

State of Utah Prison Relocation Commission



March 27, 2015

Utah State Prison Siting Program Site Screening Assessment Report — Round 2

Relocation of Utah State Prison, Draper

SITE SCREENING ASSESSMENT REPORT—ROUND 2

A. Introduction

The Utah State Legislature established the Prison Relocation Commission (PRC) in 2014 to lead the effort to develop new correctional facilities to replace those comprising the Utah State Prison located in Draper, Utah. The PRC's responsibilities include carefully and deliberately considering, studying, and evaluating how and where to move the Utah State Prison from its current location. The PRC's efforts and resources are focused on providing recommendations to the Governor and Legislature on where and how the prison will be relocated. To assist with the planning for the new correctional facilities, the PRC assembled a team with representatives of the Utah Department of Corrections (UDC), the Utah Division of Facilities Construction and Management (DFCM), the Commission on Criminal and Juvenile Justice (CCJJ), the Office of Legislative Research and General Counsel (OLRGC) and a group of consultants led by MGT of America, Inc.

Having already established its needs and priorities in early 2014, the PRC has been advancing the development of new correctional facilities since mid-2014 by identifying and evaluating prospective sites using a defined set of criteria and guidelines adopted by the PRC. The PRC is seeking sites capable of being master planned for development and operation of a new, state-of-the-art correctional institution. Though the siting process is similar to siting a large school campus, medical complex, business park, or industrial park, the unique issues and challenges surrounding correctional facility siting and development often make the process more complex, time-consuming, and costly.

B. PRC Siting Process

The PRC siting process consists of multiple phases including site screening, assessment, and in-depth technical evaluation. With each step, the PRC applies a consistent set of guidelines and criteria to advance its decision-making process. By applying these guidelines and criteria, the PRC removes less suitable sites from consideration while allowing other sites to move forward for further consideration.

Throughout the multi-step review and evaluation process, the PRC has gathered information about each site, while listening to the input and recommendation offered by community leaders of the communities in which the sites are located. The review and evaluation process will continue until the PRC determines, based on information provided by its team of expert advisors, that it has identified a site or sites suitable for building and operating a new 4,000-bed, state-of-the-art correctional facility. Throughout the siting process, the PRC has sought to strike a balance between its need to gather accurate information through technical and feasibility reviews, maintain confidentiality when necessary, and provide the public with timely information about the siting process.

C. Site Screening Criteria and Assessment Guidelines

Since July of 2014, when it first began seeking potential sites for the development of new correctional facilities, the PRC has focused much of its efforts on the site identification and screening phase. The screening process uses the following PRC-adopted criteria to assess site suitability:

- Proximity
 - Proximity to staff, visitors and volunteers

- Proximity to medical and treatment providers
 - Proximity to legal services
- Land and Environment
 - Land area and topography
 - Soil characteristics
 - Wetlands
 - Hazard avoidance (e.g., flooding, geologic faults, and landfills)
- Infrastructure
 - Access to roadways
 - Water supply
 - Wastewater treatment
 - Electric power
 - Natural gas
 - Telecommunications
- Community Services/Other
 - Adjoining and nearby land uses
 - Emergency response services (police and fire protection and emergency medical care)
 - Ownership
- Development Costs
- Community Acceptance

During the first round of site identification and consideration that occurred between July and December 2014, the PRC compiled an inventory of 26 prospective sites from property owners, real estate representatives and others and quickly and efficiently screened the sites to exclude those that were judged to be the least suitable for correctional facility development. Through the screening process, six highly ranked sites were identified for further study:

- Airport North Site (Salt Lake County)
- I-80 / 7200 West Site (Salt Lake County)
- Southwest Valley Site (Salt Lake County)
- Lake Mountains West Site (Utah County)
- Northwest Utah Valley Site (Utah County)
- SR 112 / Depot Boundary Road Site (Tooele County)

In December 2014, the PRC also adopted guidelines to further assess the viability of correctional facility development at prospective sites:

- Have any issues been discovered to date that would make the site unreasonably difficult or costly to develop?
- Is there an identified, compelling state interest that would likely be impaired by locating the correctional facility on the site being assessed?
- Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in the foreseeable future?
- What is contemplated in the land use plan of the local community where the proposed site is located?

Based on the results of the first round of screening and assessment described above, the PRC has advanced three of the six highly ranked sites forward to detailed evaluations: I-80/7200 West (Salt Lake County), Lake Mountains West (Utah County), and SR 112 / Depot Boundary Road (Tooele County). However, to ensure no property was overlooked for the potential relocation of the prison, the PRC invited property owners to continue submitting sites for consideration and directed the consultant team to search for additional sites.

D. Round 2—Site Identification and Consideration

In December 2014, the PRC extended the time for soliciting and considering additional prospective sites to January 31, 2015. During that time, the PRC team used a variety of means to inform property owners, the real estate community, the public, and others about the second round of site identification and consideration including:

- Public announcement during the PRC meeting held on December 22, 2014
- Announcement in the PRC Newsletter, Volume 4 (available at www.le.utah.gov/prc)
- Flyers soliciting sites emailed to 125 real estate professionals in the Salt Lake City metropolitan area and beyond
- Contacts and outlets via the Economic Development Corporation of Utah
- Meetings with state, county, and municipal officials

The PRC's efforts to solicit additional voluntary site offers yielded 31 offers. Twenty-four of the sites were new sites, and 7 were sites previously offered in 2014 but with modifications or new information. All 31 sites are located within the following counties: Carbon County, Emery County, Millard County, Salt Lake County, Summit County, Tooele County, Utah County, and Weber County. The sites identified for the second round of consideration are listed in Table 1 and depicted in Exhibit 1.

Table 1: Universe of Prospective Correctional Facility Sites—Round 2

Site Location	Site Name
Carbon County	Carbon Consumer Site
Carbon County	Carbon South Site
Carbon County	Carbon Central Site
Emery County	Mohrland Site
Millard County	Millard County Site
Salt Lake County	I-80 / 7200 West Site (Expansion)
Salt Lake County	Jordan Bluffs Site
Salt Lake County	Lowe – Herriman Site
Summit County	Wanship Site
Tooele County	Stansfield Site
Tooele County	Wendover Site
Tooele County	Rush Valley Grazing Land Site
Tooele County	Southwest Stockton Site
Tooele County	Bolinder Ranch Site
Tooele County	Ajax Property
Tooele County	DCC Grantsville Site
Tooele County	SR 138 Industrial Park Site
Tooele County	Zions Farm Site
Tooele County	Faust Road Site
Tooele County	Five Mile Pass Site
Tooele County	Timpie Valley Site
Tooele County	Fenceline Road / Hwy 36 Site
Tooele County	I-80 / Burmester Road Site
Utah County	West Lake / Elberta Site
Utah County	Cedar Valley South Site
Utah County	Wood Farm Site
Utah County	Cedar Valley North Site
Utah County	Dyno Nobel Site
Weber County	West Warren Parcels
Weber County	Western Basin Land and Livestock Site
Weber County	Fremont Island

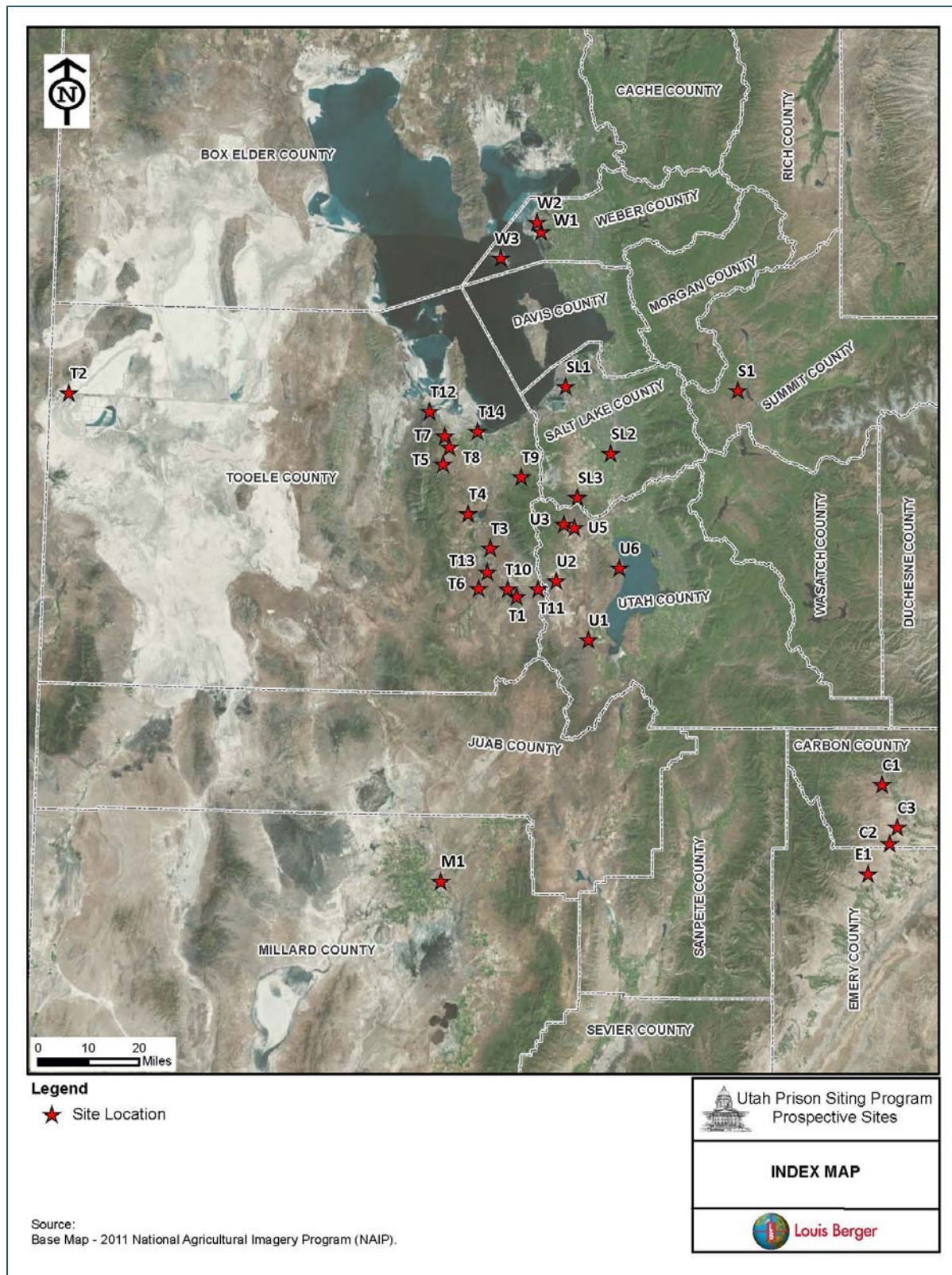


Exhibit 1: Regional Location of All Prospective Correctional Facility Sites—Round 2

As with the original 26 sites, each Round 2 site has undergone an initial screening to determine suitability based upon information provided by property owners/representatives, and published data sources. The screening process relied upon PRC-adopted criteria and guidelines to assess site suitability with three modifications to the criteria:

- The *Proximity* criterion, which was originally assigned a weight of 35 points (of 100 points) by the PRC during the original screening phase in 2014, was adjusted to 20 points (of 100 points) to encourage submission of prospective sites within a larger search radius.
- Given the negative reaction of community leaders and the public to the prospect of hosting the proposed correctional facility within the Salt Lake City metropolitan area, the *Community Acceptance* criterion was eliminated. The criterion, which was initially assigned a weight of 15 points (of 100 points) by the PRC during the first round of site screening in 2014, was removed because it is expected that all potential host communities will rate equally low for this criteria (i.e., 0 points).
- A new criterion, *Outside Path of Pending Development*, was added to address the PRC's concerns about locating the proposed facility in an area that is facing or will face development pressures in the foreseeable future that could conflict with correctional facility operation.

Screening points were redistributed equally across other criteria to maintain a total potential score of 100 points. In addition, with adjustments to the *Proximity* and *Community Acceptance* criteria, the PRC team revisited, reviewed, and reconsidered sites offered to the PRC during Round 1 to assess whether changes in circumstances made any of the sites more suitable for the development of a new correctional facility. Round 1 sites were also revisited in the event any would prove to be more acceptable/less objectionable than the I-80/7200 West (Salt Lake County), Lake Mountains West (Utah County), and SR 112/Depot Boundary Road (Tooele County) sites.

Adjustments to the original criteria and solicitation of additional sites were anticipated components of the site screening and assessment process and display the PRC's willingness to adapt to new and changing conditions in order to achieve the desired outcome. As the PRC has noted throughout the siting process, strict adherence to all siting requirements could eliminate viable sites from consideration and flexibility is necessary to achieve the desired outcome.

E. Results of Site Screening Process—Round 2

Round 2 sites that were critically flawed were first identified and eliminated from further consideration. Sites were eliminated if they were too great a distance from the Utah UDC workforce in Draper, volunteers, medical facilities (i.e., greater than 90 miles from Draper), had less than the minimum 500 acres or configurations unsuitable for correctional facility development, exhibited mountainous terrain, were former landfills, or were inaccessible via existing roadways. Fourteen sites were identified as critically flawed and were not carried forward for screening and assessment (Table 2).

Table 2: Critically Flawed Sites

Site Name	Map ID	Critical Flaw(s)
Jordan Bluff Site	SL2	Size (264 acres), Former landfill, Adjacent land uses
Lowe - Herriman Site	SL3	Mountainous terrain, Configuration, Adjacent land uses
Wanship Site	S1	Mountainous terrain, Configuration, Access
Ajax Property	T6	Buildable land area, environmental resources
Stansfield Site	T1	Size (333 acres)
Wendover Site	T2	Size (230 acres), configuration, proximity (139 miles)
Southwest Stockton Site	T4	Size (354 acres)
Fenceline Road – Hwy 36 Site	T13	Size (320 acres)
Carbon Consumer Site	C1	Proximity (97 miles)
Carbon Central Site	C3	Proximity (104 miles)
Carbon South Site	C2	Proximity (108 miles)
Millard County Site	M1	Proximity (112 miles)
Mohrland Site	E1	Proximity (121 miles)
Fremont Island	W3	Inaccessible (island location)

The remaining 17 Round 2 sites were screened against the PRC's adjusted siting criteria and assessment guidelines, and the findings and recommendations pertaining to each site are provided in the site scoring matrices that follow. Each matrix is accompanied by a map depicting the size, configuration, and location of the Round 2 site. Summarized in Table 3 are the results of the Round 2 screening analysis and overall ranking of the sites.

Table 3: Ranking of Prospective Correctional Facility Sites—Round 2

Site Name	Map ID	Rank	Score
Cedar Valley South Site	U2	1	76.0
I-80 / 7200 West Site (Expansion)	SL1	2	75.0
SR 138 Industrial Park Site	T8	3	72.0
Cedar Valley North Site	U5	4	69.0
Five Mile Pass Site	T11	5	68.0
Wood Farm Site	U3	5	68.0
I-80 / Burmester Road Site	T14	7	67.0
DCC Grantsville Corrections Site	T7	8	66.0
Bolinder Ranch Site	T5	9	65.0
Faust Road Site	T10	9	65.0

Site Name	Map ID	Rank	Score
Timpie Valley Site	T12	9	65.0
Rush Valley Grazing Land Site	T3	12	64.0
West Warren Parcels	W1	13	62.0
West Lake / Elberta Site	U1	14	60.0
Western Basin Land and Livestock	W2	15	57.0
Zions Farm Site	T9	16	56.0
Dyno Nobel Site	U6	17	55.0

Cedar Valley South Site - U2

Rank # 1

Findings/Recommendations: Large land area allows for facility to be sited on level portions minimizing site preparation costs. Location along SR 73 makes travel to/from Salt Lake City, Draper, elsewhere safe and convenient. Recommend addition of Cedar Valley South site for further technical evaluation and consideration.

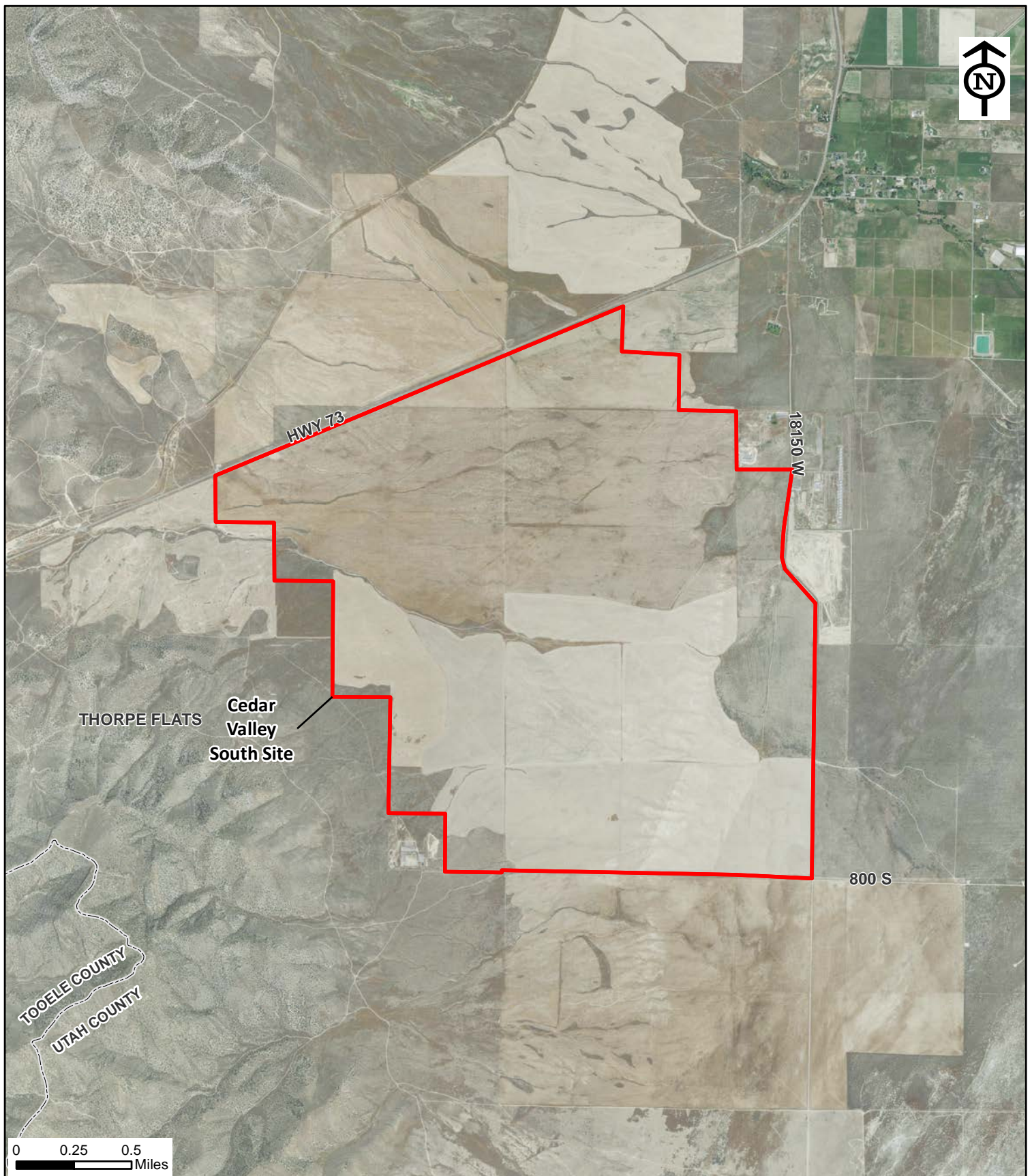
Adopted Weighted Criteria for Suitability			Site Notes / Scoring	
Category	Criteria	Indicator(s)	UTAH COUNTY - R2 Cedar Valley South Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	5
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	4
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	3
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	3
Proximity Total Score:				15
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 2,766 acres. Topography: Gently sloping, elevations: 4,800-5,100 feet amsl.	5
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 0.0% of the site	5
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	5
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	No FZ; LF: Very Low; SH: Peak Acceleration 20%; Landfill - Cedar Valley CD immediately adjacent to eastern portion of site (nature and extent of operation to be determined).	5
Land & Environment Total Score:				20
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional road access is via SR 73 which forms northern border of site.	3
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Nearest water supply infrastructure consists of City of Eagle Mountain well and storage system located near SR 73 and Cedar Fort. Development of on-site water system could be necessary (9.63 acre feet of water rights exist with property).	2
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Eagle Mountain wastewater treatment plant located approximately 5-6 miles northeast. Connection to existing system and development of on-site system to be considered.	2
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	No nearby transmission level infrastructure in proximity. Extensions would originate at Eagle Mountain substation (approximately 10 miles northeast).	1
	Telecommunications (3 pts)	Proximity to service connection	No known infrastructure (cable or fiber optic) in vicinity. Provider(s), services and infrastructure to be determined.	3
Infrastructure Total Score:				11
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Agriculture (cattle grazing). Adjacent Uses: North: Agriculture (grazing). Northeast: Town of Fairfield with residences and small ranches. South: vacant; agriculture. Southwest: Firing range. East: West Desert Airpark, landfill, vacant, agriculture. West: Vacant; agriculture. Fairfield town center located approximately 1.2 miles northeast, while closest residences are located 0.8 mile northeast of site. No schools or churches are located within 1 mile of site.	5
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Eagle Mountain Police Department approximately 6 miles; Eagle Mountain Fire Department approximately 6 miles.	5
Community Services / Other Total Score:				10

Cedar Valley South Site - U2

Rank # 1

Adopted Weighted Criteria for Suitability			Site Notes / Scoring	
Category	Criteria	Indicator(s)	UTAH COUNTY - R2 Cedar Valley South Site	Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Public ownership (CVWRF); cost expected to be moderate relative to other sites for intended use due to isolated location, development potential, absence of environmental constraints, infrastructure improvements needed, etc.	4
		Site preparation costs (10 pts)	Site preparation costs expected to be low relative to other sites for intended use given level topography, vacant, etc.	5
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined.	1
Development Costs Total Score:			10	
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development. However, future development may be facilitated with utility extensions and upgrades.	10
Community Acceptance Total Score:			10	
Site Total Score (out of 100 pts)			76	

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey



Legend

Cedar Valley South Site - U2 (2766 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Cedar Valley South Site
Utah County, Utah



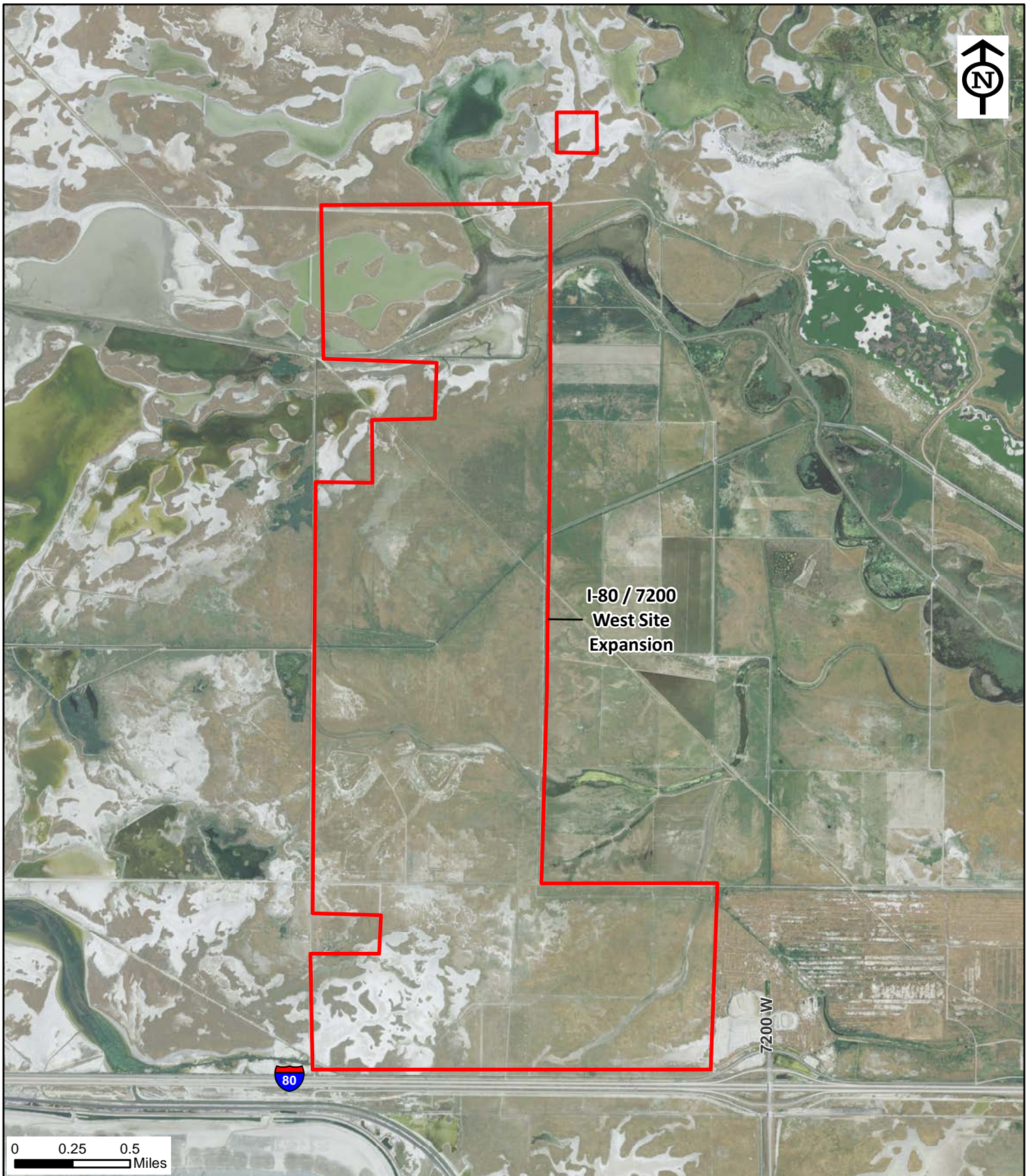
Louis Berger

Findings/Recommendations: This tract, previously called the the Epperson/Hartman Site under Round 1, was expanded, reconfigured and resubmitted under Round 2. Location adjacent to I-80/7200 West Site allows for greater flexibility, options and alternatives for development in area. Recommend expanding current I-80/7200 West Site in Salt Lake City to incorporate I-80/North-South SR 111 property into an I-80/7200 West Expanded Site for further consideration.

