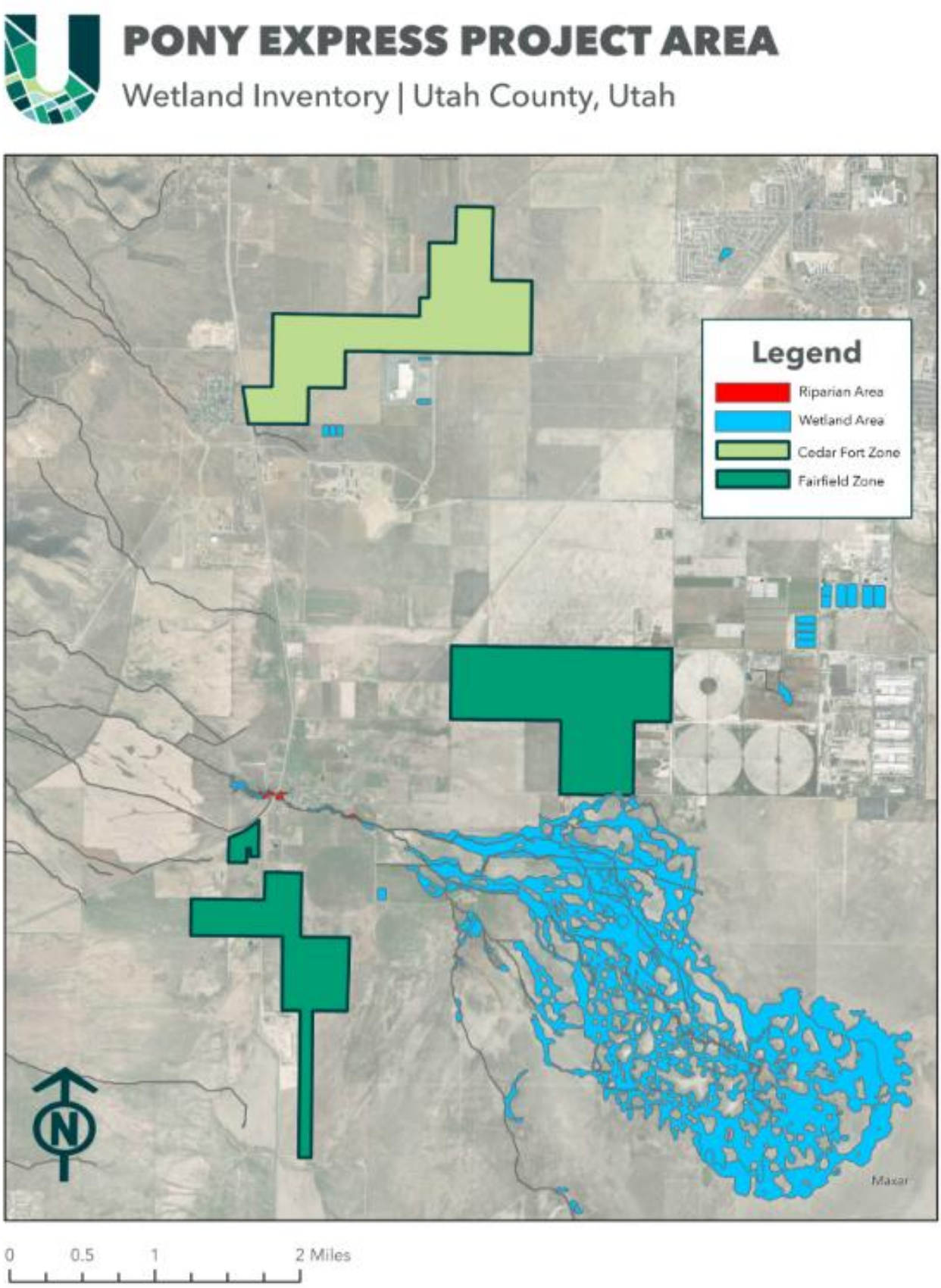


Figure 2-1: Cedar Fort and Fairfield