Adopted Weighted Criteria for Suitability			SALT LAKE COUNTY - R1 I-80 / 7200 West Site (Expansion)	
Category	Criteria	Indicator(s)		Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	5
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	5
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	5
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
Proximity Total Score:				19
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 2,662 acres. Topography: level, elevation: 4,200 feet amsl. Immediately adjoins I-80/7200 West site and if combined, offers greater flexibility and opportunities to site proposed project.	5
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 74.3% of the site	1
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	25.0% wetlands	4
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	22.15% 100 Year FZ; LF: High; SH: Peak Acceleration 40-50%g	2
Land & Environment Total Score:				12
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional road access is via I-80 which borders site to the south. Site located between 7200 and 7300 West with several unnamed, unpaved roads throughout site.	3
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Water supply infrastructure located east of site. Distances and limitations to be determined.	2
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Potential to utilize Magna City treatment works via connection under I-80 (to be determined) as well as Salt Lake City system.	2
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Less than 4 miles to Questar Gas and PacificCorp. Distances and limitations to be determined.	2
	Telecommunications (3 pts)	Proximity to service connection	Telecommunications services reportedly available to area of International Center to east. Provider(s), services, and infrastructure to be determined.	2
Infrastructure Total Score:				11
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant and conservation. Adjacent Uses: Vacant on all sides. No schools, churches or residential development within 5 miles of site.	5
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Unified Police Department approximately 5 miles; UFA Fire Station 11 approximately 5 miles.	5
Community Services / Other Total Score:				10

Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	SALT LAKE COUNTY - R1 I-80 / 7200 West Site (Expanded)	Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned (multiple owners); cost expected to be moderate/high relative to other sites under consideration for intended use due to proximity to Salt Lake City and its services and amenities.	1
		Site preparation costs (10 pts)	Site preparation cost is expected to be high relative to other sites due to low elevations (i.e., possible need for fill), wetland mitigation, others.	6
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to accommodate development to be determined.	6
Development Costs Total Score:			13	
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Northwest Salt Lake City eventually in path of development, proposed project considered catalyst for master planned development.	10
Community Acceptance Total Score:			10	
Site Total Score (out of 100 pts)			75	

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

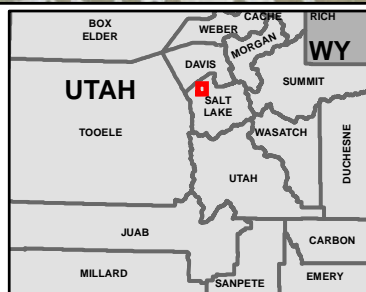


Legend

I-80 / 7200 West Site Expansion - SL1 (2662 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

I-80 / 7200 West Site Expansion
Salt Lake County, Utah



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SR 138 Industrial Park Site - T8

Rank # 3

Findings/Recommendations: Large land area allows for facility to be sited on relatively level portions thereby minimizing site preparation costs. Location along SR 138 and close proximity of I-80 interchange eliminates use of local streets for access. Site adjoins all infrastructure although access to city services is unlikely (water rights and large area allows for development of on-site services). Recommend the addition of SR 138 Industrial Park site for further technical evaluation and consideration.

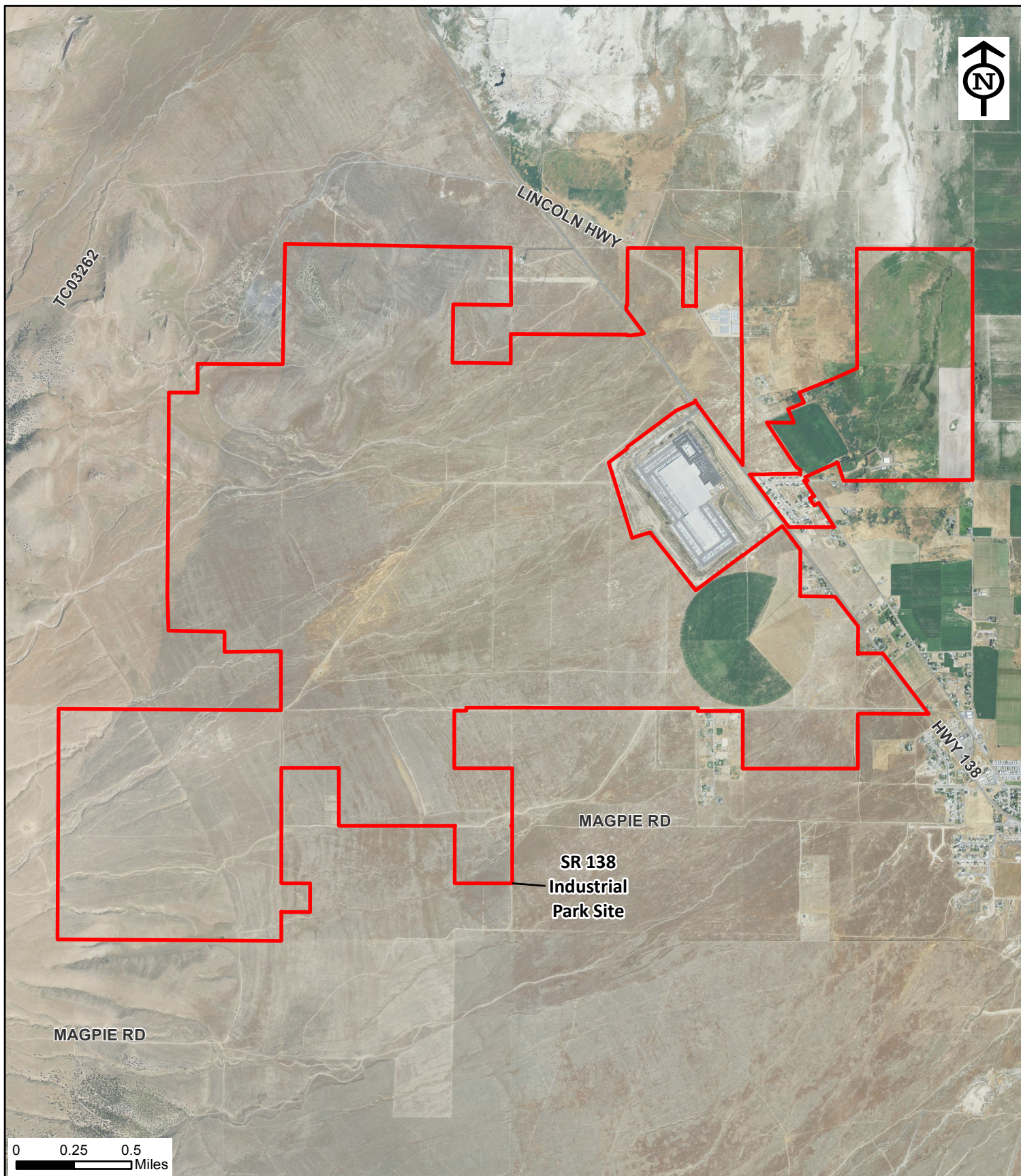
Adopted Weighted Criteria for Suitability			TOOELE COUNTY - R8 SR 138 Industrial Park Site	
Category	Criteria	Indicator(s)		Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	2
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	3
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
Proximity Total Score:				13
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 4,224 acres. Topography: widely varying with portions hilly, relatively level and level, elevations: 4,200-5,600 feet amsl.	1
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 18.51% of the site	3
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	3.5% wetlands	5
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: 83% of Site Very Low, 3.4% Low, 7.5% Moderate, 5.6% High; SH: Peak Acceleration 20%g	4
Land & Environment Total Score:				13
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional access via I-80 to SR 138 interchange. Site borders along SR 138. Unpaved roads bisect site including Mack Canyon Road (through southern portion of site) which intersects SR 138.	3
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Grantsville public system available to distribution center along SR 138. Conditions, capacities and limitations to be determined. Private wells on property with available water rights (to be confirmed).	2
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Grantsville municipal wastewater system fronts property along SR 138; conditions, capacities and limitations to be determined. Potential to develop on-site system.	2
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Power and gas presumed to service large distribution center which adjoins property; conditions and capacities to be determined.	2
	Telecommunications (3 pts)	Proximity to service connection	Telecommunications systems presumed to service large distribution center which adjoins site. Provider(s), services and infrastructure to be determined.	2
Infrastructure Total Score:				11

SR 138 Industrial Park Site - T8

Rank # 3

Adopted Weighted Criteria for Suitability			TOOELE COUNTY - R8 SR 138 Industrial Park Site	
Category	Criteria	Indicator(s)		Score
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant and cattle grazing. Site borders on three sides the WalMart Distribution Center. Adjacent Uses: North, south and west: Vacant, cattle grazing, mining. Southeast: Vacant; cattle grazing, residential uses. Site is located within City of Grantsville with multiple zoning classifications. Closest church and school are 1.4 miles from site.	3
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Grantsville Police Department approximately 3 miles; Grantsville Fire Department approximately 1 mile.	5
Community Services / Other Total Score:			8	
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be moderate/high relative to other sites for intended use (may include water rights).	3
		Site preparation costs (10 pts)	Depending upon location, site preparation costs could be high relative to other sites for intended use due to topography and need to level site for development purposes.	8
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be moderate/high relative to other sites due to distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined. Potential exists to develop on-site water supply and wastewater treatment systems.	8
Development Costs Total Score:			19	
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Site within several miles of Grantsville which is promoting development on/near proposed site (consistent with local efforts).	8
Community Acceptance Total Score:			8	
Site Total Score (out of 100 pts)			72	

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

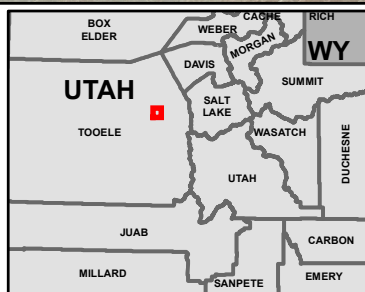


Legend

SR 138 Industrial Park Site - T8 (4224 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

SR 138 Industrial Park Site
Tooele County, Utah



Louis Berger

Findings/Recommendations: Lack of needed infrastructure, road construction, and path of development are among the key development limitations.

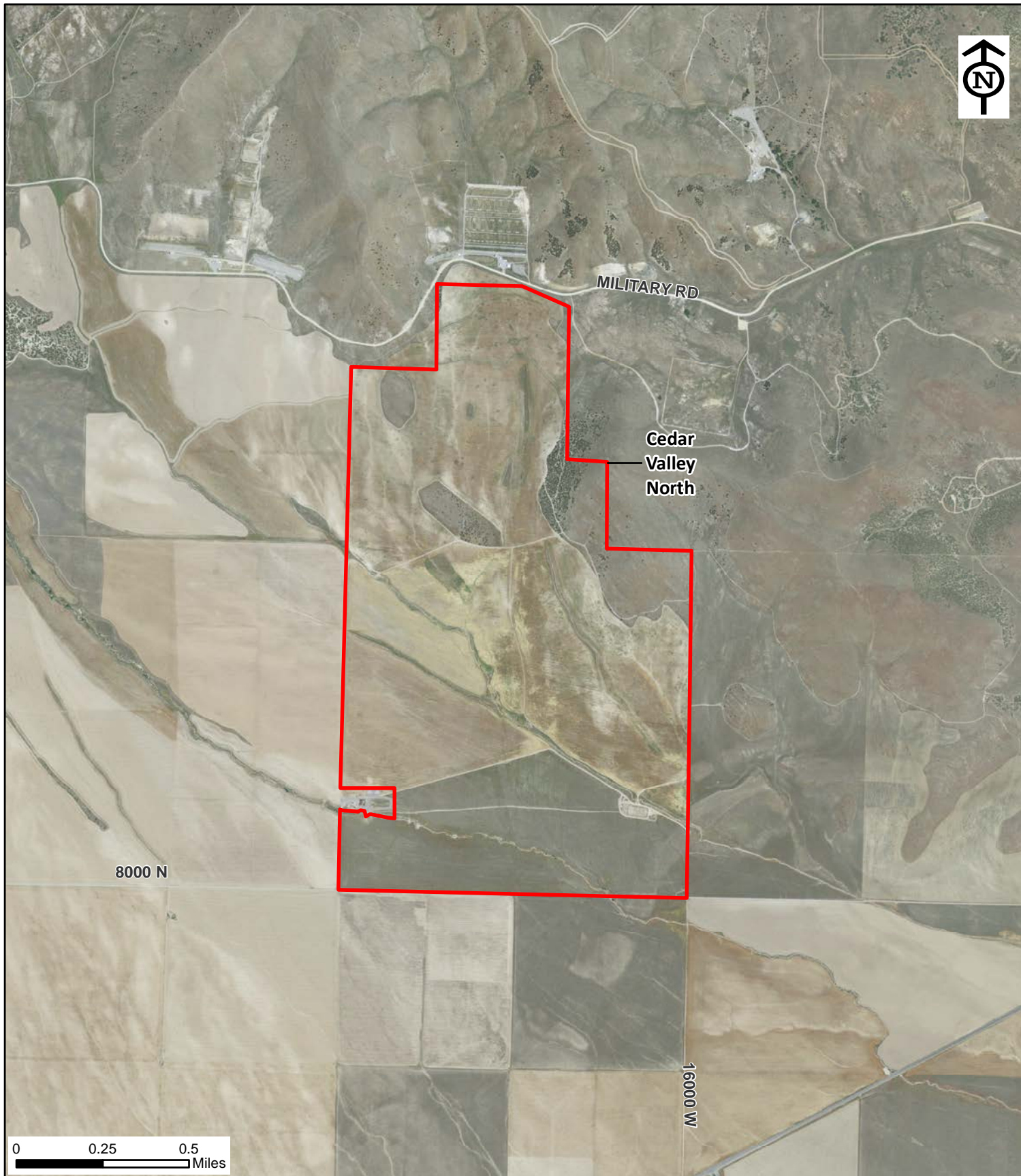
Adopted Weighted Criteria for Suitability			Site Notes / Scoring	
Category	Criteria	Indicator(s)	UTAH COUNTY - R5 Cedar Valley North Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	5
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	3
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	2
Proximity Total Score:				14
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 922 acres. Topography: Gently to moderately sloping, elevation: 5,100-5,400 feet amsl.	4
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 58.3% of the site	2
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	5
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	No FZ; LF: Very Low; SH: Peak Acceleration 30%g	4
Land & Environment Total Score:				15
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional road access via SR 73. From SR 73, access currently is only via unpaved 17600 West to W 8000 N which borders to south and N 16800 W (borders to west). Unnamed, unpaved roads extend through site.	3
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Isolated location; no nearby water supply infrastructure. Eagle Mountain City service connection reportedly within 2 miles (to be confirmed).	2
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Isolated location; no nearby wastewater infrastructure. Eagle Mountain City service connection reportedly within 6 miles (to be confirmed).	2
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	1.5 miles to Questar Gas and 2 miles to Rocky Mountain Power service connections (to be confirmed).	2
	Telecommunications (3 pts)	Proximity to service connection	Site lies within 2 miles of Direct Communications service connection (to be confirmed). Provider(s), services and infrastructure to be determined.	2
Infrastructure Total Score:				11
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Agriculture. Adjacent Uses: North: Camp Williams (UT Army National Guard) installation. South, east and west: agriculture. Site is approximately 1.25 miles from closest concentration of (current) residential development. No residences, schools, or churches within 1 mile of site.	5
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Eagle Mountain Police Department approximately 5 miles; Unified Fire Authority Station 252 approximately 4 miles.	5
Community Services / Other Total Score:				10

Cedar Valley North Site - U5

Rank # 4

Adopted Weighted Criteria for Suitability			Site Notes / Scoring	
Category	Criteria	Indicator(s)	UTAH COUNTY - R5 Cedar Valley North Site	Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be moderate/high due relative to other sites for intended use due to isolated location, road and utility infrastructure limitations, etc.	3
		Site preparation costs (10 pts)	Site preparation costs expected to be moderate/high relative to other sites for intended use due to isolated location, absence of road and utility infrastructure, drainage system, etc.	5
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to road construction costs and distances to utility connection points and likely upgrades. Capacities and conditions of utility infrastructure to be determined.	5
Development Costs Total Score:			13	
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Within path of development (considerable residential development planned or under development in nearby Saratoga Springs and Eagle Mountain).	6
Community Acceptance Total Score:			6	
Site Total Score (out of 100 pts)			69	

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

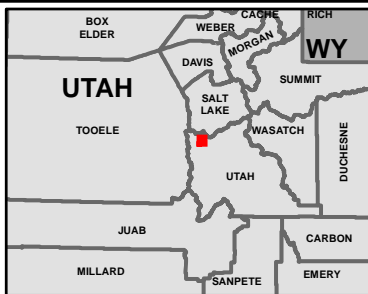


Legend

 Cedar Valley North - U5 (922 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



 Utah Prison Siting Program Prospective Sites
AERIAL VIEW Cedar Valley North Tooele County, Utah
 Louis Berger

Five Mile Pass Site - T11

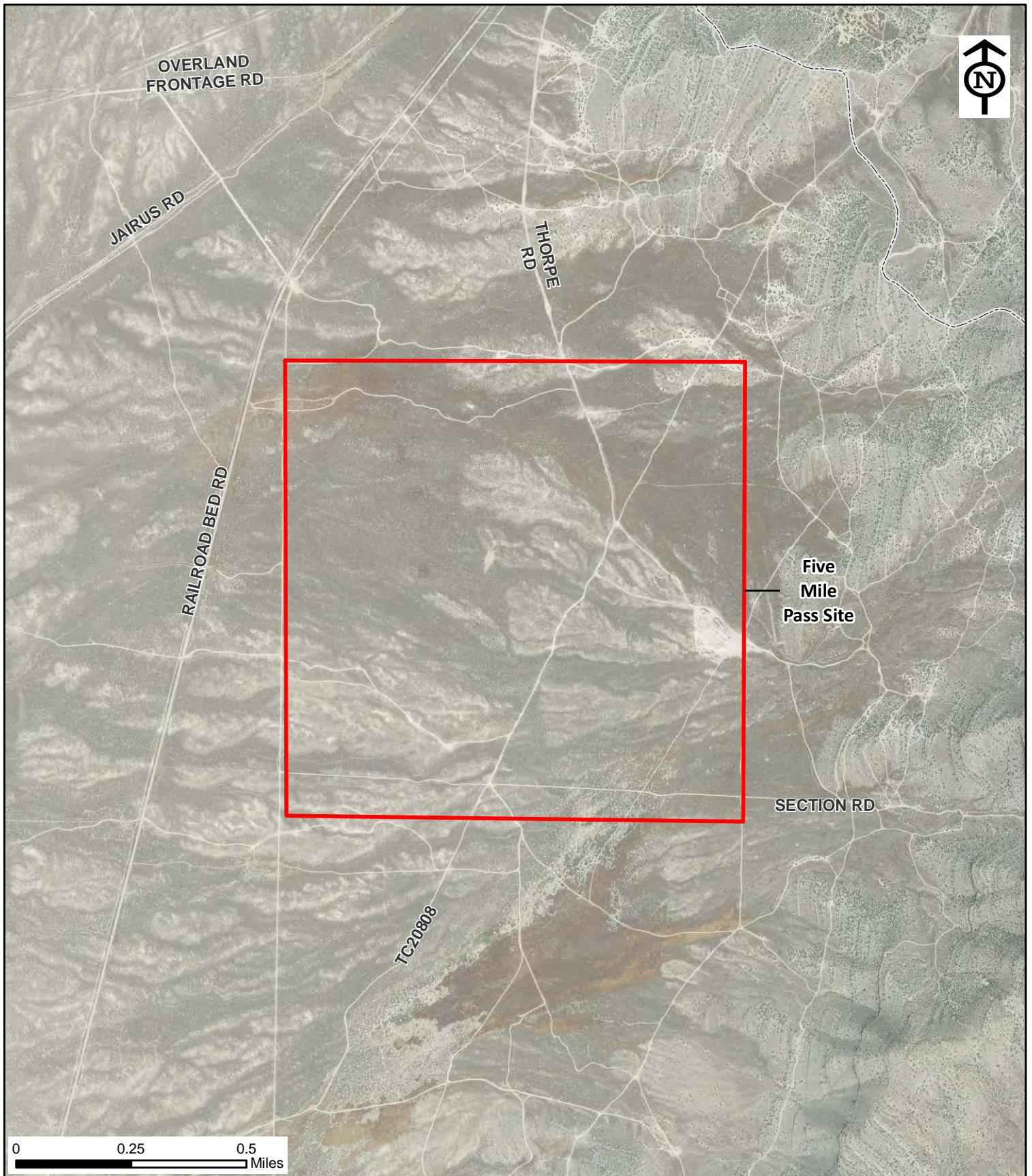
Rank # 5

Findings/Recommendations: The absence of critical infrastructure, need to construct access road are among the key development limitations.

Adopted Weighted Criteria for Suitability			
Category	Criteria	Indicator(s)	TOOELE COUNTY - R11 Five Mile Pass Site
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis
Proximity Total Score:			17
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 634 acres. Topography: Sloping, elevation: 5,200-5,400 feet amsl. Site bisected by several unnamed, unpaved roads.
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 0.0% of the site
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: no data; SH: Peak Acceleration 20%g
Land & Environment Total Score:			16
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional access via SR 73 from Tooele City or Fairfield (SR 73 approximately 4 miles from site boundary). Unnamed roads bisect site north to south. Construction of new all-weather roadway necessary to access site.
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Remote location; likely no nearby water supply infrastructure; development of on-site water system likely (no known water rights available with property).
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No nearby wastewater infrastructure; development of on-site treatment system likely.
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	No known power and gas infrastructure; distances and services to be determined.
	Telecommunications (3 pts)	Proximity to service connection	No known infrastructure (cable or fiber optic) in vicinity. Provider(s), services and infrastructure to be determined.
Infrastructure Total Score:			6
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant. Adjacent Uses: North, south, east, west: Vacant. Site is in remote location, approximately 6.4 miles from Town of Fairfield. Various unnamed, unpaved roads bisect site. No schools, residences, or churches near site.
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Eagle Mountain Police Department approximately 11 miles; Cedar Fort Fire Department 8 miles.
Community Services / Other Total Score:			8
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Public ownership (SITLA); cost expected to be low relative to other sites for intended use due to remote location, infrastructure limitations, etc.
		Site preparation costs (10 pts)	Site preparation costs expected to be low relative to other sites for intended use given level topography, vacant, etc.
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined.
Development Costs Total Score:			11

Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	TOOELE COUNTY - R11 Five Mile Pass Site	Score
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	10
Community Acceptance Total Score:				10
Site Total Score (out of 100 pts)				68

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

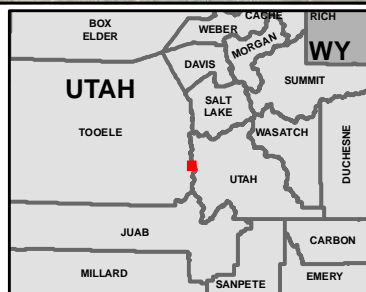



Legend

Five Mile Pass Site - T11 (634 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



 Utah Prison Siting Program
Prospective Sites

AERIAL VIEW
Five Mile Pass Site
Tooele County, Utah



Wood Farm Site - U3

Rank # 5

Findings/Recommendations: Lack of needed infrastructure, road construction, property configuration, extensive drainage system, and path of development are among the key development limitations.

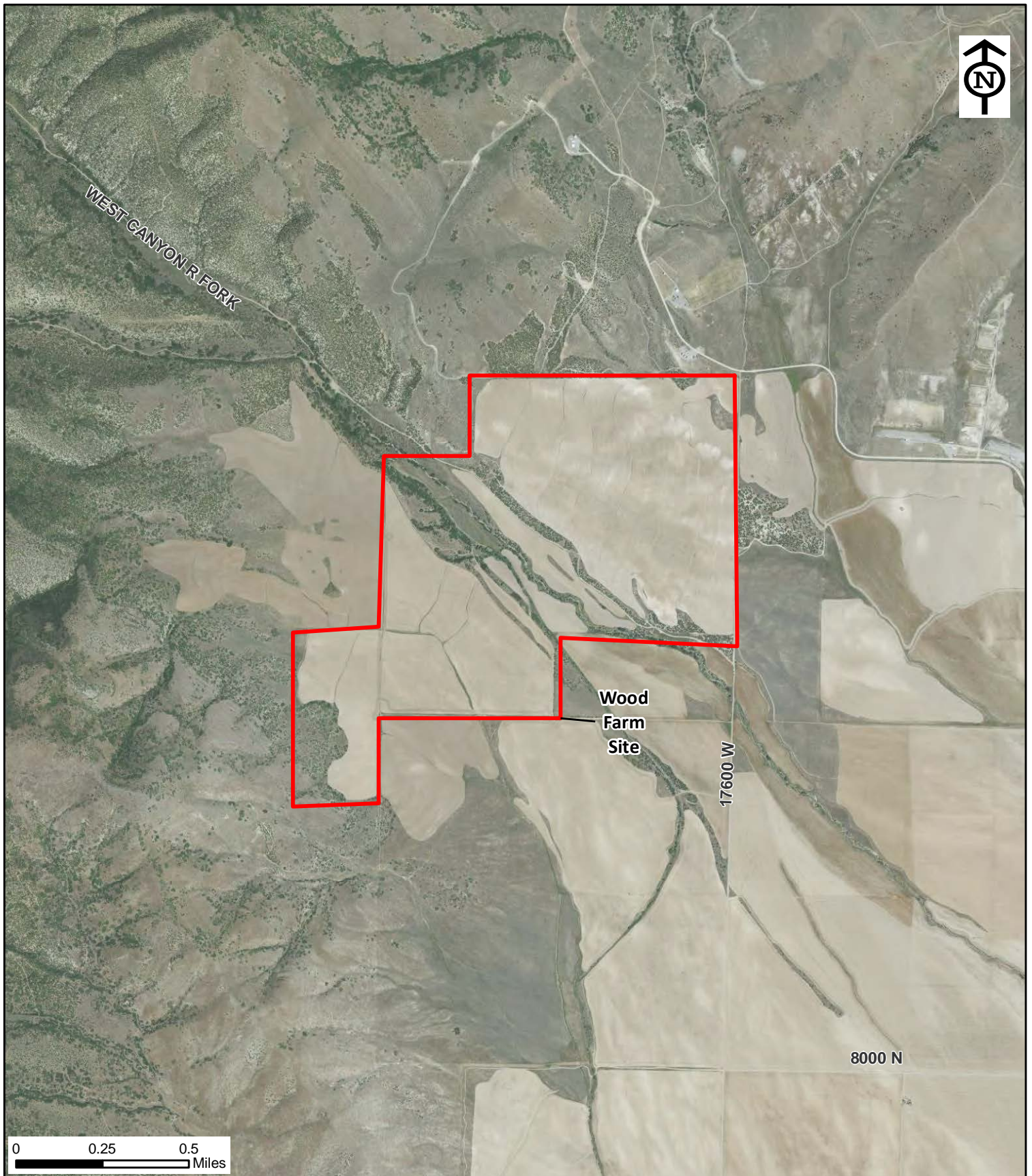
Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	UTAH COUNTY - R3 Wood Farm Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	5
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	2
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	2
Proximity Total Score:				13
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 624 acres. Topography: Gently sloping, elevation: 5,400-5,700 feet amsl. Configuration may limit proposed development.	4
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 16.3% of the site	3
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	5
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	No FZ; LF: Very Low; SH: Peak Acceleration 30%g. Site bisected northwest to southeast by extensive drainage system with large floodplain (based on aerial survey).	4
Land & Environment Total Score:				16
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional road access via SR 73 to 17600 West (unpaved) for approximately 3-4 miles. West Canyon Road extends from 17600 West through site. West 8800 North forms portion of southern border.	3
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Isolated location; no nearby water supply infrastructure (to be confirmed). Development of on-site water system may be necessary.	2
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No nearby wastewater infrastructure (to be confirmed). Locations of infrastructure of Saratoga Springs and Eagle Mountain to be determined. Potential need to develop on-site treatment system.	1
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	5 miles to gas service connections, electric power at north boundary of site (to be confirmed).	2
	Telecommunications (3 pts)	Proximity to service connection	No known infrastructure (cable or fiber optic) in immediate vicinity. Approximately 5 miles to CenturyLink service connection (to be confirmed).	1
Infrastructure Total Score:				9
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Agriculture. Adjacent Uses: North: Camp Williams (UT Army National Guard) installation. South, east, and west: Vacant, agriculture, cattle grazing. Site is approximately 4 miles from closest concentration of residential population; however, considerable residential development planned or under development in nearby Saratoga Springs and Eagle Mountain.	5
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Eagle Mountain Police Department approximately 7 miles; Unified Fire Authority Station 252 approximately 6 miles.	5
Community Services / Other Total Score:				10

Wood Farm Site - U3

Rank # 5

Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	UTAH COUNTY - R3 Wood Farm Site	Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be moderate relative to other sites due to isolated location, road and utility infrastructure limitations, etc.	4
		Site preparation costs (10 pts)	Site preparation costs expected to be moderate relative to other sites due to isolated location, absence of road and utility infrastructure, drainage system, etc.	5
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined.	4
Development Costs Total Score:			13	
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Within path of eventual economic development (considerable residential development planned or under development in nearby Saratoga Springs and Eagle Mountain).	7
Community Acceptance Total Score:			7	
Site Total Score (out of 100 pts)			68	

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

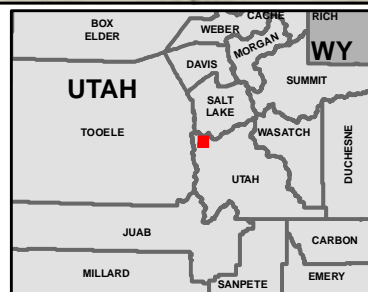


Legend

Wood Farm Site - U3 (624 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Wood Farm Site
Utah County, Utah



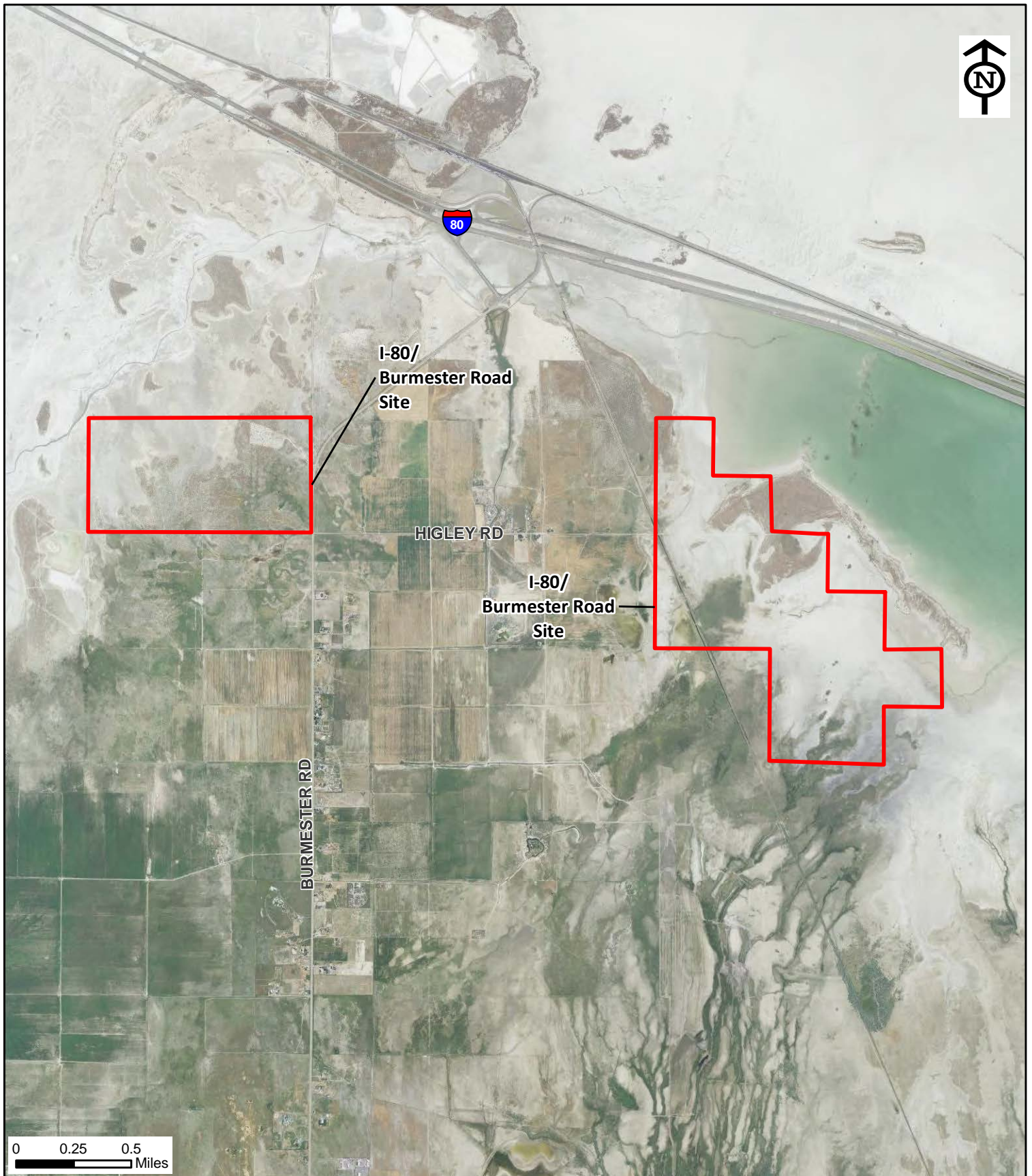
Louis Berger

Findings/Recommendations: The absence of critical infrastructure, road construction, likely wetlands impacts and resulting regulatory challenges, and remote location are among the key development limitations.

Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	TOOELE COUNTY - R14 I-80 / Burmester Road Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	5
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	4
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	5
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	5
Proximity Total Score:				19
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 905 acres divided among two separate tracts (East and West). Topography: Level, elevations: 4,210-4,220 feet amsl. Railroad ROW bisects portion of East tract. East tract configuration not conducive to development of proposed project.	5
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 61.8% of the site	1
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	87.1% wetlands	1
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: High; SH: Peak Acceleration 20%g	4
Land & Environment Total Score:				11
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional road access via I-80 to Burmester Road exit then approximately 2 miles to area of two tracts.	3
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Remote location; likely no nearby water supply infrastructure. Development of on-site water system likely necessary (no known water rights available with property).	1
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No nearby wastewater infrastructure; likely necessary to develop on-site treatment system.	1
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	No known power and gas infrastructure; distances and services to be determined.	1
	Telecommunications (3 pts)	Proximity to service connection	No known infrastructure (cable or fiber optic) in vicinity. Provider(s), services and infrastructure to be determined.	3
Infrastructure Total Score:				9
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use (both tracts): Vacant, open water, railroad. Adjacent Uses: North, south, east and west (both tracts): Combination of open water, vacant, agriculture; scattered commercial and residential along Burmester Road. Site located approximately 6 miles northeast of Grantsville where schools and churches are found. Railroad tracks bisect East tract.	4
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Grantsville Police Department approximately 4 miles; Grantsville Fire Department approximately 4 miles.	5
Community Services / Other Total Score:				9

Adopted Weighted Criteria for Suitability			TOOELE COUNTY - R14 I-80 / Burmester Road Site	
Category	Criteria	Indicator(s)		Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be low relative to other sites for intended use due to remote location, infrastructure limitations, etc.	5
		Site preparation costs (10 pts)	Depending upon location within site, costs could be high relative to other sites for intended use due to proximity to Salt Lake and associated subsurface conditions.	3
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to roadway improvements and distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined. Road construction necessary to access East tract.	1
Development Costs Total Score:				9
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	10
Community Acceptance Total Score:				10
Site Total Score (out of 100 pts)				67

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

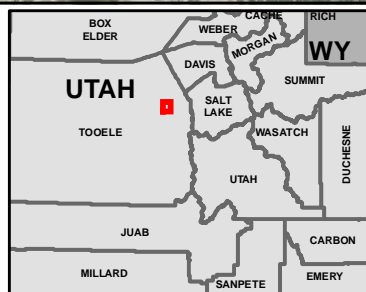


Legend

I-80/ Burmester Road Site - T14 (905 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

I-80/ Burmester Road Site
Tooele County, Utah



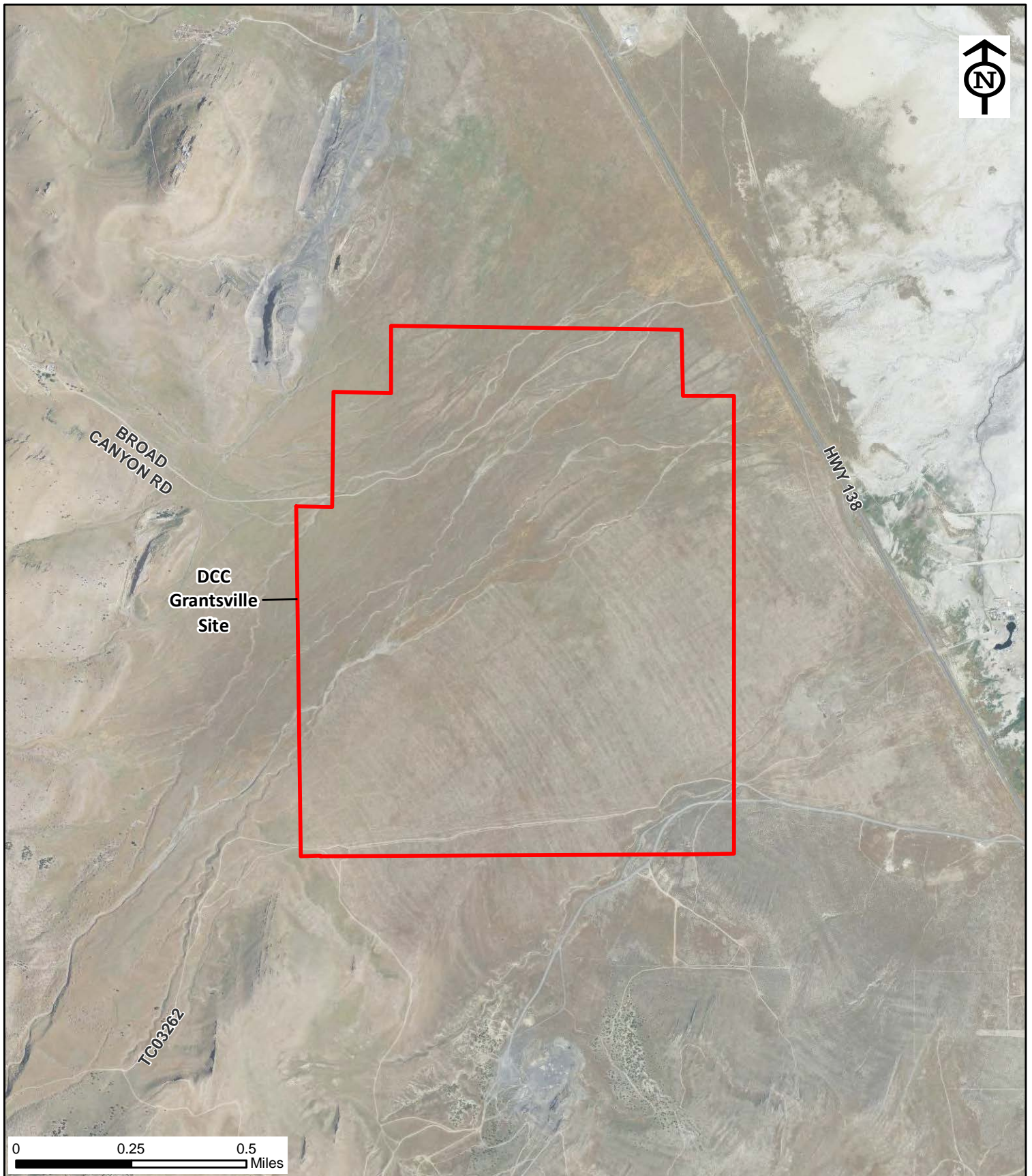
Louis Berger

Findings/Recommendations: Site preparation costs expected to be relatively high given topography and costs associated with leveling site for development purposes. Infrastructure costs also expected to be high due to distances to utility connection points and likely upgrades are among the key development limitations.

Adopted Weighted Criteria for Suitability			Site Notes / Scoring	
Category	Criteria	Indicator(s)	TOOELE COUNTY - R7 DCC Grantsville Corrections Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	3
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	3
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	5
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	5
Proximity Total Score:				16
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 652 acres. Topography: hilly, elevations: 4,300-4,800 feet amsl; unsuitable for proposed project.	1
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 2.1% of the site	5
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	5
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: 94.7% Very Low, 5.3% Low; SH: Peak Acceleration 20%g	5
Land & Environment Total Score:				16
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional access via I-80 to SR 138 interchange; site accessed by SR 138. Site also bisected by Broad Canyon Road (unpaved).	3
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Grantsville public water system approximately 3 miles from site; conditions, capacities, and limitations to be determined.	1
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Grantsville municipal wastewater system approximately 5 miles from site; conditions, capacities, and limitations to be determined.	1
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Service available from Questar (3 miles) and Rocky Mountain Power (1 mile); to be confirmed.	2
	Telecommunications (3 pts)	Proximity to service connection	Telecommunications services provided by CenturyLink (within 1 mile). Available services and infrastructure to be confirmed.	2
Infrastructure Total Score:				9
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant Adjacent parcels uses: North: Vacant South: Vacant East: Vacant West: Vacant This site is located approximately 5 miles northwest of the Grantsville. The closest schools and churches are located in Grantsville.	5
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Grantsville Police Department (approximately 6 miles), Grantsville Fire Department (approximately 5 miles)	3
Community Services / Other Total Score:				8

Adopted Weighted Criteria for Suitability			Site Notes / Scoring	
Category	Criteria	Indicator(s)	TOOELE COUNTY - R7 DCC Grantsville Corrections Site	Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Approximately 50% public ownership (SITLA) and 50% privately-owned. Cost expected to be low/moderate relative to other sites for intended use due to remote location, absence of infrastructure, steeply sloping topography.	3
		Site preparation costs (10 pts)	Site preparation costs expected to be high relative to other sites for intended use due to sloping topography for leveling site for development purposes.	2
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to accommodate prison development to be determined.	3
Development Costs Total Score:			8	
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	9
Community Acceptance Total Score:			9	
Site Total Score (out of 100 pts)			66	

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey



Legend

DCC Grantsville Site - T7 (652 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

DCC Grantsville Site
Tooele County, Utah



Louis Berger

Bolinder Ranch Site - T5

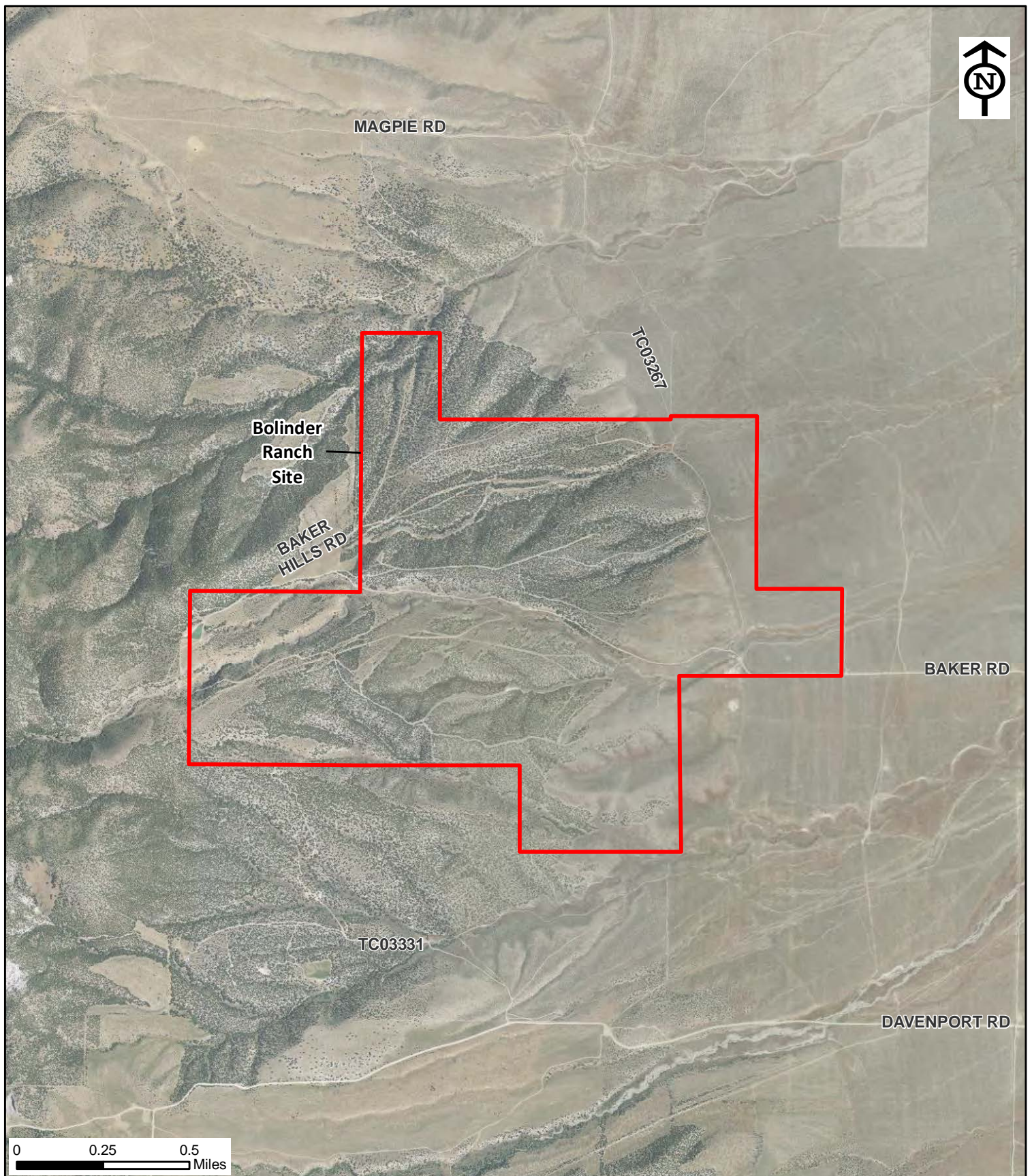
Rank # 9

Findings/Recommendations: Topographic conditions, lack of necessary infrastructure and isolated location are among the key development limitations.

Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	TOOELE COUNTY - R5 Bolinder Ranch Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	2
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	2
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
Proximity Total Score:				12
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 1,010 acres. Topography: very hilly, elevations: 5,100-5,900 feet amsl. Only small area suitable for proposed project.	1
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 90.0% of the site	1
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	5
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: Very Low; SH: Peak Acceleration 20%g	5
Land & Environment Total Score:				12
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional access via SR 138 (approximately 4 miles from site) and Mormon Trail; several unpaved roads extend through site.	1
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Municipal water system approximately 5 miles from site (to be confirmed). Over 1,800 acre feet of water rights available (to be confirmed).	1
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No nearby infrastructure; Grantsville City would be service provider (approximately 5 miles from site). To be confirmed.	1
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Questar lines and Rocky Mountain Power service both approximately 5 miles from site (to be confirmed).	1
	Telecommunications (3 pts)	Proximity to service connection	Telecommunications services provided by Qwest (approximately 5 miles from site). Available services and infrastructure to be confirmed.	2
Infrastructure Total Score:				6
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant, grazing. Adjacent Uses: North, south, east, west: Vacant, grazing. Site is approximately 6 miles southwest of Grantsville and lies in eastern foothills of Stansbury Mountains. Closest schools and churches are located in Grantsville.	5
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Grantsville Police Department approximately 5 miles; Grantsville Fire Department approximately 4 miles.	5
Community Services / Other Total Score:				10
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be low relative to other sites for intended use due to remote location, absence of infrastructure, etc.	5
		Site preparation costs (10 pts)	Site preparation costs expected to be high relative to other sites for intended use due to sloping topography.	5
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined.	5
Development Costs Total Score:				15

Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	TOOELE COUNTY - R5 Bolinder Ranch Site	Score
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	10
Community Acceptance Total Score:				10
Site Total Score (out of 100 pts)				65

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

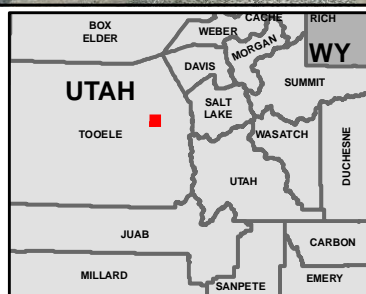


Legend

Bolinder Ranch Site - T5 (1010 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Bolinder Ranch Site
Tooele County, Utah



Louis Berger

Faust Road Site - T10

Rank # 9

Findings/Recommendations: The absence of critical infrastructure, need to construct access road and remote location are among the key development limitations.

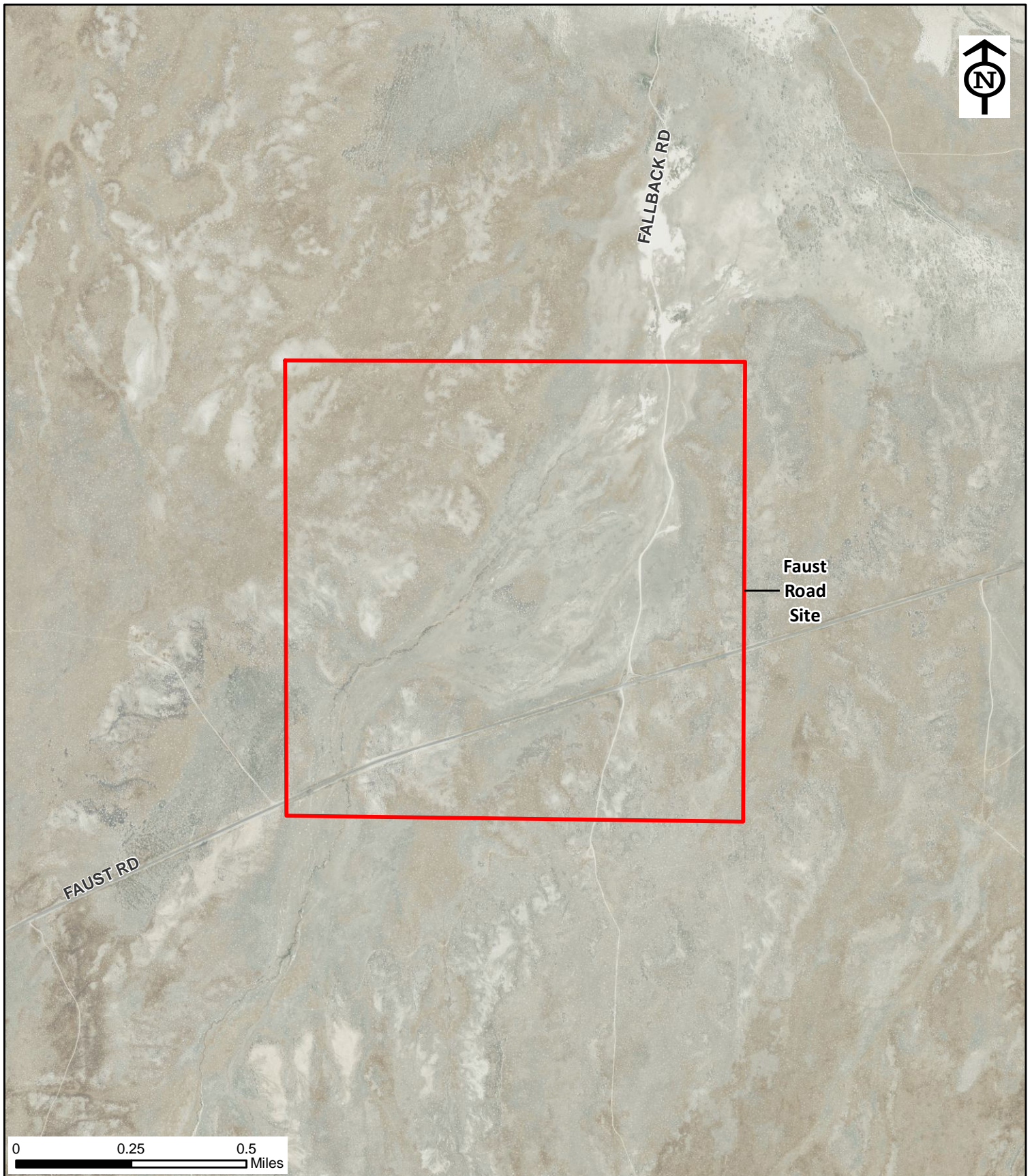
Adopted Weighted Criteria for Suitability			Site Notes / Scoring	
Category	Criteria	Indicator(s)	TOOELE COUNTY - R10 Faust Road Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	4
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	2
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
Proximity Total Score:				14
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 634 acres. Topography: Level, elevation: 5,000 feet amsl. Site bisected by several unnamed, unpaved roads.	5
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 0.0% of the site	4
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	5
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: no data; SH: Peak Acceleration 20%g	5
Land & Environment Total Score:				19
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional access via SR 73 from Tooele City or Fairfield (SR 73 approximately 5 miles from site boundary). Unnamed road crosses southern portion of site. Construction of new all-weather roadway necessary to access site.	1
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Isolated location; likely no nearby water supply infrastructure; development of on-site water system likely (no known water rights available with property).	1
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No nearby wastewater treatment infrastructure; development of on-site treatment system likely.	1
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	No known power and gas infrastructure; distances and services to be determined.	1
	Telecommunications (3 pts)	Proximity to service connection	No known infrastructure (cable or fiber optic) in vicinity. Available services and distances to connection points to be determined.	1
Infrastructure Total Score:				5
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant. Adjacent Uses: North, south, east, west: Vacant. Located approximately 11.7 miles from Town of Fairfield. No schools, residences, or churches near site.	5
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Eagle Mountain Police Department approximately 16 miles; Vernon Fire Station approximately 10 miles.	1
Community Services / Other Total Score:				6
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Public ownership (SITLA); cost expected to be low relative to other sites for intended use due to remote location, infrastructure limitations, etc.	5
		Site preparation costs (10 pts)	Site preparation costs expected to be low relative to other sites for intended use given level topography, vacant, etc.	5
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined.	1
Development Costs Total Score:				11