Zones National Wetlands Inventory Map

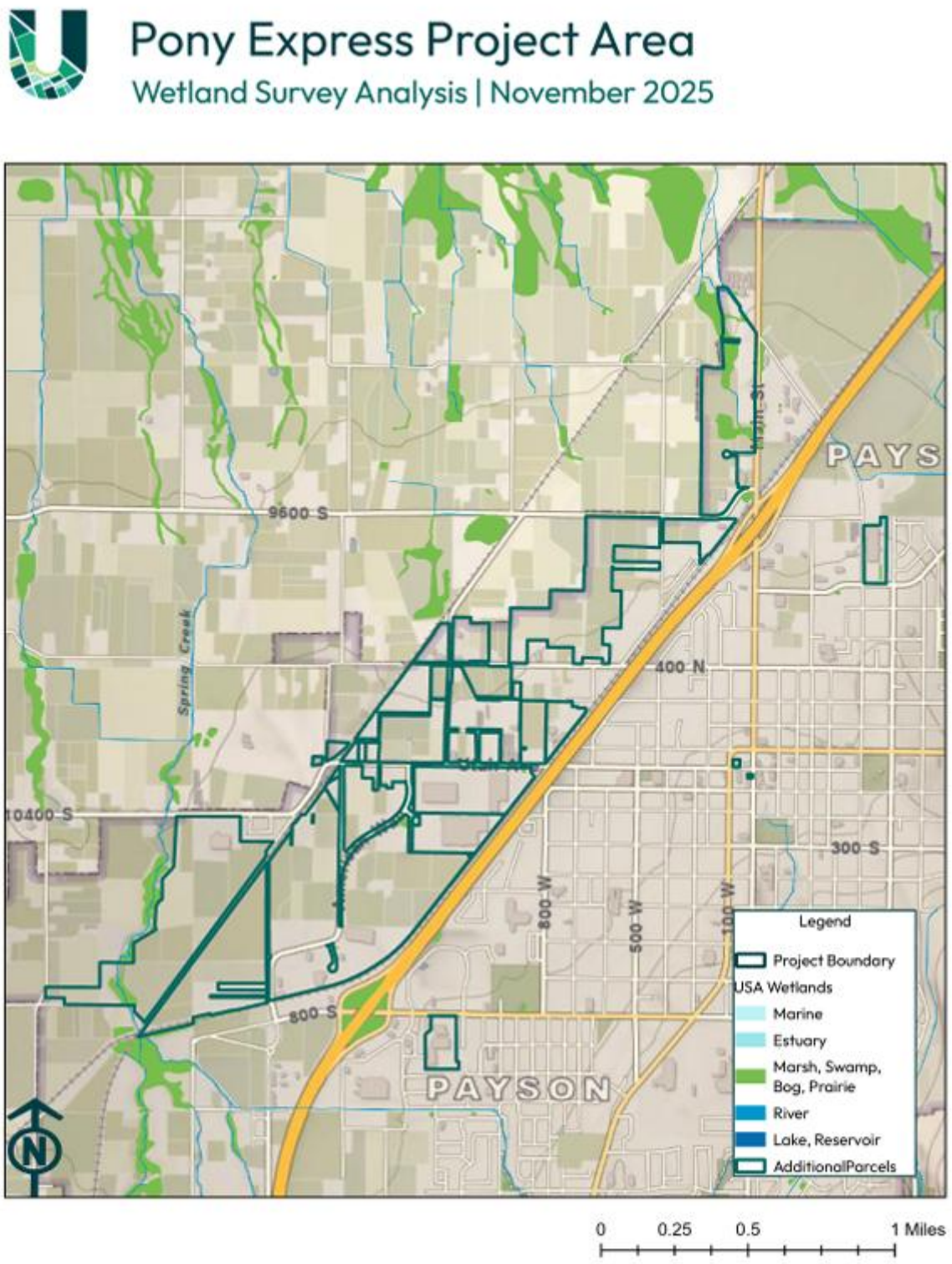