Faust Road Site - T10


Rank # 9

Adopted Weighted Criteria for Suitability			Site Notes / Scoring	
Category	Criteria	Indicator(s)	TOOELE COUNTY - R10 Faust Road Site	Score
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	10
Community Acceptance Total Score:				10
Site Total Score (out of 100 pts)				65

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey



Legend

 Faust Road Site - T10 (634 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Faust Road Site
Tooele County, Utah



Louis Berger

Timpie Valley Site - T12

Rank # 9

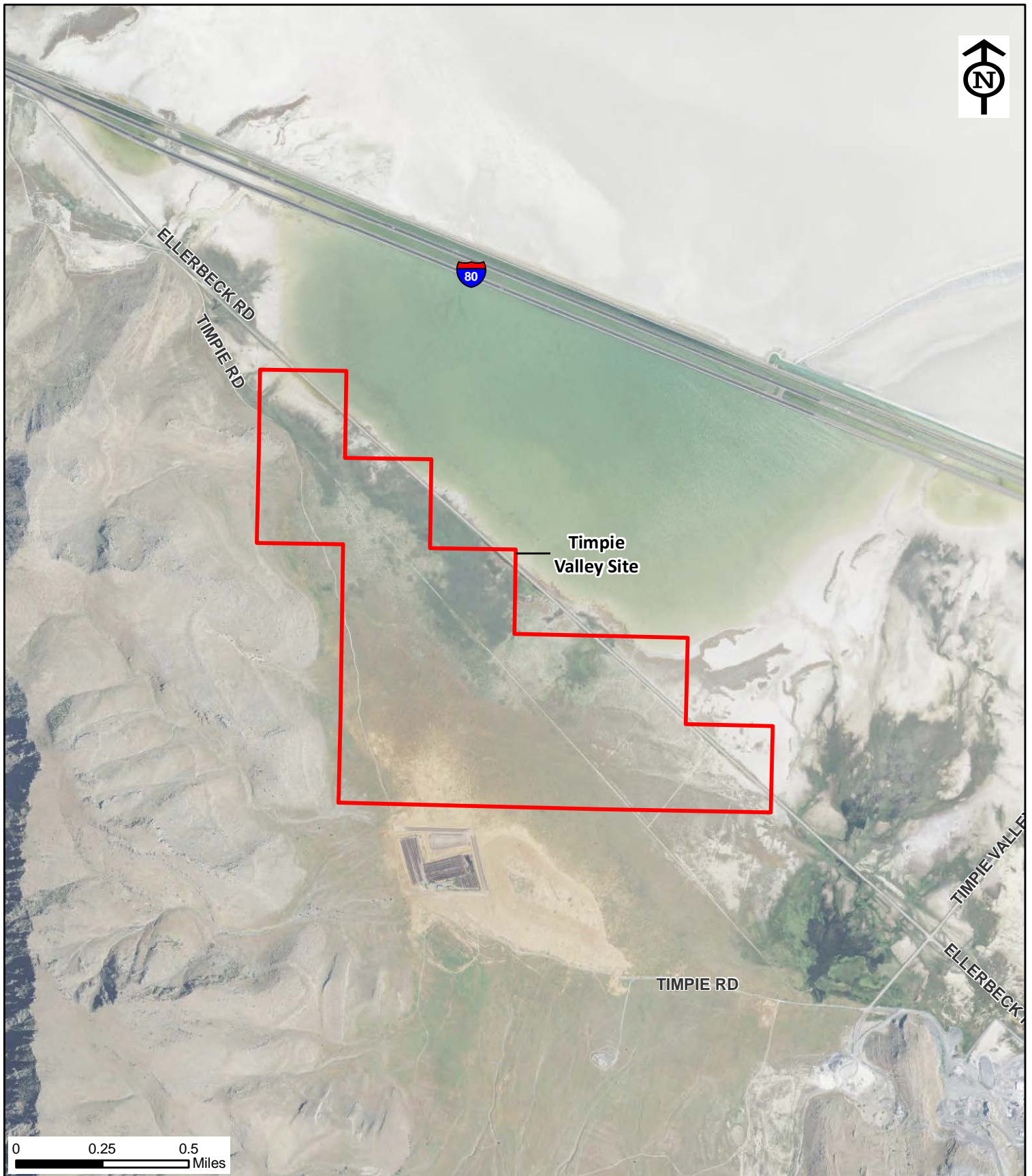
Findings/Recommendations: The absence of critical infrastructure, the need to upgrade/construct access road(s), expected site preparation and wetland permitting requirements, and remote location are among the key development limitations.

Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	TOOELE COUNTY - R12 Timpie Valley Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	2
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	3
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
Proximity Total Score:				13
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: original submission totaled 561 acres; ownership group offered expanded tract of 2,000-3,000 acres. Topography: Partially hilly, largely level, elevations: 4,200-4,400 feet amsl.	2
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 5.1% of the site	5
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	9.5% wetlands	5
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: 80.4% No data, 4.9% Low, 8.0% Moderate, 6.6% Low; SH: Peak Acceleration 20%g	4
Land & Environment Total Score:				16
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional access via I-80 to interchange with SR 138. From SR 138 site is accessible via Ellerbeck and Mistway Roads paralleling site and dead-ending south of I-80. Unnamed, unpaved roads extend throughout site.	2
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Isolated location; likely no nearby water supply infrastructure; extension of Grantsville water system necessary. Development of on-site water system may be necessary (no water rights available with property).	1
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No nearby wastewater infrastructure; extension of Grantsville system necessary or development of on-site system.	1
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Power and natural gas infrastructure in proximity to site; capacities, limitations and upgrades to be determined.	2
	Telecommunications (3 pts)	Proximity to service connection	Fiber optic line located in proximity to site (to be confirmed). Provider(s), services and infrastructure to be determined.	3
Infrastructure Total Score:				9
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant, cattle grazing, some mineral extraction. Adjacent Uses: North: Vacant; salt flat; South, east, west: Vacant. Site located 10 miles northwest of Grantsville and removed from residential areas, schools, churches, etc.	5
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Grantsville Police Department approximately 11 miles; Grantsville Fire Department approximately 10 miles.	1
Community Services / Other Total Score:				6

Timpie Valley Site - T12

Rank # 9

Adopted Weighted Criteria for Suitability					
Category		Criteria	Indicator(s)	TOOELE COUNTY - R12 Timpie Valley Site	Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be low relative to other sites for intended use due to remote location, infrastructure limitations, etc.	3	
		Site preparation costs (10 pts)	Site preparation costs expected to be moderate relative to other sites for intended use due to sloping topography, wetland avoid and mitigation, etc.	5	
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to roadway improvements and distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined.	3	
Development Costs Total Score:				11	
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	10	
Community Acceptance Total Score:				10	
Site Total Score (out of 100 pts)				65	

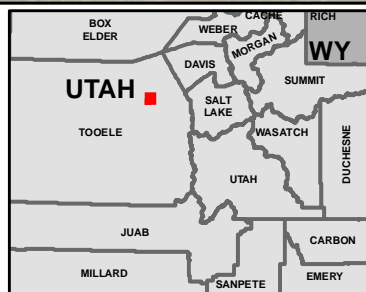


Legend

Timpie Valley Site - T12 (561 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Timpie Valley Site
Tooele County, Utah



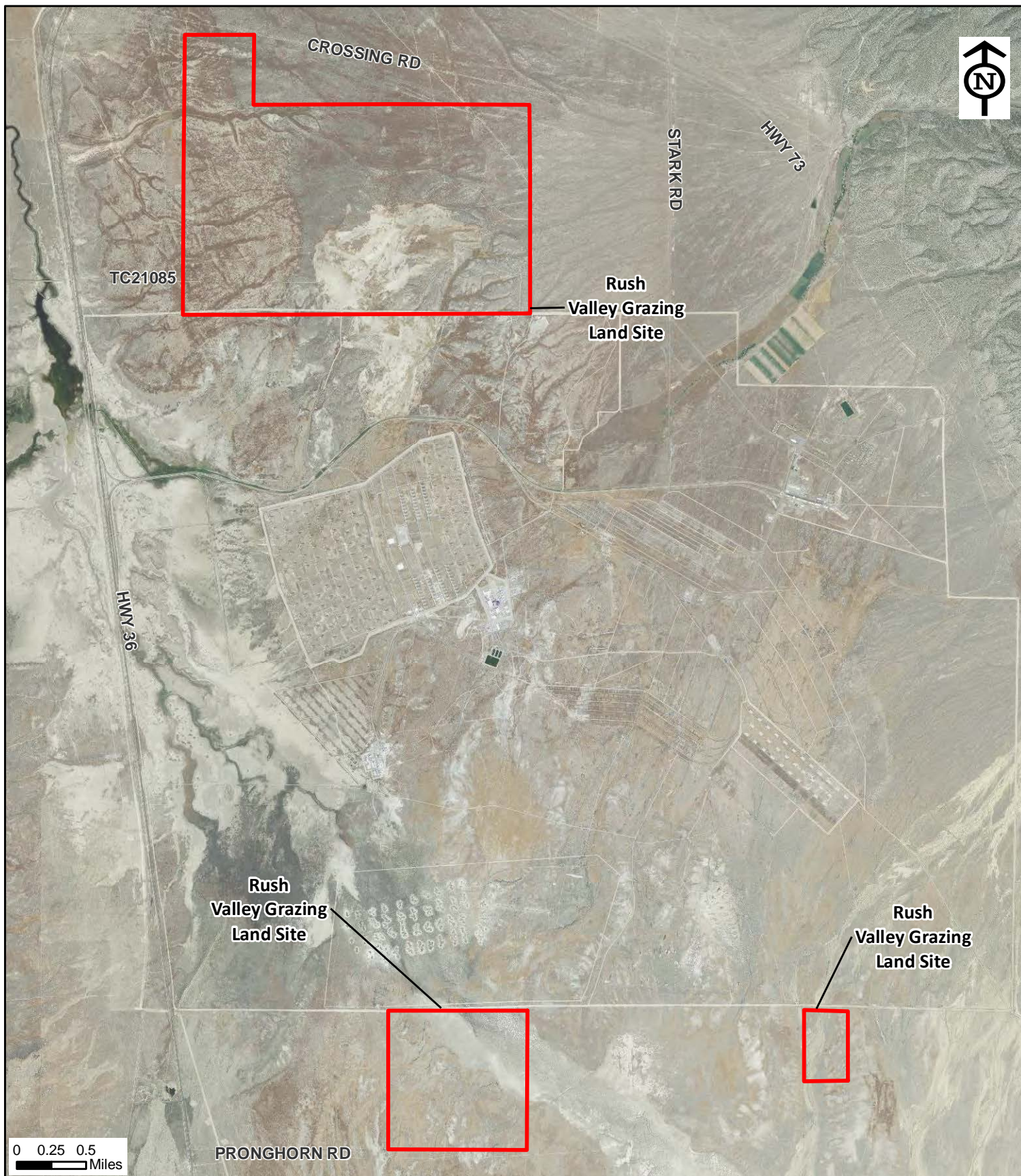
Louis Berger

Findings/Recommendations: The absence of critical infrastructure and remote location are among the key development limitations.

Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	TOOELE COUNTY - R3 Rush Valley Grazing Land Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	2
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	2
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	3
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	5
Proximity Total Score:				12
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 3,348 acres divided among three separate tracts. Topography: relatively level terrain, elevations: 5,000-5,300 feet amsl.	3
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 0.0% of the site	1
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	5
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: no data; SH: Peak Acceleration 20%g	5
Land & Environment Total Score:				14
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Largest of three tracts within 1 mile of SR 36 to west and 2 miles of SR 73 to east. Unnamed roads border to north and south.	2
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Isolated location; no known public water supply infrastructure in vicinity (to be confirmed).	1
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No known infrastructure; distances and services to be determined.	1
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	No known infrastructure; providers, services and infrastructure to be determined.	1
	Telecommunications (3 pts)	Proximity to service connection	No known infrastructure (cable or fiber optic) in vicinity. Provider(s), services and infrastructure to be determined.	1
Infrastructure Total Score:				6
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant, cattle grazing. Adjacent Uses: North, east and west: vacant, cattle grazing. South: Deseret Chemical Depot. Largest of three tracts is located less than 4 miles from Rush Valley (nearest population center). No schools or churches are located within 1 mile of site. Adjacent to former chemical weapons storage depot.	4
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Tooele County Police Department approximately 13 miles; Rush Valley Fire Department approximately 4 miles.	3
Community Services / Other Total Score:				7
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be low relative to other sites for intended use due to remote location, absence of infrastructure, etc.	5
		Site preparation costs (10 pts)	Site preparation costs expected to be low relative to other sites for intended use due to level topography.	5
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined.	5
Development Costs Total Score:				15

Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	TOOELE COUNTY - R3 Rush Valley Grazing Land Site	Score
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	10
Community Acceptance Total Score:				10
Site Total Score (out of 100 pts)				64

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

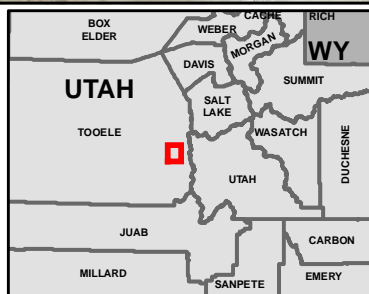


Legend

Rush Valley Grazing Land Site - T3 (3348 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Rush Valley Grazing Land Site
Tooele County, Utah



Louis Berger

Findings/Recommendations: Lack of needed infrastructure, potential wetlands impacts and resulting regulatory hurdles, and isolated location are among the key development limitations.

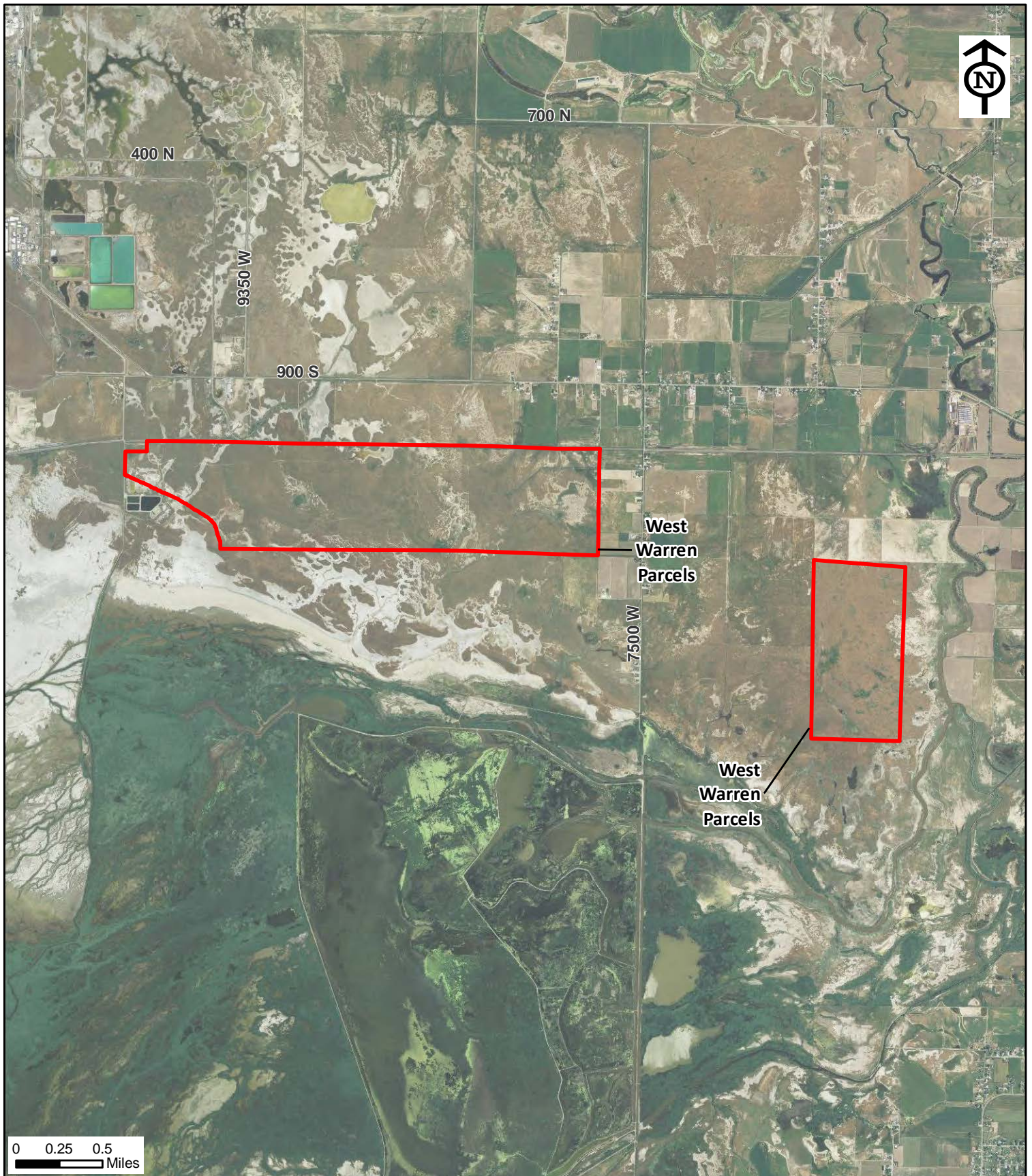
Adopted Weighted Criteria for Suitability			WEBER COUNTY - R1 West Warren Parcels	Score
Category	Criteria	Indicator(s)		
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	3
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	3
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
Proximity Total Score:				14
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 1,314 acres divided among two separate tracts. Topo: Level, elevation: 4,200 feet amsl. Based on acreage and configuration, unlikely east tract can accommodate proposed project; unlikely west tract can accommodate proposed project due to configuration.	3
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 96.0% of the site	1
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	26.5% wetlands	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	7.63% 100 Year FZ; LF: High; SH: Peak Acceleration 30-40%; Weber County Construction & Demolition landfill less than 1 mile from site.	3
Land & Environment Total Score:				10
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional access provided via I-15 to east along with SR 134 (north-south) and SR 39 (east-west). Unnamed road (borders W), W 900 S (<1 mile).	1
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Isolated location and sparse development limits available water supply infrastructure. Likely necessary to develop on-site system (no information concerning water rights).	1
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Isolated location and sparse development limits available wastewater infrastructure. Likely necessary to develop on-site treatment system.	1
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Utilities not served; Questar (7500 South); Rocky Mountain Power (7500 South); to be confirmed.	1
	Telecommunications (3 pts)	Proximity to service connection	No nearby tele-communications (cable or fiber optic) infrastructure. Provider(s), services and infrastructure to be determined.	1
Infrastructure Total Score:				5
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant/ agriculture. Adjacent Uses: Northeast: Agriculture; associated residences; North: Manufacturing; vacant; South: Vacant; East: Agriculture; associated residences; West: wastewater treatment ponds. Several residences associated with agricultural operations located within 1 mile on parcels to the east and northeast.	4
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Clinton Police Department approximately 9 miles; Plain City Fire Department approximately 6 miles.	5
Community Services / Other Total Score:				9

West Warren Parcels - W1

Rank # 13

Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	WEBER COUNTY - R1 West Warren Parcels	Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; costs expected to be low/moderate relative to other sites for intended use due to remote location, infrastructure limitations, etc.	3
		Site preparation costs (10 pts)	Site preparation costs expected to be moderate/high relative to other sites for intended use due to isolated location, absence of utility infrastructure, etc.	6
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Likely necessary to develop on-site water/wastewater systems to accommodate development.	5
Development Costs Total Score:			14	
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	10
Community Acceptance Total Score:			10	
Site Total Score (out of 100 pts)				62

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

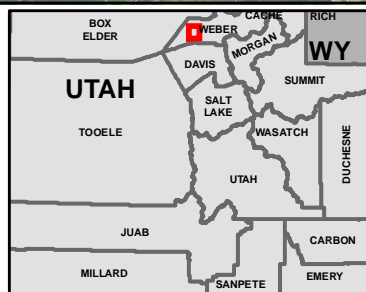


Legend

West Warren Parcels - W1 (1314 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

West Warren Parcels
Weber County, Utah



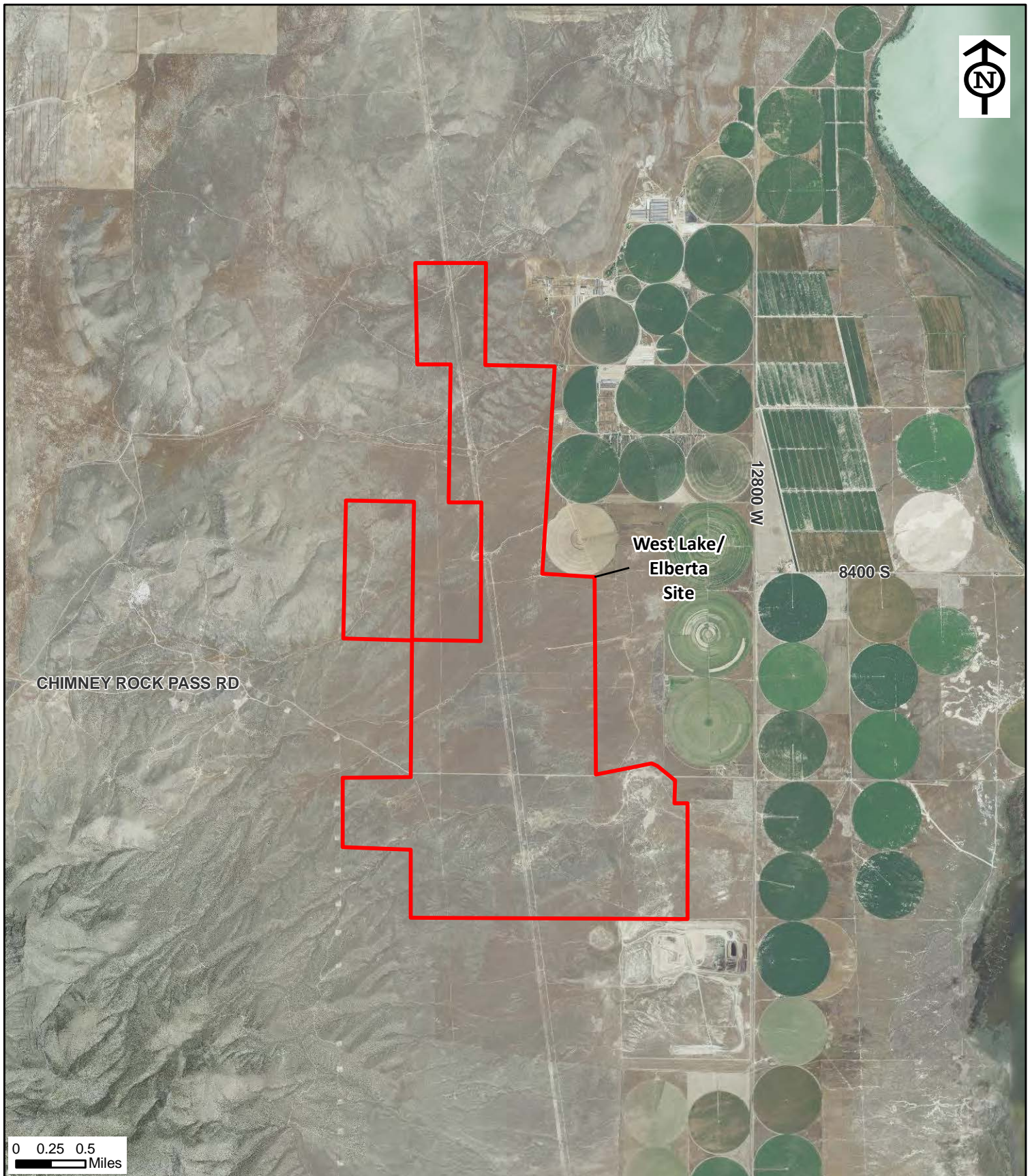
Louis Berger

Findings/Recommendations: Site configuration and electric transmission ROW severely limits development potential. Lack of needed infrastructure, road construction, and isolated location are among the key development limitations.

Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	UTAH COUNTY - R1 West Lake / Elberta Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	3
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	2
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	2
Proximity Total Score:				11
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 3,748 acres. Topography: Partially hilly, elevation: 4,700-5,000 feet amsl. Electric transmission ROW bisects site from north to south limiting development potential. Configuration limits proposed development across a large portion of site.	3
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 7.0% of the site	4
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	5
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	No FZ; LF: Very Low; SH: Peak Acceleration 30-40%g; Landfill: South Utah Valley Solid Waste (0.2 miles).	3
Land & Environment Total Score:				15
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional road access via SR 68 (South 12800 West) located less than 1 mile to east. West 9600 South extends west from SR 68 through site along with several unnamed, unpaved roads.	1
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Isolated location; no nearby water supply infrastructure. Development of on-site water system likely necessary.	1
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No nearby wastewater infrastructure; likely necessary to develop on-site treatment system.	1
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	No known power and gas infrastructure; distances and services to be determined.	1
	Telecommunications (3 pts)	Proximity to service connection	No known infrastructure (cable or fiber optic) in vicinity. Providers, services and infrastructure to be determined.	2
Infrastructure Total Score:				6
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant and grazing. Adjacent Uses: North, south and west: Vacant, grazing. East: Agriculture. Population concentrations are located 6-7 miles south/southeast of site (Goshen). No schools or churches located within 1 mile of site. Landfill/recycling facility located adjacent to southern boundary of site.	4
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Santaquin Police Department approximately 12 miles; Santaquin Fire Department approximately 11 miles.	1
Community Services / Other Total Score:				5

Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	UTAH COUNTY - R1 West Lake / Elberta Site	Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be low relative to other sites for intended use due to remote location, infrastructure limitations, power line ROW, etc.	3
		Site preparation costs (10 pts)	Site preparation costs expected to be moderate relative to other sites for intended use due to topographic conditions, etc.	5
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to roadway improvements, distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined. Road construction necessary to access site from SR 68.	5
Development Costs Total Score:			13	
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of near-term development. However, path of development may eventually reach area of site.	10
Community Acceptance Total Score:			10	
Site Total Score (out of 100 pts)			60	

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

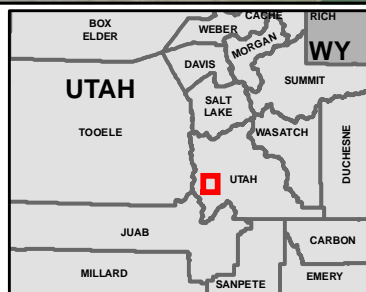



Legend

West Lake/ Elberta Site - U1 (3748 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



 Utah Prison Siting Program
Prospective Sites

AERIAL VIEW
West Lake/ Elberta Site
Utah County, Utah



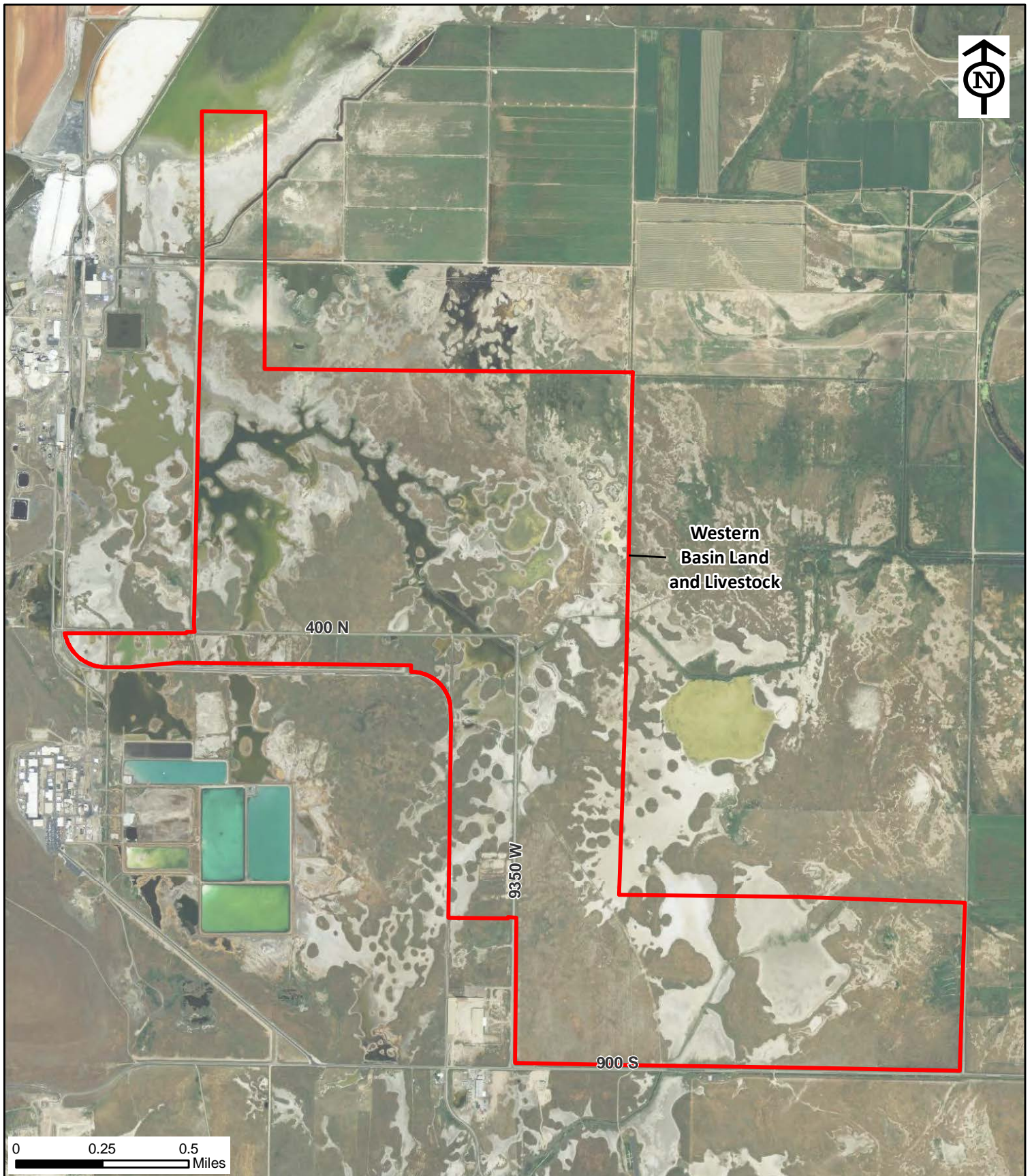
Louis Berger

Findings/Recommendations: Lack of needed infrastructure, likely road improvements, potential wetlands impacts and resulting regulatory hurdles, and isolated location necessitates elimination of site from further consideration.

Adopted Weighted Criteria for Suitability			Site Notes / Scoring	
Category	Criteria	Indicator(s)	WEBER COUNTY - R2 Western Basin Land and Livestock	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	3
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	2
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	4
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	3
Proximity Total Score:				12
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 1,425 acres. Topography: Level, elevation: 4,200 feet amsl. Configuration likely limits proposed development.	5
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 96.4% of the site	1
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	39.8% wetlands	4
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	4.12% 100 Year FZ; LF: High; SH: Peak Acceleration 30%; Weber County Construction & Demolition landfill less than 1.5 miles from site.	2
Land & Environment Total Score:				12
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional access provided via I-15 to east along with SR 134 (north-south) and SR 39 (east-west). Local access from W 900 S which forms southern border, 8800 W which forms portion of east border, 10000 W which, with active railroad line, forms western border, and 450 N and 9100 S which extend through the site.	1
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Isolated location and sparse development limits available water supply infrastructure (no public system in proximity). Several free-flowing springs on property (to be confirmed). Likely necessary to develop on-site system (no information concerning water rights).	1
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Isolated location and sparse development limits available wastewater infrastructure; none in proximity (to be confirmed). Nearby developments utilize septic systems or on-site treatment systems; likely necessary to develop on-site treatment system.	1
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Questar Gas (approximately 0.25 miles) and Rocky Mountain Power (approximately 1,000 feet) infrastructure capacities and limitations to be determined.	1
	Telecommunications (3 pts)	Proximity to service connection	No nearby tele-communications (cable or fiber optic) infrastructure. Provider (Century Link), services and infrastructure to be determined.	1
Infrastructure Total Score:				5

Adopted Weighted Criteria for Suitability			Site Notes / Scoring	
Category	Criteria	Indicator(s)	WEBER COUNTY - R2 Western Basin Land and Livestock	Score
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant; agriculture. Adjacent Uses: North, south and east: Vacant, agriculture; West: manufacturing, mineral extraction, settling ponds. Scattered residences and small ranches located east and southeast of site.	4
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Washington Terrace Police approximately 10 miles; Plain City Fire Department approximately 6 miles.	3
Community Services / Other Total Score:			7	
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; costs expected to be low/moderate relative to other sites for intended use due to remote location, infrastructure limitations, wetlands, etc.	3
		Site preparation costs (10 pts)	Site preparation costs expected to be high relative to other sites for intended use to account for likely wetland impacts and mitigation measures to offset impacts.	5
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Likely necessary to develop on-site water/wastewater systems to accommodate development.	3
Development Costs Total Score:			11	
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	10
Community Acceptance Total Score:			10	
Site Total Score (out of 100 pts)			57	

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

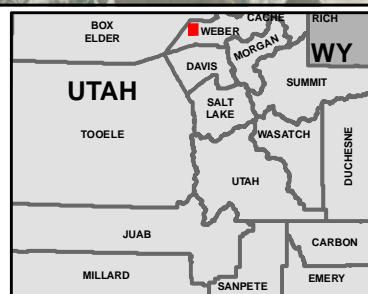


Legend

Western Basin Land and Livestock - W2 (1425 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW
Western Basin Land and Livestock
Weber County, Utah



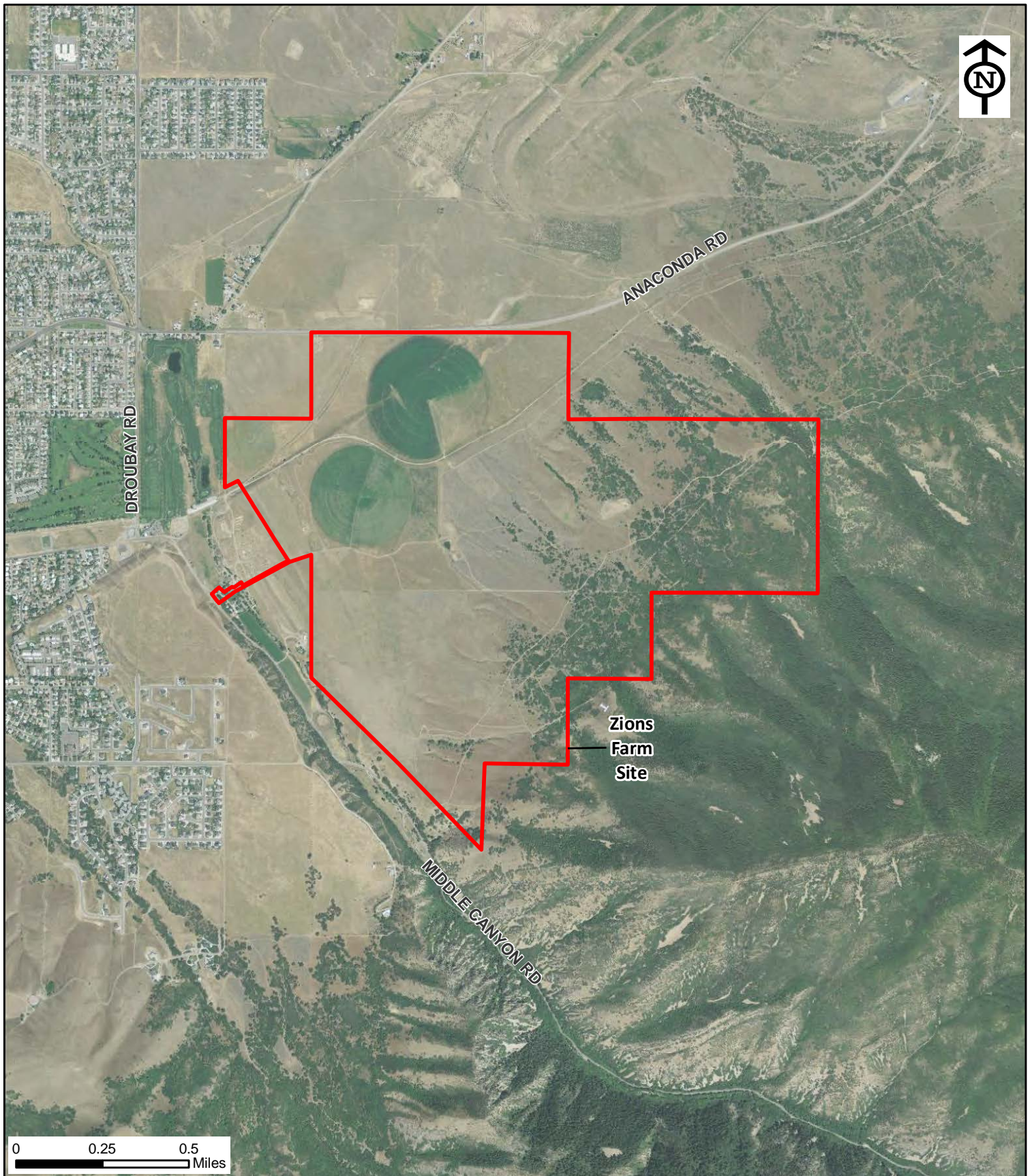
Louis Berger

Findings/Recommendations: Topographic conditions, lack of necessary infrastructure, and proximity to Tooele City and its residential neighborhoods are among the key development limitations.

Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	TOOELE COUNTY - R9 Zions Farm Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	3
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	4
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	5
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	5
Proximity Total Score:				17
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 917 acres. Topography: areas to west are level while areas to east are very hilly, elevations: 5,100-6,600 feet amsl. Site bisected by several unnamed roads and may not accommodate proposed project.	1
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 10.0% of the site	1
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	5
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: Very Low; SH: Peak Acceleration 30%g	4
Land & Environment Total Score:				11
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional access via SR 36 to Tooele City (approximately 2 miles from site). Local access via Smelter Road which borders site to north; several unnamed roads bisect site.	2
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	No known infrastructure; distances and services to be determined. Well reportedly located on site (to be confirmed).	1
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No known infrastructure serving site. Distances and services available from Tooele City to be determined.	1
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	No known power and gas infrastructure; distances and services to be determined. Questar Gas (approximately 1 mile); to be confirmed.	1
	Telecommunications (3 pts)	Proximity to service connection	Service provider(s), services and infrastructure to be determined. CenturyLink system reportedly close to site.	1
Infrastructure Total Score:				6
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Agricultural; vacant. Adjacent Uses: North, south, east: Vacant; West: Residential, Oquirrh Hills Golf Course. Just west of Droubay Road is dense concentration of residences comprising Tooele City. Closest churches and schools are approximately 1 mile away.	5
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Tooele Police Department approximately 2 miles; Pine Canyon Fire Station approximately 2 miles.	5
Community Services / Other Total Score:				10

Adopted Weighted Criteria for Suitability				
Category	Criteria	Indicator(s)	TOOELE COUNTY - R9 Zions Farm Site	Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be moderate/high relative to other sites for intended use due to proximity to Tooele and its services and amenities (may include water rights).	3
		Site preparation costs (10 pts)	Depending upon location within site, costs could be high relative to other sites for intended use due to topography and need to level site for development purposes.	3
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined.	1
Development Costs Total Score:			7	
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Within path of eventual economic development.	5
Community Acceptance Total Score:			5	
Site Total Score (out of 100 pts)			56	

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

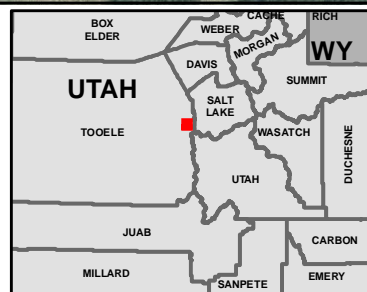


Legend

Zions Farm Site - T9 (917 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Zions Farm Site
Tooele County, Utah



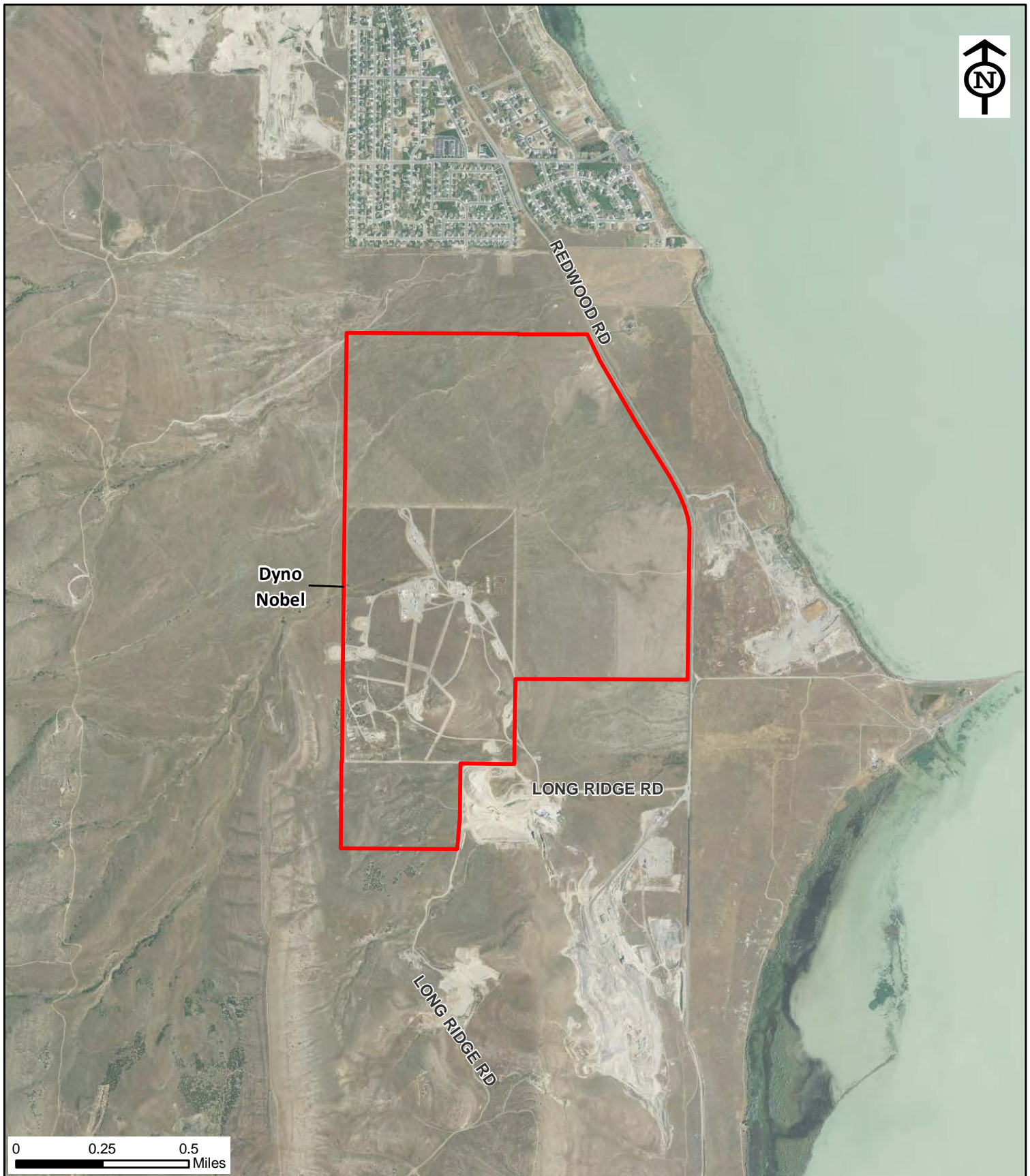
Louis Berger

Findings/Recommendations: Lack of needed infrastructure, access road construction, proximity to dense residential development, and path of new development are among the key development limitations.

Adopted Weighted Criteria for Suitability			
Category	Criteria	Indicator(s)	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis
Proximity Total Score:			16
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 721 acres. Topography: Partially hilly, rolling terrain, level, elevations: 4,500-5,000 feet amsl. Portion of site occupied by manufacturing facility (to be relocated).
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 8.2% of the site
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.1% wetlands
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	No FZ; LF: 67.6% Very Low, 32.4% Moderate; SH: Peak Acceleration 30-40%g
Land & Environment Total Score:			12
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional road access via SR 68 which forms eastern border of site. Unnamed roads bisect site and leads to manufacturing facility.
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Isolated location; no nearby water supply infrastructure. Saratoga Springs service connection reportedly within 5 miles (to be confirmed).
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Requires service connection to Saratoga Springs system reportedly within 5 miles (to be confirmed).
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Power and natural gas infrastructure in proximity to site; capacities, limitations and upgrades to be determined.
	Telecommunications (3 pts)	Proximity to service connection	Site lies within CenturyLink service area (to be confirmed). Provider(s), services and infrastructure to be determined.
Infrastructure Total Score:			7
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Dyno Nobel manufacturing facility occupies approximately 250+/- acres of site. Adjacent Uses: North: Vacant, possible grazing; South: Vacant, mineral extraction. East: Vacant; West: Vacant; possible grazing. Site is located at southernmost extent of Saratoga Springs and is approximately 0.25 mile from large concentration of residential development. Site approved for construction of large residential development. One residence is located immediately across Redwood Road from northeast corner of site.
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Eagle Mountain Police Department approximately 8 miles; Eagle Mountain Fire Department approximately 8 miles.
Community Services / Other Total Score:			6

Adopted Weighted Criteria for Suitability			UTAH COUNTY - R6 Dyno Nobel Site	
Category	Criteria	Indicator(s)		Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be high relative to other sites for intended use to account for relocation of manufacturing facility and already approved residential development.	1
		Site preparation costs (10 pts)	Site preparation costs expected to be high relative to other sites to account for topographic conditions, removal of manufacturing facility, potential environmental clean-up, etc.	5
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to road construction costs and distances to utility connection points and likely upgrades. Capacities and conditions of utility infrastructure to be determined.	5
Development Costs Total Score:				11
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Within path of development evidenced by approval for construction of large residential development.	3
Community Acceptance Total Score:				3
Site Total Score (out of 100 pts)				55

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

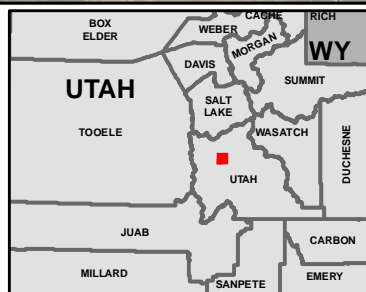


Legend

Dyno Nobel - U6 (721 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Dyno Nobel
Utah County, Utah



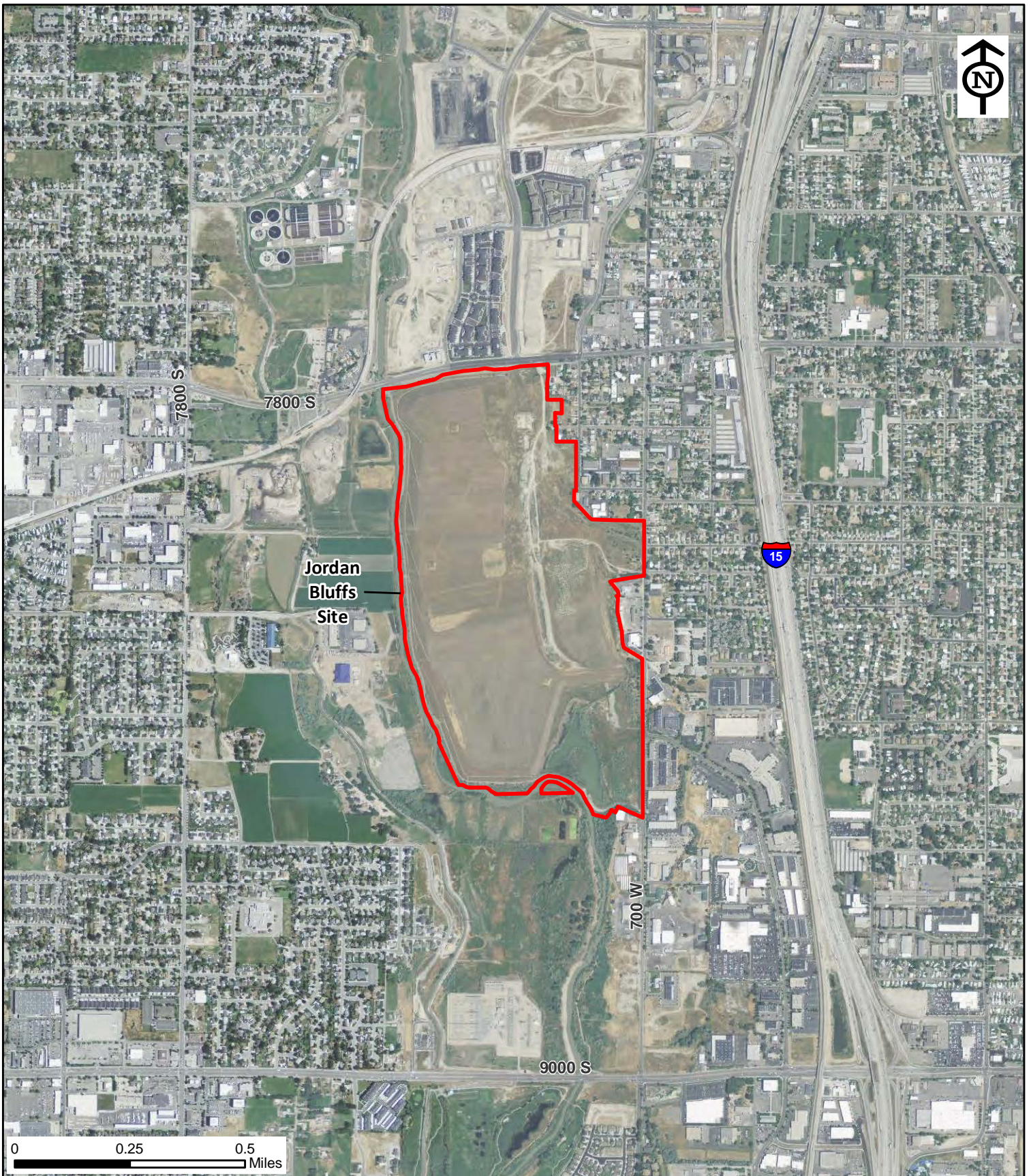
Louis Berger

Findings/Recommendations: Small land area cannot accommodate the proposed project and former use (tailings landfill) necessitates elimination of site from further consideration.