Figure 2-2: Payson Zone National Wetlands Inventory Map

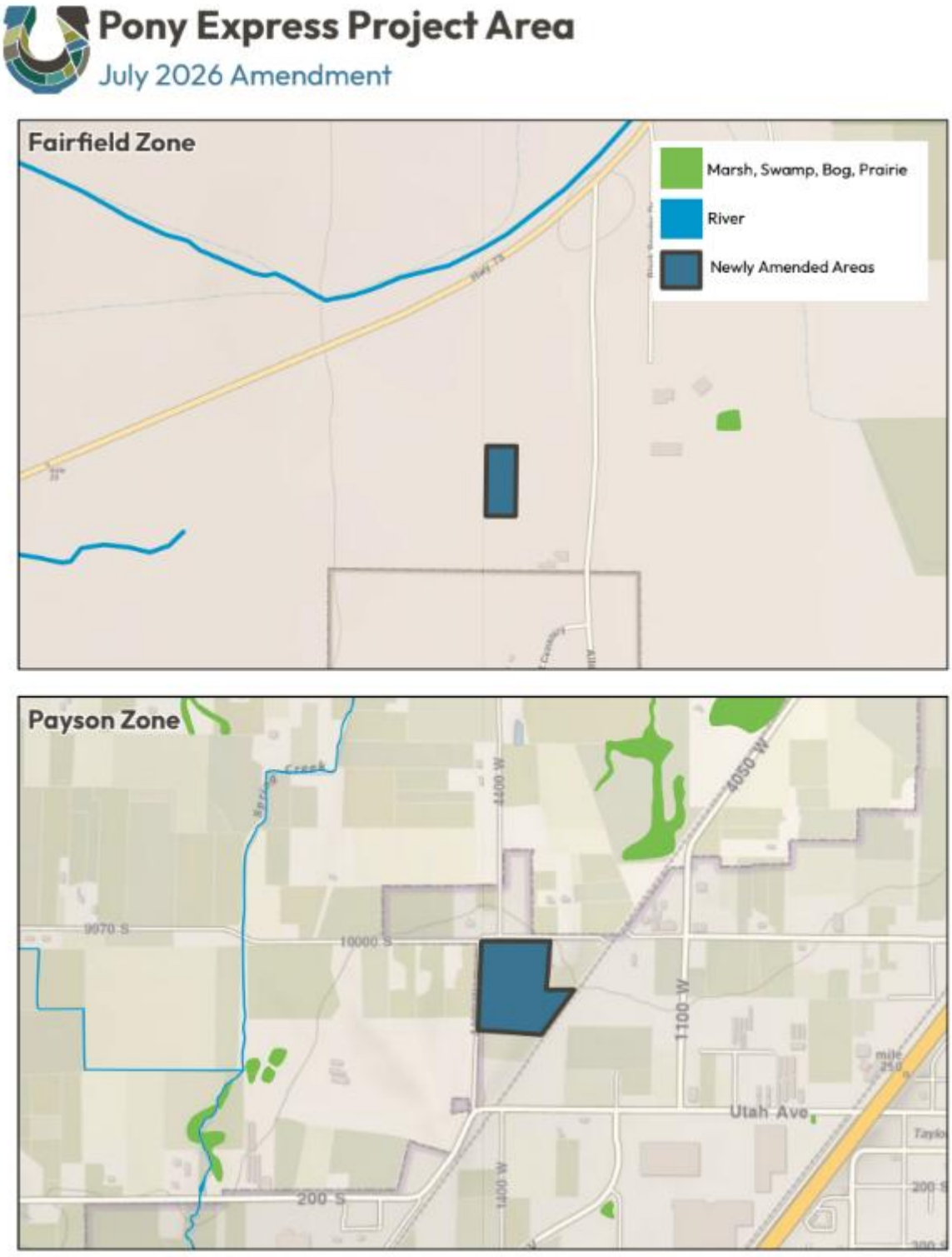
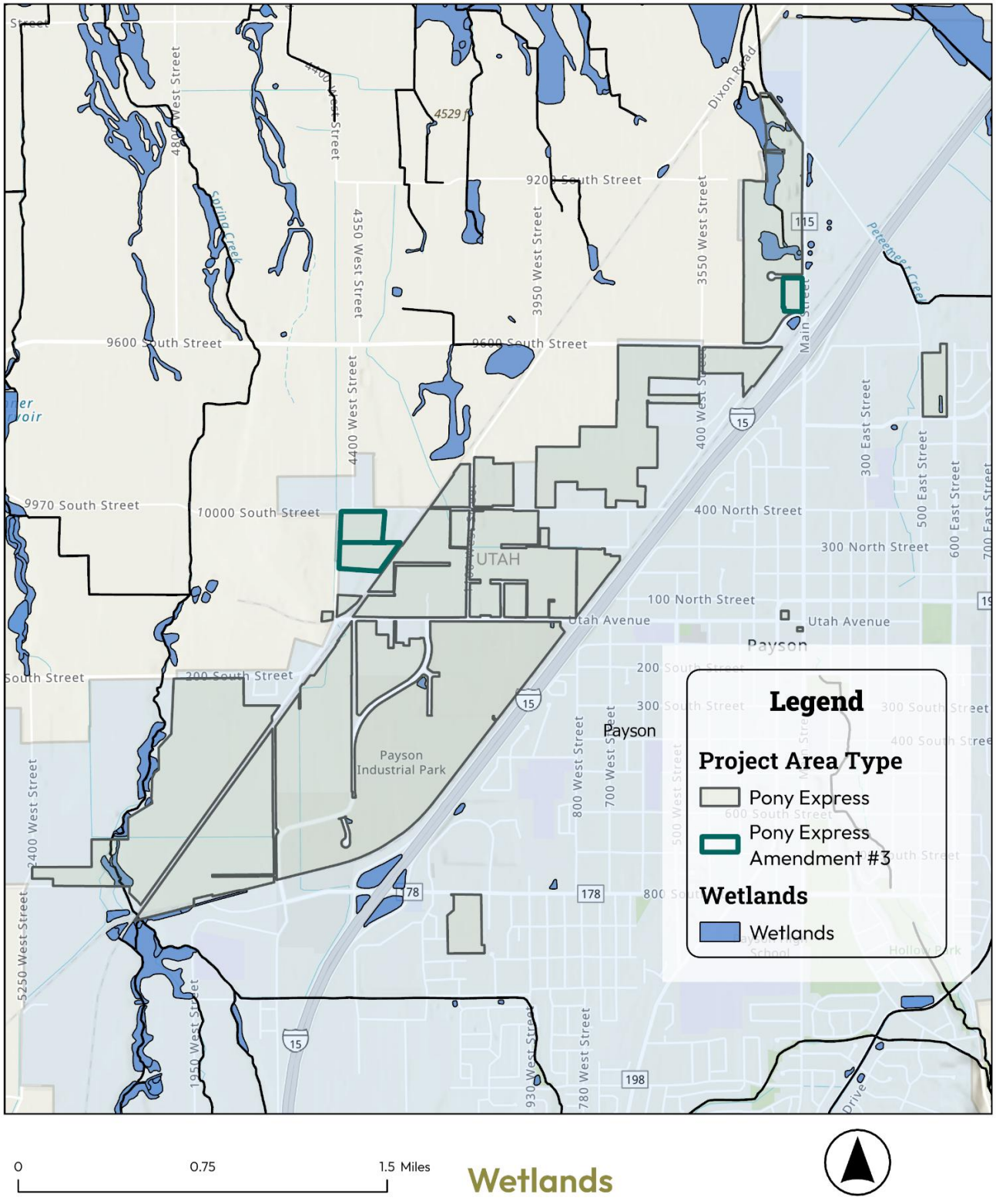