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	SALT LAKE COUNTY - R2 Jordan Bluffs Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	--
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 260 acres. Topography: level, elevations: 4,200-4,300 feet amsl. Area less than minimum needed to accommodate proposed project.	--
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 1.2% of the site	--
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	11.3% wetlands	--
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	5.29% 100 Year FZ; 0.42% Floodway; 2.22% 500 Year FZ; LF: High; SH: Peak Acceleration 50%g	--
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional road access is via I-15 located 1 mile to the east. Local access via West 7800 South to north and South 700 West to east.	--
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Available by extension from West Jordan City. Distances and limitations to be determined.	--
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Available by extension from West Jordan City. Distances and limitations to be determined.	--
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Natural gas and electric power available by extension (distances and limitations to be determined).	--
	Telecommunications (3 pts)	Proximity to service connection	No known infrastructure (cable or fiber optic) in vicinity. Available services and infrastructure to be determined.	--

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	SALT LAKE COUNTY - R2 Jordan Bluffs Site	Score
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant, former tailings landfill (unacceptable prior use for prison development). Adjacent Uses: North: Multi-family residential; South: Open space, East: Retail commercial, single-family residential, multi-family residential; West: Agriculture (including ag. residences), open space, mineral extraction, Jordan Valley Water Conservation District facility. Up to 9 churches/7 schools located within 1 mile of site. Residential development located adjacent to site.	--
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	West Jordan Police Department borders site; South Jordan Fire Department approximately 3 miles.	--
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost unknown due to significant development limitations posed by former use.	--
		Site preparation costs (10 pts)	Not applicable. Former use (tailings landfill) and available land area (260 acres) cannot accommodate proposed project.	--
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be low/moderate relative to other sites given proximity to systems; capacities and conditions of infrastructure to be determined.	--
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	West Jordan area is within immediate path of on-going and future development.	--

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey



Legend

Jordan Bluffs Site - SL2 (258 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Jordan Bluffs Site
Salt Lake County, Utah



Louis Berger

Low - Herriman Site - SL3

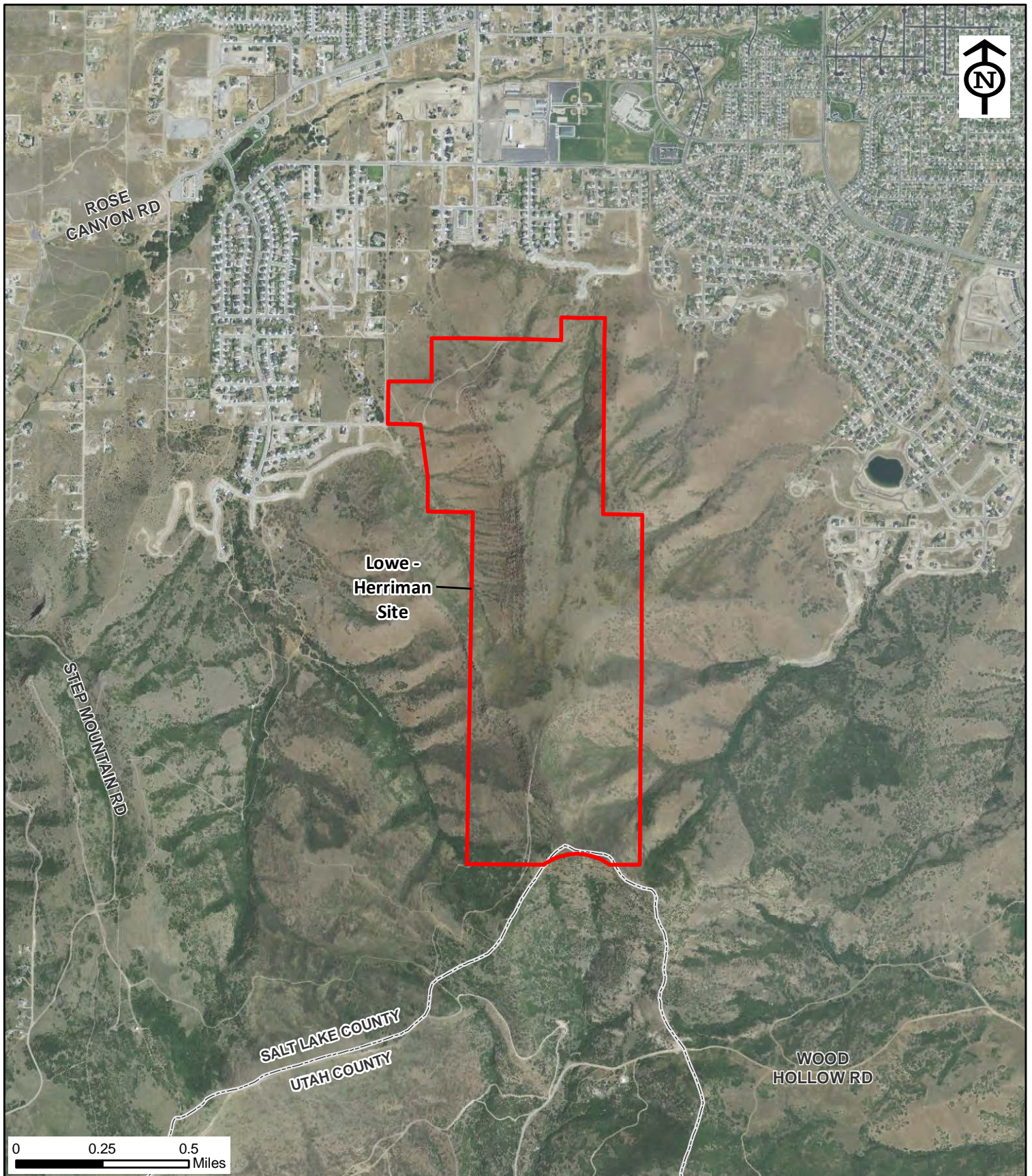
Critically Flawed

Findings/Recommendations: Limited land area, configuration, mountainous terrain, lack of infrastructure, and adjoining residential neighborhoods necessitates elimination of site from further consideration.

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	SALT LAKE COUNTY - R3 Low - Herriman Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	--
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 499 acres; Topography: Mountainous, elevation 5,300-6,800 feet amsl; unsuitable for proposed project. Site configuration and land area unable to accommodate project.	--
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 100% of the site	--
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	--
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	No FZ; LF: Very Low; SH: Peak Acceleration 40%g	--
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Site access via local residential streets. Mountain View Corridor located to the east. Unnamed road runs along southern border of site near or within Camp Williams.	--
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Isolated location; no known public water supply infrastructure in vicinity (to be confirmed).	--
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No nearby infrastructure; distances and services to be determined.	--
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	No nearby infrastructure; distances and services to be determined.	--
	Telecommunications (3 pts)	Proximity to service connection	No known infrastructure (cable or fiber optic) in vicinity. Available services and infrastructure to be determined.	--
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant/open space. Adjacent Uses: North: open space and residential. South: Camp Williams (Utah National Guard). East: Mountainous open space. West: Mountainous open space and residential.	--
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Unified Police Station approximately 2 miles; UFA Fire Station approximately 2 miles.	--
Low Development Costs (25 pts)	Land acquisition (public vs. private) (cost per acre) (5 pts)	Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be low relative to other sites for intended use due to highly unsuitable terrain, lack of infrastructure, proximity to residential areas.	--
		Site preparation costs (10 pts)	Site preparation costs expected to be high relative to other sites due to unsuitable terrain.	--
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to terrain and distances to utility connection points. Capacities and conditions of infrastructure to be determined.	--

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	SALT LAKE COUNTY - R3 Low	Score
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Steep terrain and lack of infrastructure severely limits potential for development other than very low density residential.	--

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey



Legend

Lowe - Herriman Site - SL3 (499 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Lowe - Herriman Site
Salt Lake County, Utah



Louis Berger

Wanship Site - S1

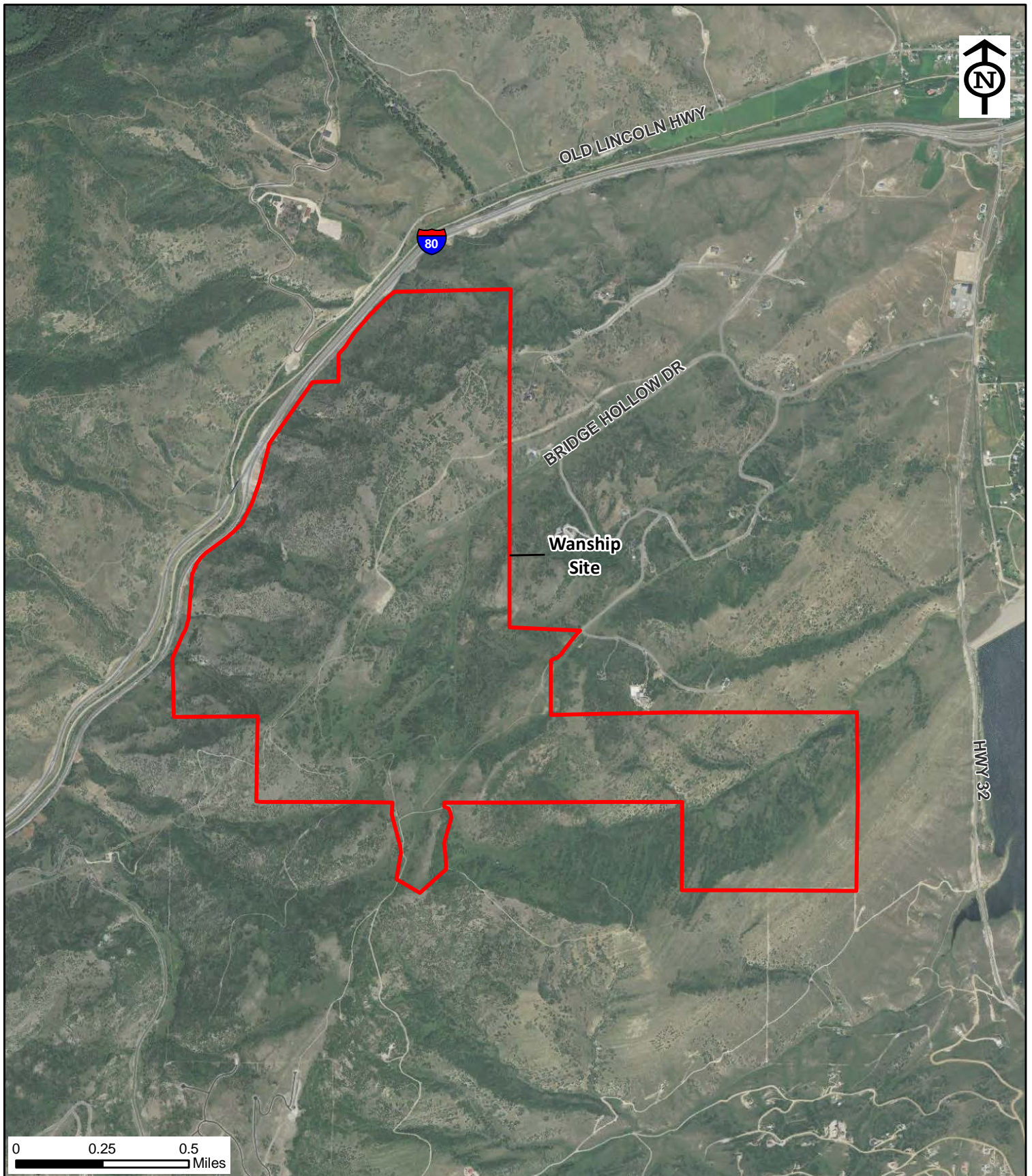
Critically Flawed

Findings/Recommendations: Site configuration, mountainous terrain, and lack of infrastructure necessitates elimination of site from further consideration.

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	SUMMIT COUNTY -R1 Wanship Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	--
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 997 acres. Topography: mountainous, elevations: 6,000-7,200 feet amsl; unsuitable for proposed project. Site configuration also unable to accommodate proposed project.	--
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 98.4% of the site	--
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	--
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	No FZ; LF: no data; SH: Peak Acceleration 20%g	--
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional access via I-80 to west. Promontory Ranch Road, Deer Haven, and Bridge Hollow Drive extend through site.	--
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Water supply service reportedly available from Mountain Regional Water. Available services, distances and limitations to be determined.	--
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	S.B.W.R.D. service area. Distances and limitations of infrastructure to be determined.	--
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Questar Gas and Utah Power & Light. Distances and limitations to be determined.	--
	Telecommunications (3 pts)	Proximity to service connection	Telecommunications services provided by Qwest Communications and Comcast. Available services and infrastructure to be determined.	--
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant. Adjacent Uses: North and west: I-80; north: Blue Sky Ranch and Resort. South: vacant/agricultural. East: vacant/agricultural; very low-density large-lot residential. Rockport Reservoir located approximately 0.4 miles east. No churches or schools located within 1 mile of site.	--
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Summit County Sheriff approximately 5 miles; North Summit Fire Department approximately 2 miles.	--
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be low relative to other sites for intended use due to highly unsuitable terrain, lack of infrastructure.	--
		Site preparation costs (10 pts)	Site preparation costs expected to be high relative to other sites due to unsuitable terrain.	--
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to terrain and distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined.	--

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	SUMMIT COUNTY -R1 Wanship Site	Score
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Steep terrain and lack of infrastructure severely limits potential for development of proposed project.	--

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey



Legend

 Wanship Site - S1 (997 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Wanship Site
Summit County, Utah



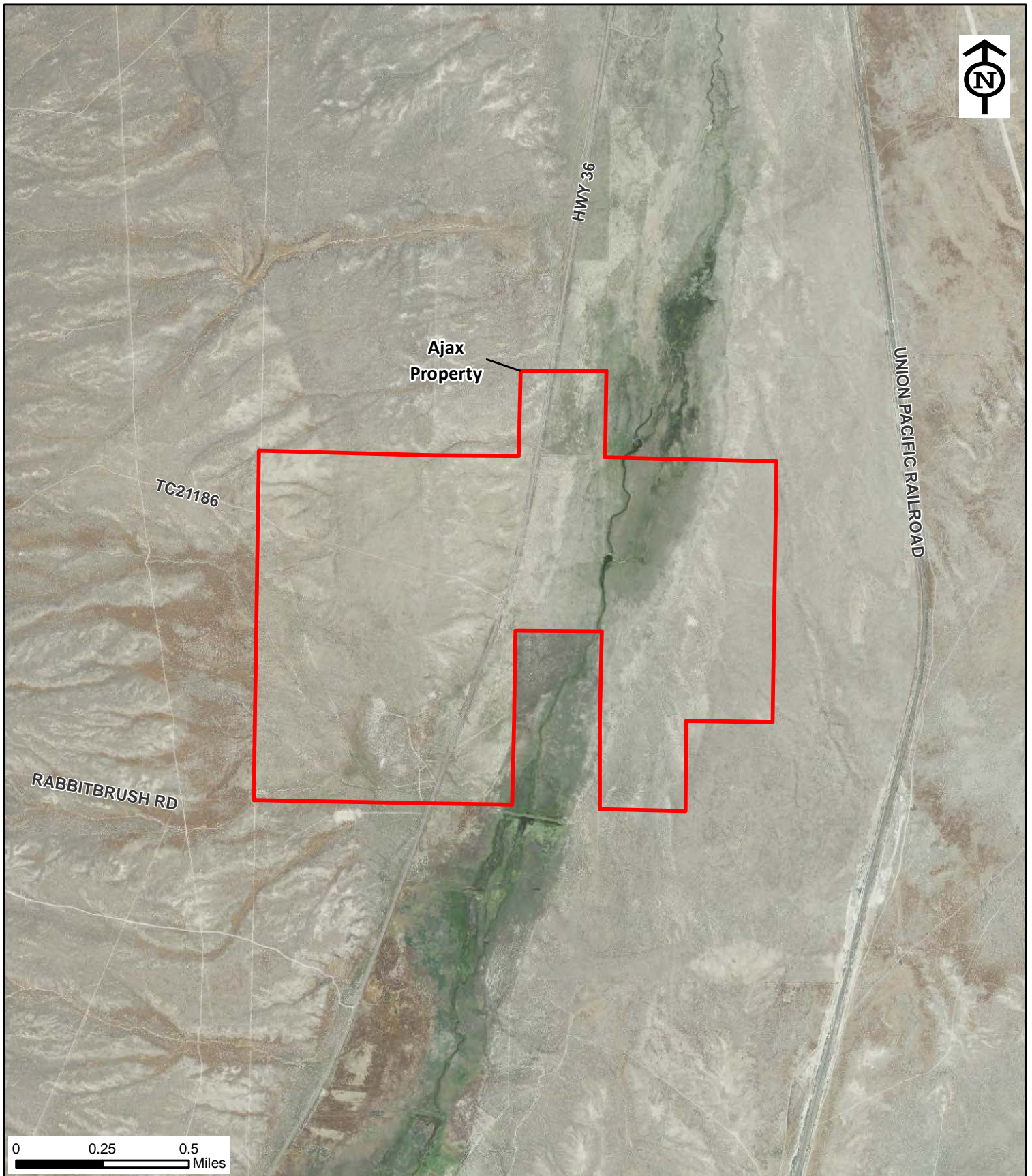
Louis Berger

Findings/Recommendations: Site bisected by SR 36 and Faust Creek; area available for development unlikely to accommodate proposed project. Together with lack of necessary infrastructure and isolated location necessitates elimination of site from further consideration.

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	TOOELE COUNTY - R6 Ajax Property	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	--
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 889 acres. Topography: level, elevations: 5,100-5,200 feet amsl. Site bisected by SR 36 and Faust Creek; area available for development unlikely to accommodate proposed project.	--
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 0.0% of the site	--
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	--
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: no data; SH: Peak Acceleration 20%g. Eastern portion of site bisected by Faust Creek which appears to have a large floodplain (based on aerial survey).	--
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional access via SR 36 which bisects site north to south.	--
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Isolated location; likely no nearby water supply infrastructure; approximately 587 (total) acre feet of water available with property (to be confirmed).	--
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No known infrastructure; distances and services to be determined.	--
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Natural gas line located on Tooele Army Depot (approximately 2 miles south); EC sources (within 1 mile) and Rocky Mountain Power along SR 36 (within 1 mile). Availability, capacities, and limitations to be determined.	--
	Telecommunications (3 pts)	Proximity to service connection	No known infrastructure (cable or fiber optic) in vicinity. Provider(s), services and infrastructure to be determined.	--
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant and agriculture. Adjacent Uses: North and south: Vacant; agriculture; East: Vacant, Faust Creek conservation area, UP railroad, West: Vacant; Agriculture. Site is located approximately 8 miles north of Vernon. No residences, schools, or churches in close proximity to site.	--
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Eagle Mountain Police Department approximately 21 miles; Vernon Fire Station approximately 8 miles.	--
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be low relative to other sites for intended use due to remote location, absence of infrastructure, etc.	--
		Site preparation costs (10 pts)	Site preparation costs expected to be low relative to other sites for intended use given relatively level topography.	--
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined.	--

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	TOOELE COUNTY - R6 Ajax Property	Score
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	--

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

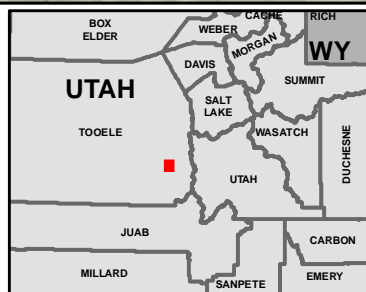



Legend

 Ajax Property - T6 (889 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



 **Utah Prison Siting Program
Prospective Sites**

AERIAL VIEW
Ajax Property
Tooele County, Utah



Stansfield Site - T1

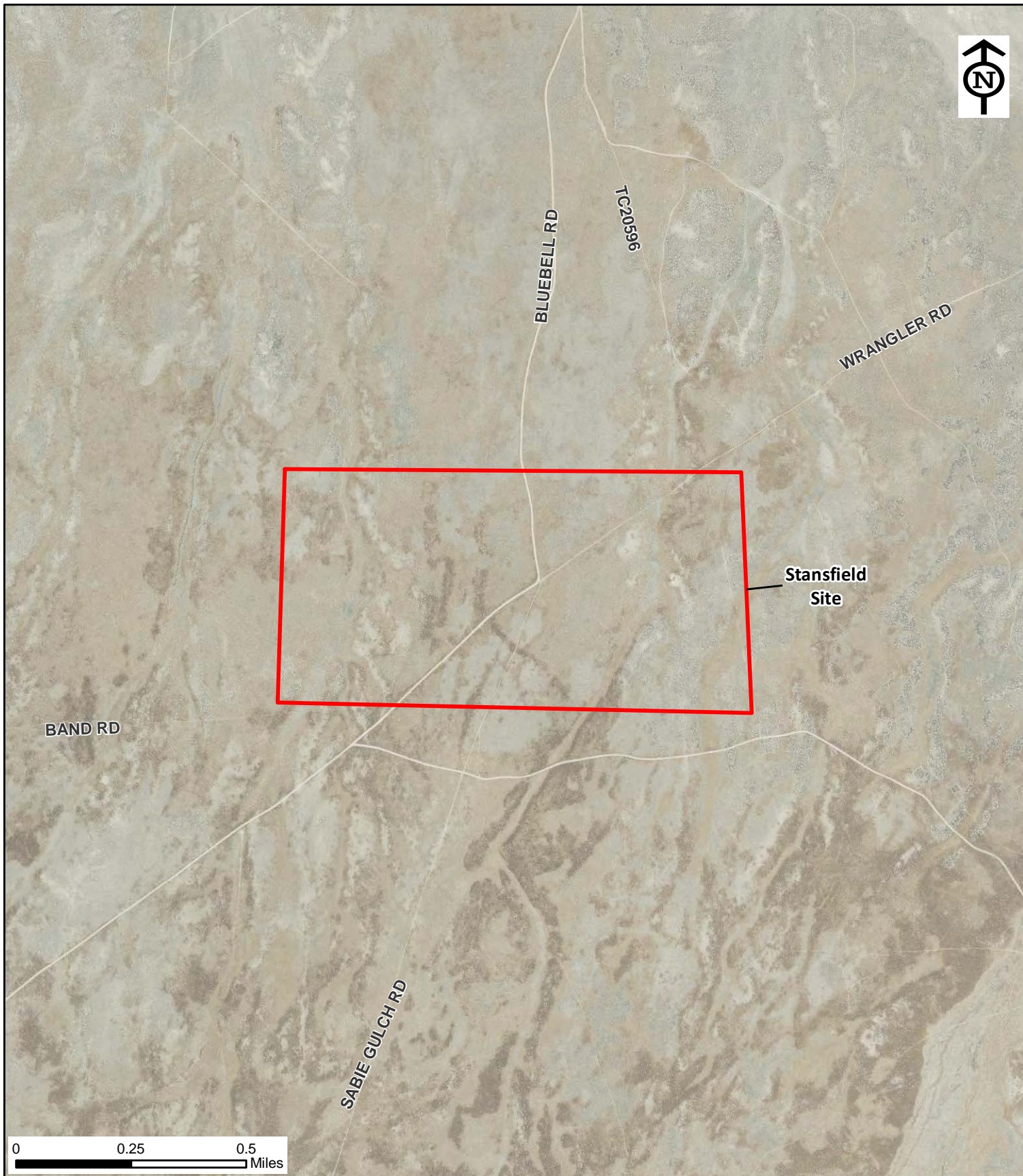
Critically Flawed

Findings/Recommendations: Limited land area, lack of infrastructure, and isolated location necessitates elimination of site from further consideration.

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	TOOELE COUNTY - R1 Stansfield Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	--
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 333 acres (with potential for increase). Topography: level, elevations: 5,000-5,100 feet amsl. Present land area unable to accommodate proposed project.	--
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 0.0% of the site	--
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	--
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: no data; SH: Peak Acceleration 20%g	--
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional access via SR 73 located less than 5 miles from site. Two roads bisect site (Wrangler Road and Bluebell Road).	--
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Isolated location; no known public water supply infrastructure in vicinity (to be confirmed).	--
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No nearby infrastructure; distances and services to be determined.	--
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Natural gas service approximately 10 miles from site (to be confirmed).	--
	Telecommunications (3 pts)	Proximity to service connection	Fiber optic infrastructure reportedly located in proximity to site. Provider(s), services and infrastructure to be determined.	--
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant. Adjacent Uses: Vacant. Site is remotely located and approximately 10 miles from nearest population center.	--
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Eagle Mountain Police Department approximately 15 miles; Eagle Mountain Fire Department approximately 15 miles.	--

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	TOOELE COUNTY - R1 Stansfield Site	Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be low relative to other sites for intended use due to remote location, lack of access, absence of infrastructure, etc.	--
		Site preparation costs (10 pts)	Site preparation costs expected to be low relative to other sites due to level topography, vacant, etc.	--
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined.	--
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	--

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

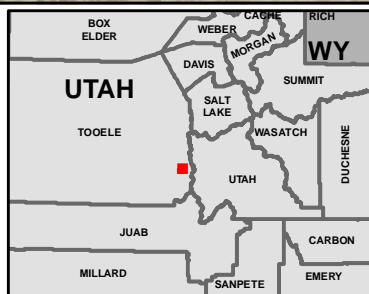


Legend

Stansfield Site - T1 (333 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Stansfield Site
Tooele County, Utah



Louis Berger

Wendover Site - T2

Critically Flawed

Findings/Recommendations: Site is located over 130 miles from Draper; distance from UDC workforce, volunteers, visitors and medical legal infrastructure necessitates elimination of site from further consideration. Site also straddles I-80 interchange in Wendover; land area and configuration unable to accommodate proposed project.