Figure 2-3: Amended Areas National Wetlands Inventory Map

Pony Express Project Area Amendment #3



Wetlands

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Figure 2-4: Amended Areas 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.

Portions of the project area contain flood hazard areas. The flood hazard maps for the Payson Zone and amended area of this project area amendment are below (Figures 3-1 and 3-2).

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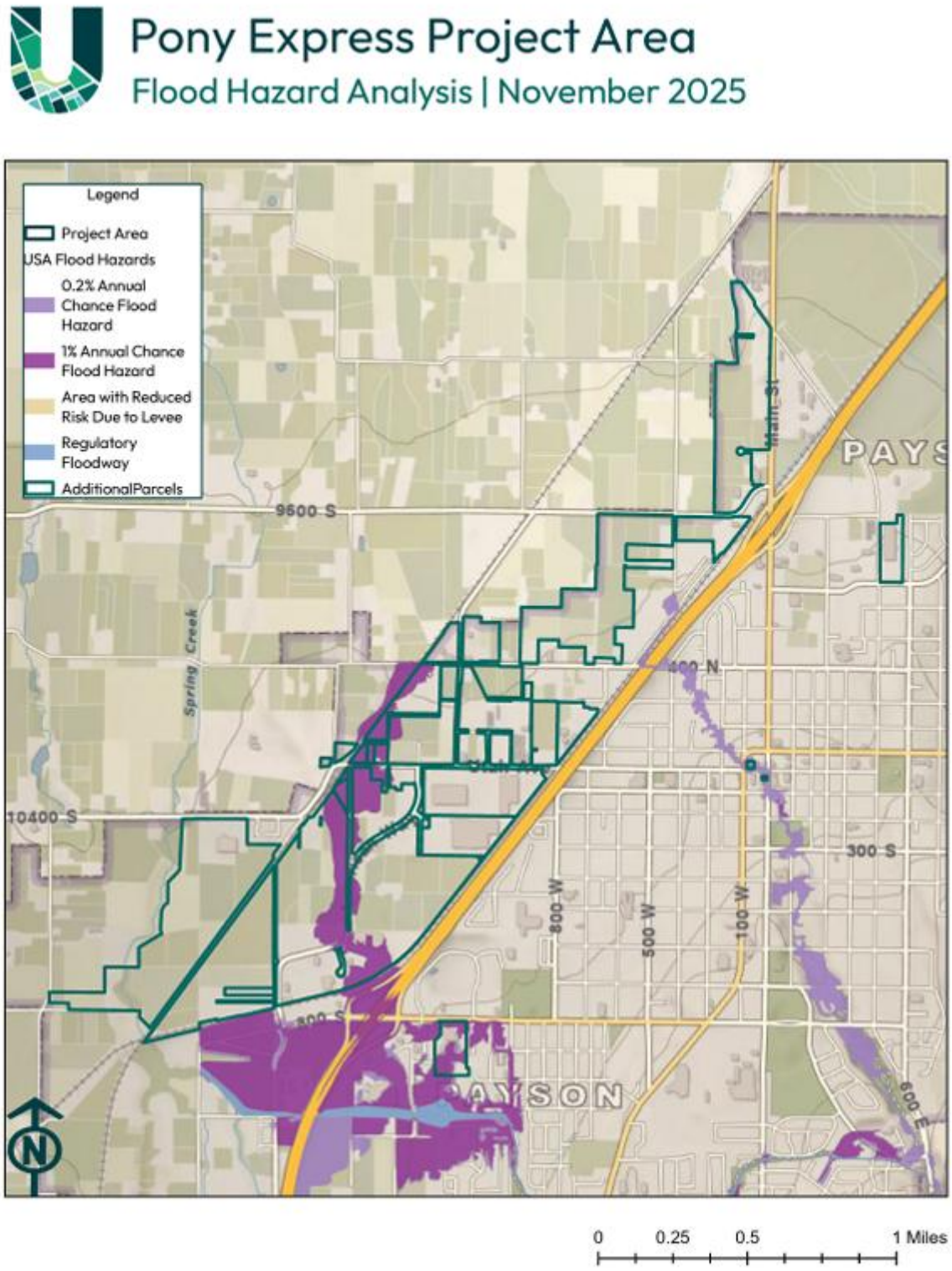


Figure 3-1: Payson Zone Flood Hazard Map

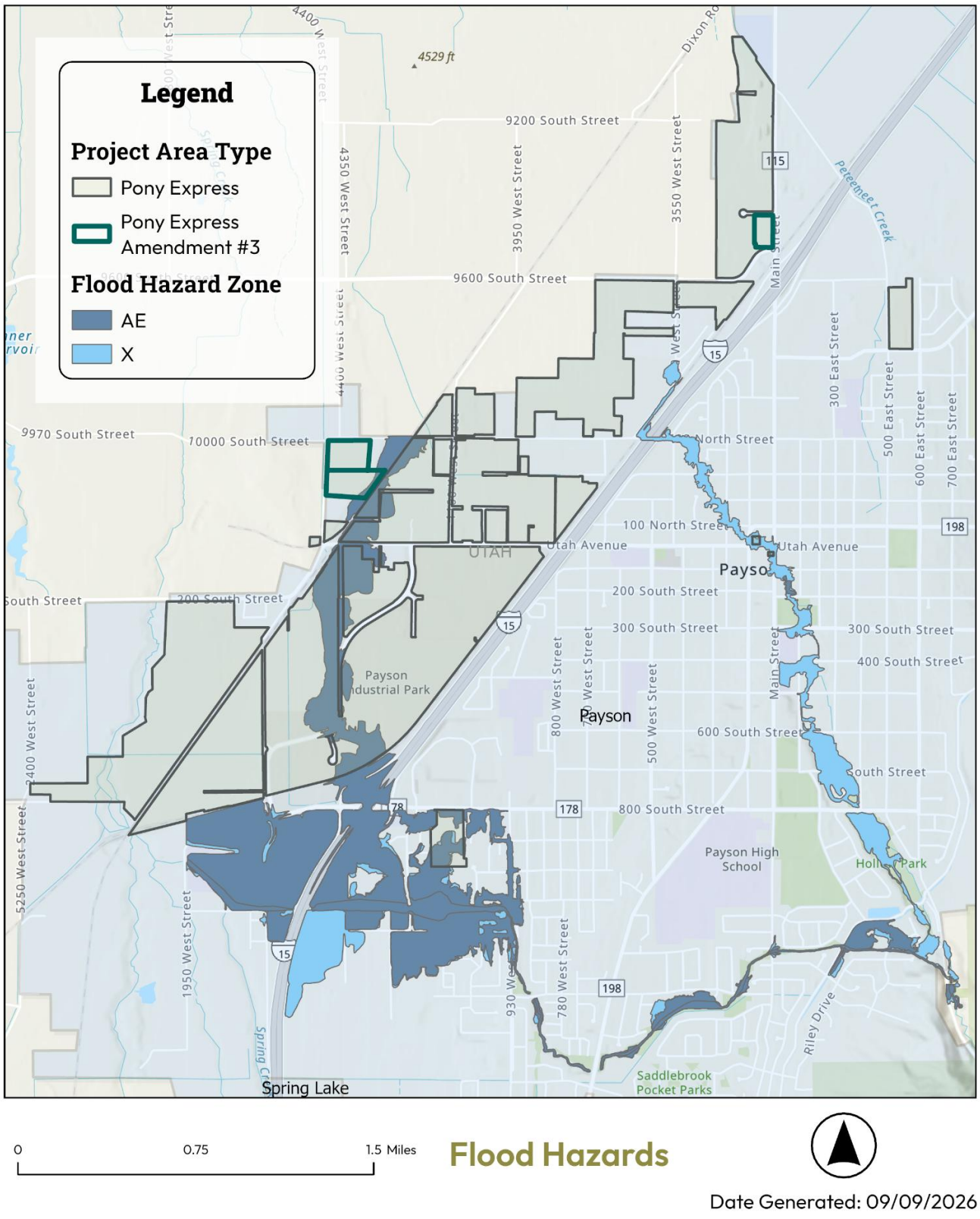


FIGURE 3-2: PAYSON ZONE AMENDED AREA FLOOD HAZARD MAP

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:

- 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
- 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.

Utah County is currently in serious nonattainment for 8-hour ozone.

References

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U.S. Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) tool. https://ipac.ecosphere.fws.gov/. Accessed on August 2, 2026.

Utah Department of Environmental Quality (UDEQ) Utah Environmental Interactive Map, 1.9.1. https://enviro.deq.utah.gov/. Accessed on August 2, 2026.

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Appendix F: Recordings & Trigger Resolution Log

Resolution # Title	UIPA Board Approval Date	Trigger Resolution / Year One	County Recording Date	Notes
2025-37 Project Area Plan & Budget Creation	June 26, 2025	N/A	November 6, 2025	Base Tax Year: 2024 Recorded with Utah County Entry ID: 86921:2025
2026-05 Pony Express Project Area Amendment #1	January 13, 2026	N/A	January 20, 2026	Base Tax Year: 2024 Recorded with Utah County Entry ID: 4663:2026

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