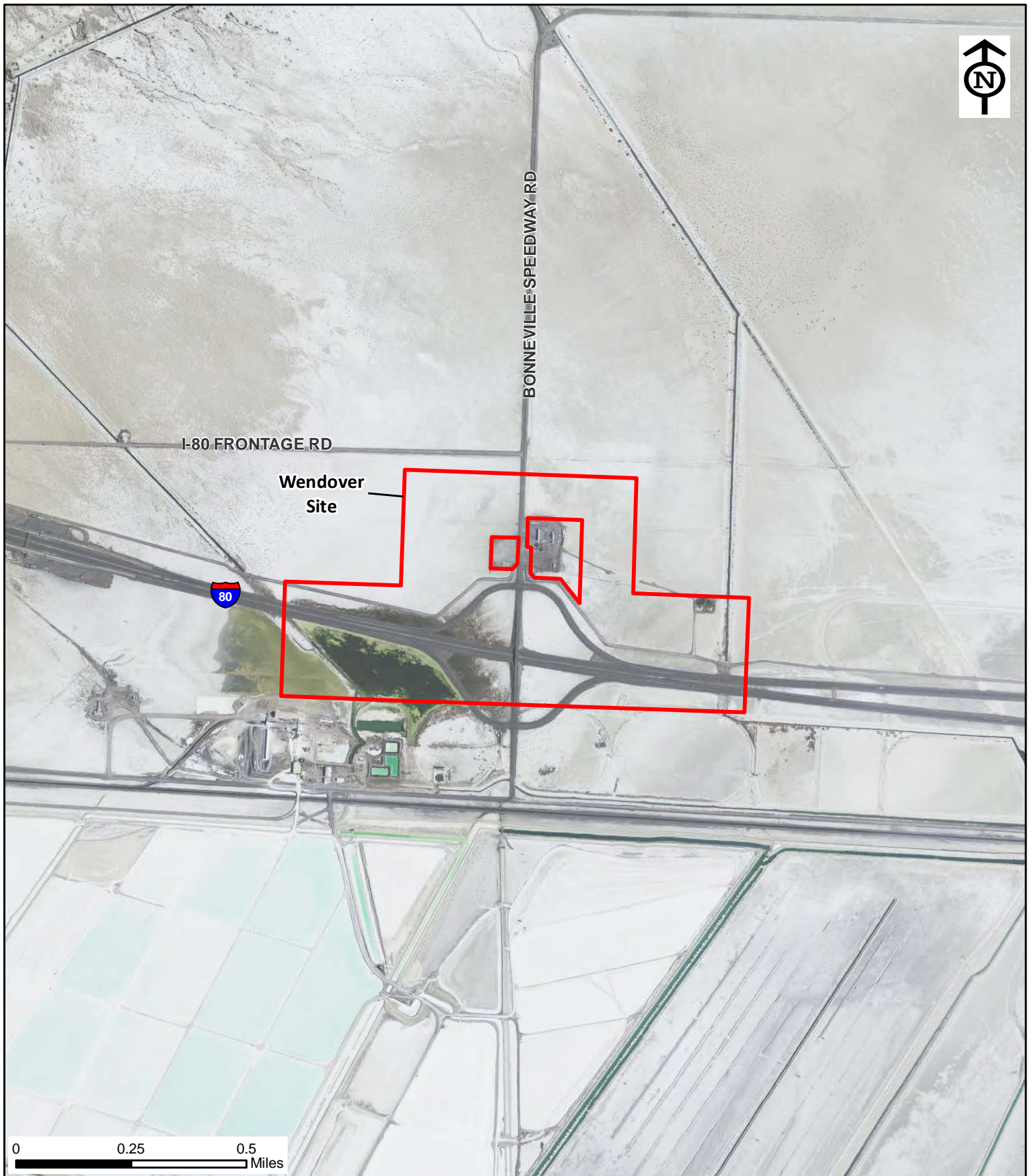
Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	TOOELE COUNTY - R2 Wendover Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	--
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 230 acres. Topography: level, elevation: 4,200 feet amsl. Site straddles I-80 interchange in Wendover. Land area and configuration unable to accommodate proposed project.	--
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 99.1% of the site	--
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	--
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: no data; SH: Peak Acceleration 14%g	--
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Site straddles I-80 Interchange 4 bisecting site east to west; Leppy Pass Road bisects site north to south. Site unusable for intended purpose.	--
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Isolated location; no known public water supply infrastructure in vicinity (to be confirmed).	--
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No nearby infrastructure; distances and services to be determined.	--
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Questar Gas and Wells Rural Electric Co. are possible providers (distances and limitations to be determined).	--
	Telecommunications (3 pts)	Proximity to service connection	Telecommunications services provided by CenturyLink. Available services and infrastructure to be confirmed.	--

Wendover Site - T2

Critically Flawed

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	TOOELE COUNTY - R2 Wendover Site	Score
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant; straddles I-80 interchange 4 including overpass. Adjacent Uses: North: vacant. South: Railroad; sand/gravel mining; water treatment or settlement ponds. East and west: Vacant. Site is approximately 3.3 miles east of Wendover city center. No residences, schools, or churches are located within 1 mile of site.	--
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Tooele County Sheriff Department approximately 3 miles; Wendover Fire Department approximately 3 miles.	--
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; site straddles I-80 Interchange 4 and is unusable for intended purpose.	--
		Site preparation costs (10 pts)	Not applicable. Site straddles I-80 Interchange 4 and is not useable for intended purpose.	--
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined.	--
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	--

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

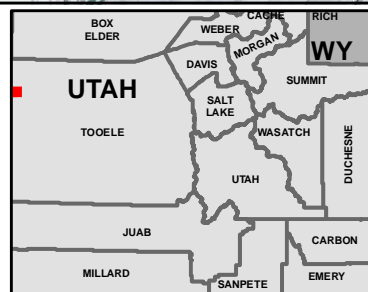



Legend

Wendover Site - T2 (230 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



 Utah Prison Siting Program
Prospective Sites

AERIAL VIEW
Wendover Site
Tooele County, Utah



Findings/Recommendations: Lack of infrastructure and isolated location necessitates elimination of site from further consideration.

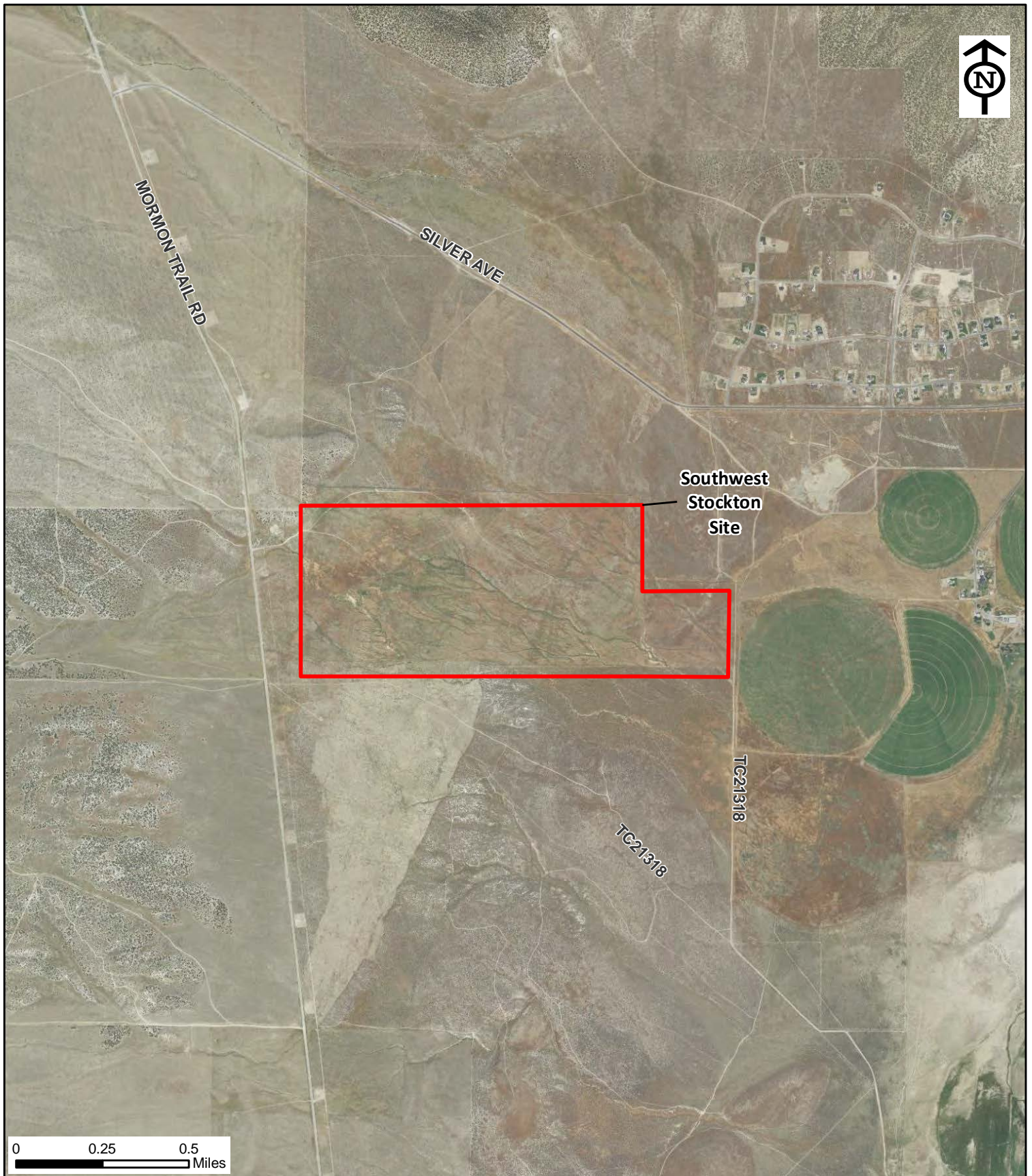
Adopted Weighted Criteria for Suitability			Site Notes / Scoring	
Category	Criteria	Indicator(s)	TOOELE COUNTY - R4 Southwest Stockton Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	--
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 354 acres (with potential for increase). Topography: sloping, elevations: 5,000-5,200 feet amsl. Present land area unable to accommodate proposed project.	--
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 0.3% of the site	--
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	--
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: 84.6% no data, 15.4% Very Low; SH: Peak Acceleration 20%g	--
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional access via SR 36 located approximately 3 miles east. Local access via Main Street to west and Silver Avenue to north.	--
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Private certified culinary wells on property (973,000 gpd); to be confirmed. No public water supply infrastructure in vicinity.	--
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No known infrastructure; distances and services to be determined.	--
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Questar; 8-inch steel gas main along SR 36 approximately 3-5 miles from site; Rocky Mountain Power; 345 KV transmission line adjoins property and 46 KV service available from Tooele substation (8 miles); to be confirmed.	--
	Telecommunications (3 pts)	Proximity to service connection	Telecommunications services provided by CenturyLink (approximately 4.5 miles) and Beehive Broadband. Available services and infrastructure to be confirmed.	--

Southwest Stockton Site - T4

Critically Flawed

Adopted Weighted Criteria for Suitability			Site Notes / Scoring	
Category	Criteria	Indicator(s)	TOOELE COUNTY - R4 Southwest Stockton Site	Score
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant; Adjacent Uses: North, south and west: Vacant; East: Agriculture. Power lines and Main Street located to west. Site is approximately 4 miles north of Town of Rush Valley and 9 miles southwest of Town of Stockton. Closest school is approximately 14 miles northwest in Tooele City and closest church is in Town of Stockton.	--
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Tooele Police Department approximately 11 miles; Rush Valley Fire Department approximately 5 miles.	--
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be low relative to other sites for intended use due to remote location, absence of infrastructure, etc.	--
		Site preparation costs (10 pts)	Site preparation costs expected to be moderate relative to other sites for intended use due to sloping topography.	--
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined.	--
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	--

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

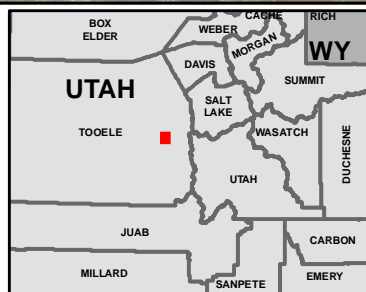


Legend

Southwest Stockton Site - T4 (354 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Southwest Stockton Site
Tooele County, Utah



Louis Berger

Findings/Recommendations: Lack of needed infrastructure, road construction, and isolated location necessitates elimination of site from further consideration.

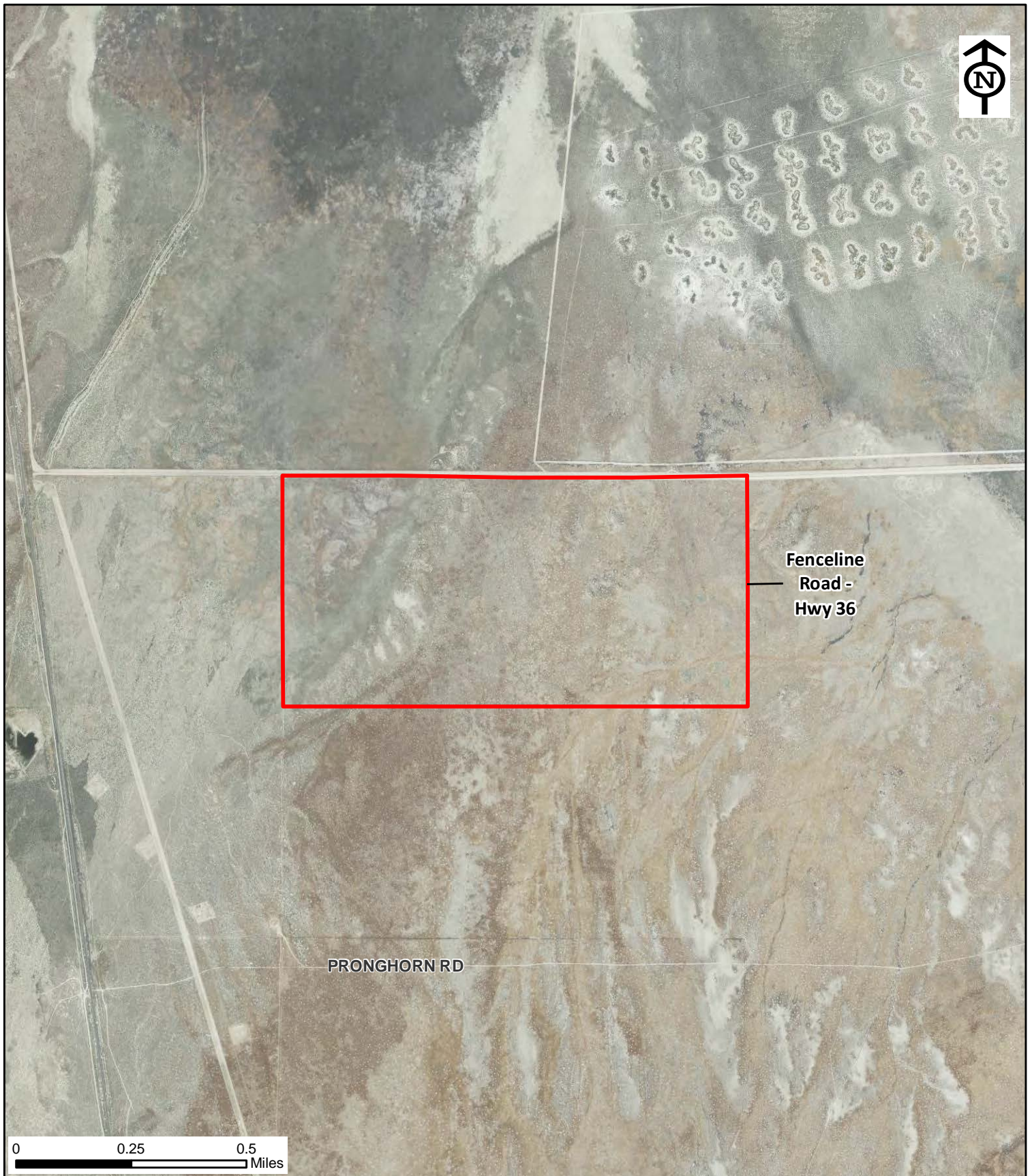
Adopted Weighted Criteria for Suitability			Site Notes / Scoring	
Category	Criteria	Indicator(s)	TOOELE COUNTY - R13 Fenceline Road - Hwy 36 Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	--
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 320 acres (with potential for additional 320 acres). Topography: Level, elevation: 5,000 feet amsl. Present land area unable to accommodate proposed project.	--
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 1.3% of the site	--
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	--
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: no data; SH: Peak Acceleration 20%g	--
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional road access via SR 36 located less than 1 mile to west. Site bordered on north by unnamed, unpaved road.	--
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Isolated location; likely no nearby water supply infrastructure. Development of on-site water system likely necessary (no known water rights available with property).	--
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	No nearby wastewater infrastructure; likely necessary to develop on-site treatment system.	--
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	No known power and gas infrastructure; distances and services to be determined.	--
	Telecommunications (3 pts)	Proximity to service connection	No known infrastructure (cable or fiber optic) in vicinity. Provider(s), services and infrastructure to be determined.	--

Fenceline Road - Hwy 36 Site - T13


Critically Flawed

Adopted Weighted Criteria for Suitability			Site Notes / Scoring	
Category	Criteria	Indicator(s)	TOOELE COUNTY - R13 Fenceline Road - Hwy 36 Site	Score
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant. Adjacent Uses: North, south, east, west: Vacant. Site is 10 miles south of Town of Rush Valley in remote and isolated location. No schools, churches, or residences near site.	--
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Eagle Mountain Police Department approximately 19 miles; Rush Valley Fire Department approximately 7 miles.	--
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be low relative to other sites for intended use due to remote location, infrastructure limitations, etc.	--
		Site preparation costs (10 pts)	Site preparation costs expected to be low relative to other sites for intended use given level topography, vacant, etc.	--
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high relative to other sites due to roadway improvements and distances to utility connection points and likely upgrades. Capacities and conditions of infrastructure to be determined.	--
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	--

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

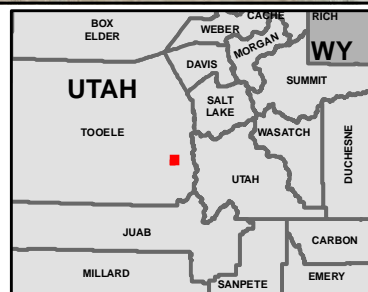


Legend

 Fenceline Road - Hwy 36 - T13 (323 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Fenceline Road - Hwy 36
Tooele County, Utah



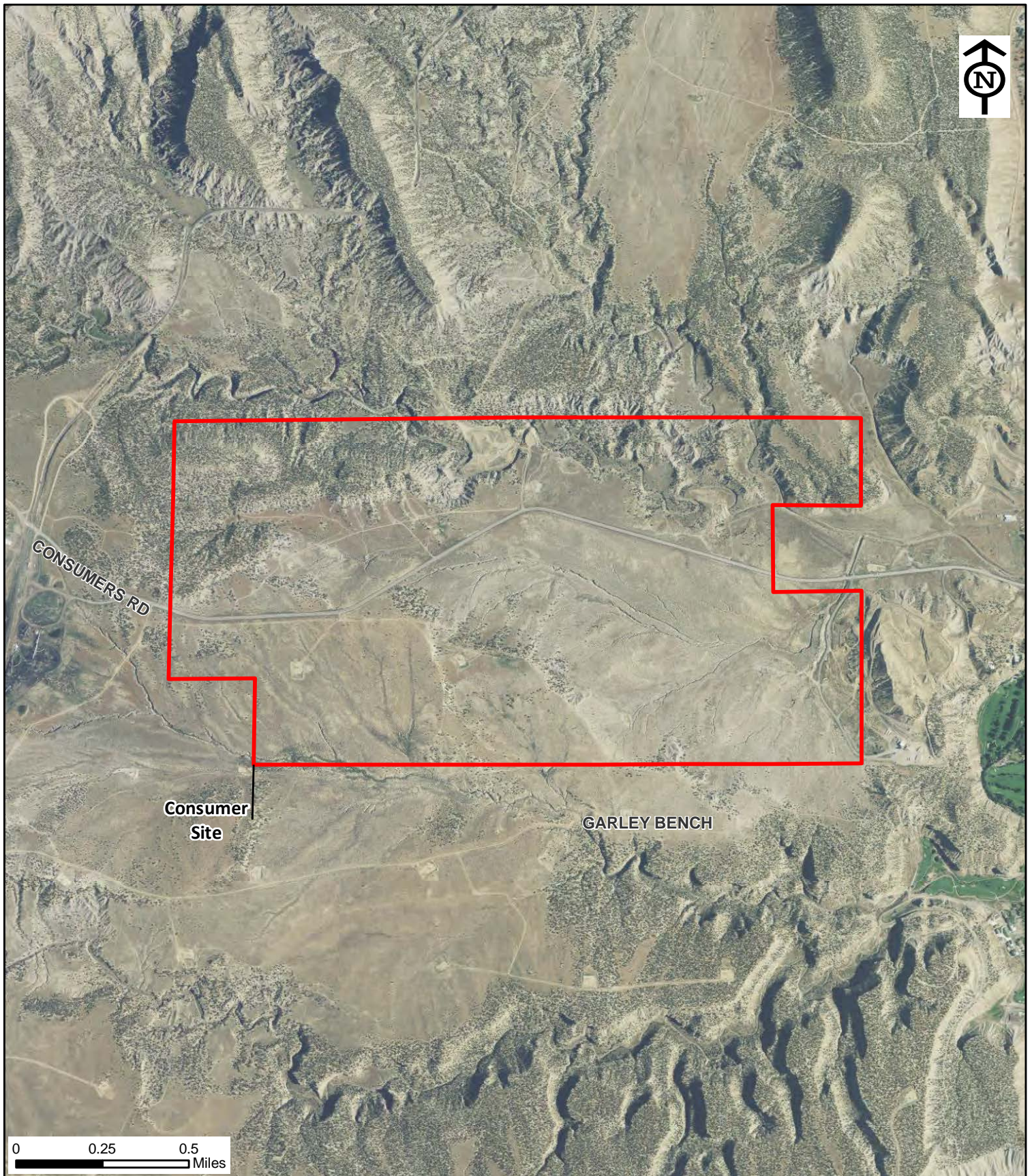
Louis Berger

Findings/Recommendations: Site is located approximately 100 miles from Draper; distance from UDC work or e volunteers, visitors an medical/legal infrastructure necessitates elimination of site from further consideration.

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	CARBON COUNTY - R1 Carbon Consumer Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	--
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 1,203 acres. Topography: hilly, elevations: 5,800-6,300 feet amsl. Site bisected by Consumers Road which limits development potential.	--
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 28.4% of the site	--
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	--
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	0.87% 100 Year FZ; LF: no data; SH: Peak Acceleration 20%g. Large drainages bisect property which will be difficult to avoid.	--
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional access to area via U.S 191, SR 10, SR 6, others. Consumers Road, Shooter's Alley, N 3550, Dump Road, and Pit Road run through site.	--
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Price River Water Improvement District; 12" water lines on US Route 6 approximately 1 mile from site (to be confirmed). Available services, distances and limitations to be determined.	--
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Price River Water Improvement District; 12-inch line located on opposite side of US Route 6 and Price River approximately 1 mile (to be confirmed).	--
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Quester Gas; distribution lines and high pressure main at SR 6 approximately 1.5 miles from site; Rocky Mountain Power; 46 KV transmission line approximately 1 mile from site (to be confirmed).	--
	Telecommunications (3 pts)	Proximity to service connection	Emery Telcom; US Route 6 and Consumer Road; site can be served from north and south (to be confirmed).	--
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Uses: Vacant; mineral extraction, possible grazing. Adjacent Uses: North and south: Vacant, mining, grazing; East: Vacant, mining, golf course; West: Vacant, mining. Community of Spring Glen located opposite US Route 6 within 1-2 miles of site. Agricultural residences approximately 0.4 mile east of site.	--
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Price Police Department approximately 5 miles; Helper Fire Department approximately 2 miles.	--

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	CARBON COUNTY - R1 Carbon Consumer Site	Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Public ownership (SITLA); cost expected to be low relative to other sites for intended use due to remote location.	--
		Site preparation costs (10 pts)	Site preparation cost expected to be high relative to other sites due to road relocation, topographic conditions, modification of existing drainages, etc.	--
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be low/moderate relative to other sites; capacities and conditions of infrastructure to be determined.	--
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	--

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

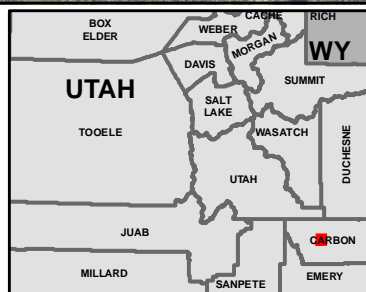



Legend

 Consumer Site - C1 (1203 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



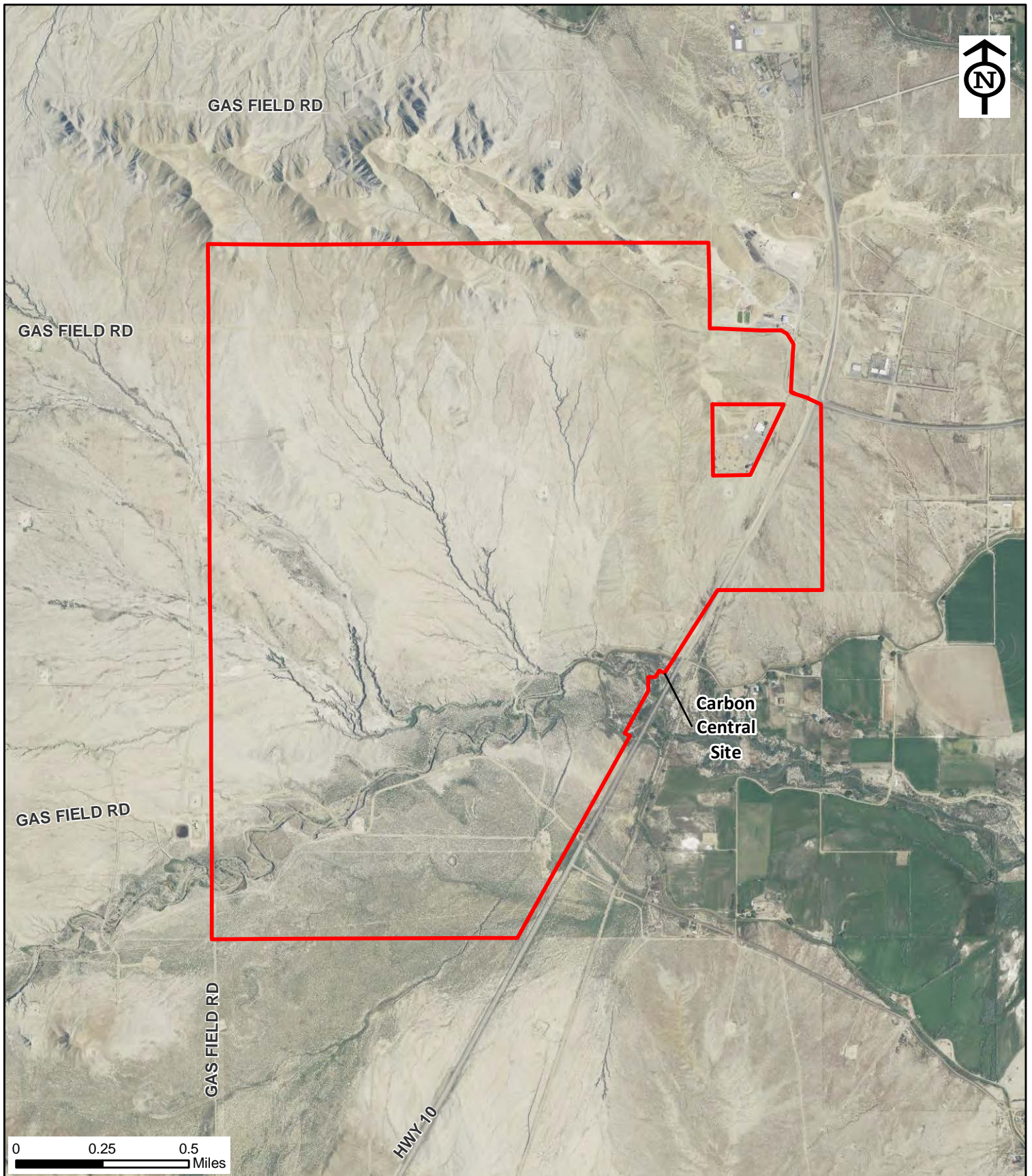
 Utah Prison Siting Program Prospective Sites
AERIAL VIEW Consumer Site Carbon County, Utah
 Louis Berger

Findings/Recommendations: Site is located over 100 miles from Draper; distance from UDC workforce, volunteers, visitors and medical legal infrastructure necessitates elimination of site from further consideration.

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	CARBON COUNTY - R3 Carbon Central Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	--
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 2,200 acres. Topography: gently sloping, elevations: 5,600-5,800 feet amsl. Site bisected by 4100 South, Gasfield Road and Iller Creek limiting development potential.	--
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 12.5% of the site	--
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	--
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	16.94% 100 Year FZ; LF: no data; SH: Peak Acceleration 20%g	--
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional road access via SR 10 which bisects eastern portion of site. Ridge Road located east of site and SR 6 located approximately 4 miles from site.	--
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Castle Valley Special Service District/Western Emery County Communities approximately 7 miles from site (to be confirmed). Available services, distances and limitations to be determined.	--
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Castle Valley Special Service District/Western Emery County Communities approximately 7.5 miles from site (to be confirmed).	--
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Questar Gas; high pressure main lies west side of property; Rocky Mountain Power; 69 and 138 KV transmission lines within 2 miles of site (to be confirmed).	--
	Telecommunications (3 pts)	Proximity to service connection	Emery Telcom; fiber optic along SR 10; can be serviced from north and south (to be confirmed).	--
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant; mining; possible grazing; possible oil/gas well pads. Adjacent Uses: Mining, grazing to north, south, and west; east is mining. Small inholding in middle of site (zoned I-1) appears to have an active truck sales or service or other automotive business. Several agricultural residences within 0.5 mile to east/ southeast of site.	--
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Wellington Police Department approximately 4 miles; Price Fire Department approximately 4 miles.	--

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	CARBON COUNTY - R3 Carbon Central Site	Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Public ownership (SITLA); cost expected to be low relative to other sites for intended use due to remote location.	--
		Site preparation costs (10 pts)	Site preparation cost expected to be low relative to other sites due to topography, vacant, etc.	--
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be low/moderate relative to other sites; capacities and conditions of infrastructure to be determined.	--
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	--

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

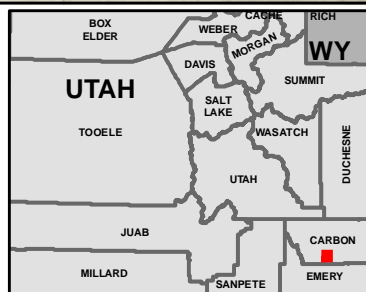


Legend

Carbon Central Site - C3 (1809 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Carbon Central Site
Carbon County, Utah



Louis Berger

Carbon South Site - C2

Critically Flawed

Findings/Recommendations: Site is located over 100 miles from Draper; distance from UDC workforce, volunteers, visitors and medical legal infrastructure necessitates elimination of site from further consideration.

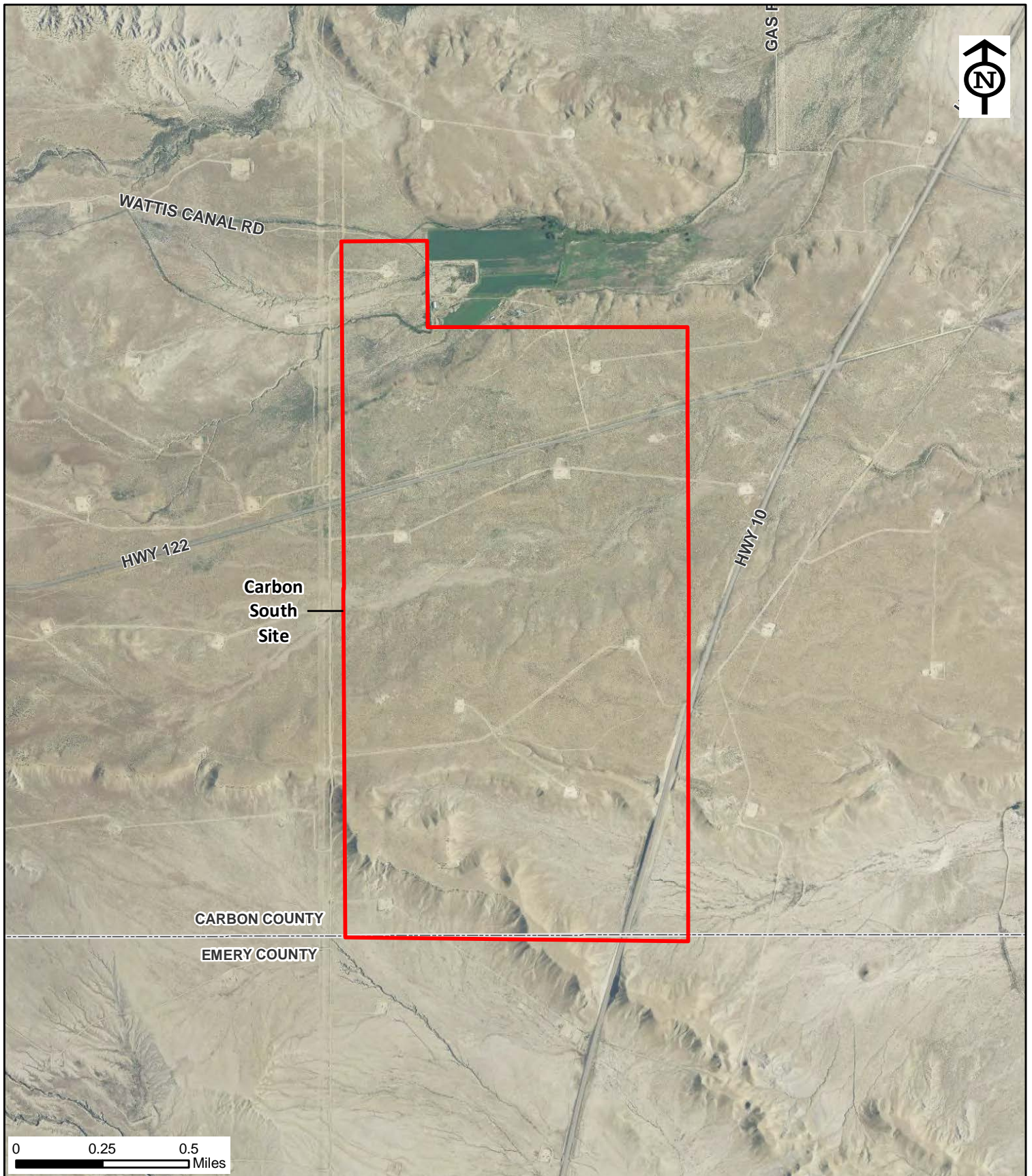
Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	CARBON COUNTY - R2 Carbon South Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	--
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 1,172 acres. Topography: partially hilly, elevations: 5,800-6,000 feet amsl. Site bisected by SR 122 and SR 10 limiting development potential.	--
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 14.4% of the site	--
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	--
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	0.05% 100 Year FZ; LF: no data; SH: Peak Acceleration 20%g	--
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional road access via SR 10 which bisects eastern portion of site. Road relocations likely necessary to fully utilize site.	--
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Castle Valley Special Service District/Western Emery County Communities approximately 7 miles from site (to be confirmed). Available services, distances and limitations to be determined.	--
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Castle Valley Special Service District/Western Emery County Communities approximately 7.5 miles from site (to be confirmed).	--
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Questar Gas; high pressure main located on west side of property; Rocky Mountain Power; 69 and 138 KV transmission lines within 2 miles of site (to be confirmed).	--
	Telecommunications (3 pts)	Proximity to service connection	Emery Telcom; fiber optic line along SR 10; can be serviced from north and south (to be confirmed).	--
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant; apparent oil/gas wells (numerous); possible grazing. Adjacent Uses: Vacant; well pads; agricultural operation including one agricultural residence on adjoining north parcel. No schools or churches within one mile of site.	--
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Wellington Police Department approximately 7 miles; Elmo Fire Department approximately 7 miles.	--

Carbon South Site - C2

Critically Flawed

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	CARBON COUNTY - R2 Carbon South Site	Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Public ownership (SITLA); cost expected to be low relative to other sites for intended use due to remote location.	--
		Site preparation costs (10 pts)	Site preparation cost expected to be high relative to other sites due to road relocations, removal of oil/gas wells (potential mineral rights), etc.	--
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be low/moderate relative to other sites; capacities and conditions of infrastructure to be determined.	--
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	--

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

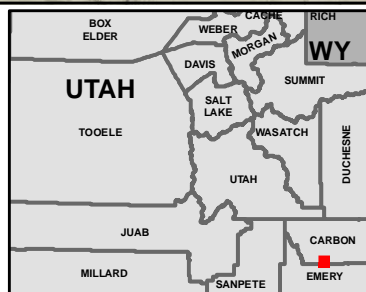


Legend

Carbon South Site - C2 (1172 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Carbon South Site
Carbon County, Utah



Louis Berger

Millard County Site - M1

Critically Flawed

Findings/Recommendations: Site is located over 110 miles from Draper; distance from UDC workforce, volunteers, visitors and medical/legal infrastructure necessitates elimination of site from further consideration.

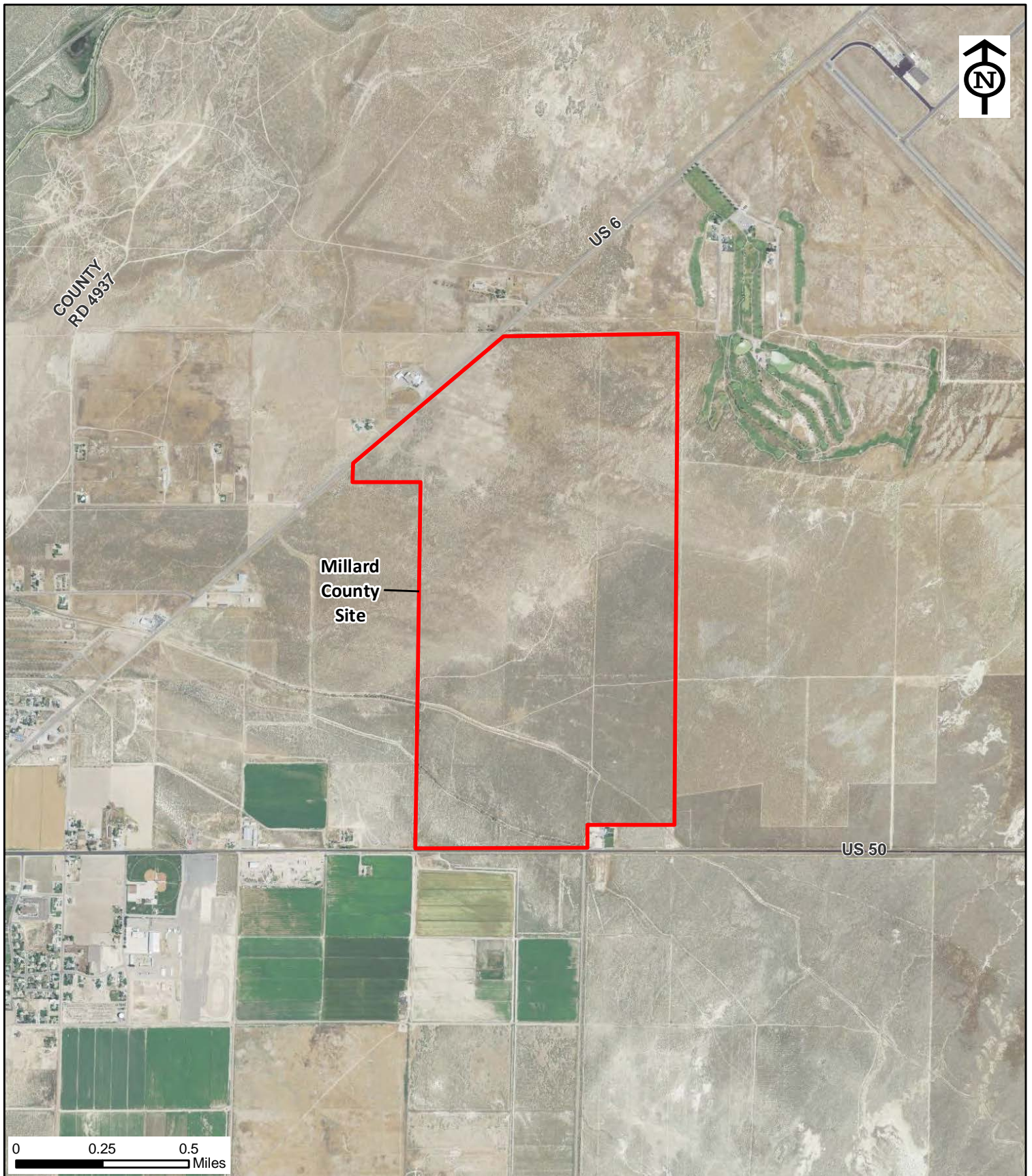
Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	MILLARD COUNTY - R1 Millard County Site	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	--
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 699 acres; Topography: Level, elevation 4,600-4,700 feet amsl. Site bisected by canal system limiting development potential.	--
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 0.3% of the site	--
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.0% wetlands	--
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	No FZ; LF: no data; SH: Peak Acceleration 18%g	--
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional road access is via SR 6 which borders site to northwest with SR 50 (E. Main Street) bordering to south.	--
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Within two miles, upgrades needed; Delta City; new water line runs along SR 6 (to be confirmed).	--
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Within two miles, upgrades needed; Delta City service provider within 1 mile (to be confirmed).	--
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Questar Gas infrastructure on property; Rocky Mountain Power service on property (to be confirmed).	--
	Telecommunications (3 pts)	Proximity to service connection	Telecommunications services reportedly available to site. Provider(s), services, and infrastructure to be determined.	--

Millard County Site - M1

Critically Flawed

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	MILLARD COUNTY - R1 Millard County Site	Score
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant. Adjacent Uses: Northeast: Vacant with golf course nearby. North: Vacant/agriculture. Northwest: Cheese manufacturing; agricultural residence. West and south: Vacant/agriculture. Southeast: Agricultural residence; Nearest residences (2) immediately adjacent to site, and approximately 5 additional agricultural residences within one mile. Delta North, Delta Middle, and Delta High Schools within two miles of site.	--
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Delta Police Department approximately 2 miles; Delta Fire Department approximately 2 miles.	--
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be moderate/high relative to other sites for intended use due to proximity to Delta City and its services and amenities.	--
		Site preparation costs (10 pts)	Site preparation costs expected to be low relative to other sites due to level topography, vacant, etc.	--
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be low/moderate relative to other sites; capacities and conditions of infrastructure to be determined.	--
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Development expected to expand outward from Delta City along main transportation routes towards site.	--

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

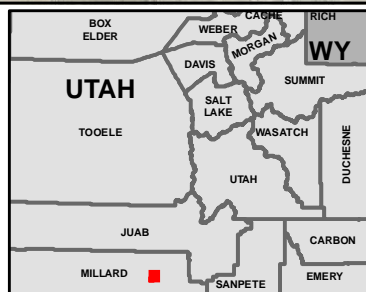



Legend

Millard County Site - M1 (699 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



 **Utah Prison Siting Program
Prospective Sites**

AERIAL VIEW
Millard County Site
Millard County, Utah



Mohrland Site - E1

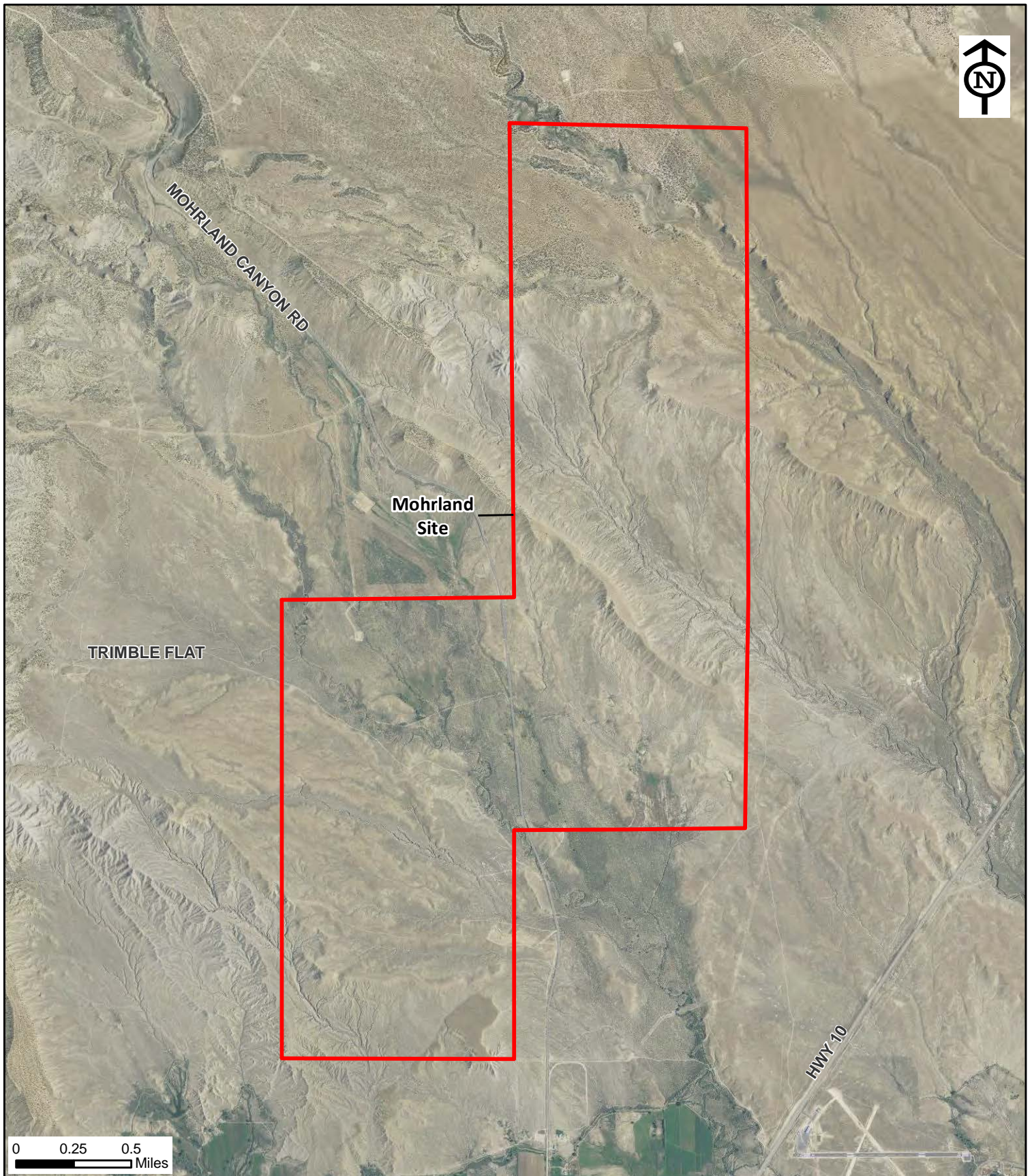
Critically Flawed

Findings/Recommendations: Site is located over 120 miles from Draper; distance from UDC workforce, volunteers, visitors and medical/legal infrastructure necessitates elimination of site from further consideration.

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	EMERY COUNTY - R1 Mohrland	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	--
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 3,286 acres. Topography: hilly, elevations: 5,900-6,400 feet amsl. Site bisected by Mohrland Canyon Road and stream system limiting development potential. Configuration may also be limiting factor.	--
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 51.7% of the site	--
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	0.4% wetlands	--
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	No FZ; LF: no data; SH: Peak Acceleration 20%g	--
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Regional road access via SR 10 located approximately 1 mile to east. Mohrland Canyon Road extends north-south through central portion of site.	--
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Water supply service reportedly available from Castle Valley Special Service District (approximately 1 mile from site). Available services, distances and limitations to be determined.	--
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Castle Valley Special Service District approximately 1.5 miles from site (to be confirmed).	--
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	Questar Gas; high pressure main on SR 10; Rocky Mountain Power; 69 and 138 KV transmission lines within 1 mile (to be confirmed).	--
	Telecommunications (3 pts)	Proximity to service connection	Emery Telcom; fiber optic line along SR 10 and SR 155; site can be serviced from east and west (to be confirmed).	--
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant; Adjacent Uses: vacant. Separated from City of Huntington by lands zoned for M&G-1 and Agricultural use. One residence approximately 0.5 mile southeast of site. Approximately five agricultural residences within 1 mile of southern boundary.	--
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Price Police Department approximately 15 miles; Elmo Fire Department approximately 6 miles.	--

Adopted Weighted Criteria for Suitability			Site Notes		
Category		Criteria	Indicator(s)	EMERY COUNTY - R1 Mohrland	Score
Low Development Costs (25 pts)			Land acquisition (public vs. private) (cost per acre) (5 pts)	Public ownership (SITLA); cost expected to be low relative to other sites for intended use due to remote location.	--
			Site preparation costs (10 pts)	Site preparation cost expected to be moderate relative to other sites due to topography, drainageways, etc.	--
			Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be low/moderate relative to other sites; capacities and conditions of infrastructure to be determined.	--
Outside Path of Pending Economic Development (10 pts)			No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Outside path of development.	--

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

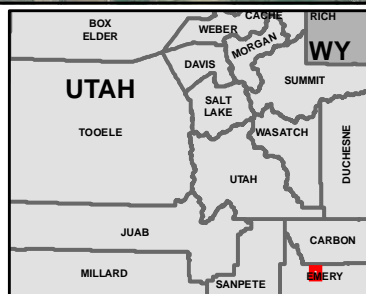


Legend

 Mohrland Site - E1 (3286 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Mohrland Site
Emery County, Utah



Louis Berger

Findings/Recommendations: Inaccessible island location. Costs, complexities, and implementation schedule for developing roadway link makes development unfeasible. Isolated location and reliance on single access road (if built) necessitates elimination of site from further consideration.

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	WEBER COUNTY - R3 Fremont Island	Score
Close Proximity (20 pts)	Proximity to Draper (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Proximity to Existing Workforce (5 pts)	Staff w/in 60-minute drive time ²	Based on Quantitative Proximity Analysis	--
	Medical Treatment (UMC) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
	Legal Services (2nd & 3rd Dist. Courts) (5 pts)	Drive time ¹	Based on Quantitative Proximity Analysis	--
Suitable Land & Environment (20 pts)	Land Area and Topography (5 points)	Site topography / slope (3pts) ⁵ ; gross land area (2 pts) ⁵	Area: 4,020 acres. Topography: partially hilly, elevations range from 4,200-4,300 feet amsl. Presently inaccessible island.	--
	Soil Characteristics (5 points)	Soil suitability for development ³	Very limited soils constitute 30.3% of the site	--
	Wetlands (5 points)	Percent of site covered by wetlands ⁴	19.6% wetlands	--
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (5 points)	Liquefaction potential (LP) ^{5,9} ; seismic hazard (SH) ^{5,9} ; presence of landfill material; floodplains on site ⁶	Undetermined FZ; LF: no data; SH: Peak Acceleration 30%g	--
Extensive Infrastructure (15 pts)	Access to Roadways (3 pts)	Access to Regional Road Network ¹	Inaccessible island location. Requires construction of causeway linking island to mainland.	--
	Water Supply (3 pts)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	No nearby water supply infrastructure.	--
	Wastewater Treatment (3 pts)	Jurisdiction; proximity to service connection; site drainage considerations (streams and/or washes)	Inaccessible island; no nearby wastewater infrastructure.	--
	Electric Power and Natural Gas (3 pts)	Jurisdiction; proximity to service connection	No nearby power or natural gas infrastructure.	--
	Telecommunications (3 pts)	Proximity to service connection	No nearby tele-communications (cable or fiber optic) infrastructure.	--
Compatible Land Use and Existing Community Services (10 pts)	Adjoining and Nearby Land Uses (5 pts)	Zoning designations; principal adjoining land uses that complete or conflict ⁷	Existing Use: Vacant (inaccessible). Adjacent Uses: Not applicable as property is an island.	--
	Emergency Response Services (5 pts)	Distance to nearest police force; distance to nearest fire company/station ^{1,8}	Inaccessible island location; not served by municipal services.	--

Adopted Weighted Criteria for Suitability			Site Notes	
Category	Criteria	Indicator(s)	WEBER COUNTY - R3 Fremont Island	Score
Low Development Costs (25 pts)		Land acquisition (public vs. private) (cost per acre) (5 pts)	Privately-owned; cost expected to be low relative to other sites for intended use due to remote location, lack of access, absence of infrastructure, site preparation requirements, etc.	--
		Site preparation costs (10 pts)	Site preparation costs expected to be high relative to other sites for intended use given lack of access for construction workers and equipment, topographic conditions, etc.	--
		Infrastructure extensions/upgrades costs (10 pts)	Infrastructure costs expected to be high given need to contract link between island and mainland as well as distances to utility connection points.	--
Outside Path of Pending Economic Development (10 pts)		No stated economic development interests, nor inclusion in 30-year planning horizon (10 pts)	Inaccessible island location; outside path of development.	--

Sources: ¹ Google Maps; ² ESRI Streets data with Network Analyst; ³ Suitability for dwellings without basements derived from USDA NRCS soils data; ⁴ NWI maps, unless site has delineation; ⁵ USGS; ⁶ FEMA; ⁷ Local area planning and zoning information; ⁸ Utah Division of Emergency Management; ⁹ Utah Geological Survey

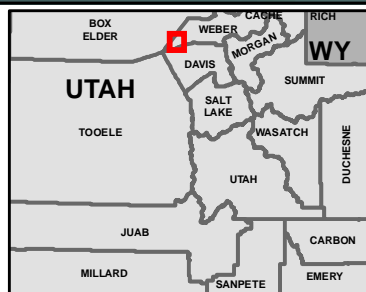


Legend

Fremont Island - W3 (4020 ac)

ROUND 2

Source:
Base Map - 2011 National Agricultural Imagery Program (NAIP).



Utah Prison Siting Program
Prospective Sites

AERIAL VIEW

Fremont Island
Weber County, Utah



Louis Berger