

**State of Utah Prison Relocation Commission**



10.16.2014

# Utah State Prison Siting Program Site Screening Assessment Report

**Relocation of Utah State Prison, Draper**

# ADDENDUM

## Site Screening Assessment Report

The Utah State Legislature established the Prison Relocation Commission (PRC) in early 2014 to evaluate how and where to locate new correctional facilities to replace those comprising the Utah State Prison located in Draper, Utah. Over the past several months, with the assistance of the Utah Department of Corrections, the Utah Division of Facilities Construction and Management, the Commission on Criminal and Juvenile Justice and a consultant team led by MGT of America, Inc., the PRC has identified 26 sites for possible prison development.

Following application of the site screening process, utilizing the PRC's adopted siting criteria, all 26 sites were rated and ranked by the MGT Team. The six highest ranked sites, of the 26 sites, are listed below and have been recommended be carried forward for further assessment.

### Highly Ranked Sites for Further Assessment

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

# Site Screening Assessment Report

## 1. Introduction

The Utah State Legislature established the Prison Relocation Commission (PRC) in early 2014 to evaluate how and where to locate 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 in Draper. The PRC's efforts and resources are focused on providing recommendations to the Legislature and Governor before the 2015 Legislative Session 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 (DOC), the Utah Division of Facilities Construction and Management (DFCM), the Commission on Criminal and Juvenile Justice (CCJJ) and a group of consultants led by MGT of America, Inc.

Having already established its needs and priorities in early 2014, the PRC is advancing the development of new correctional facilities by identifying and evaluating prospective sites using a well-defined set of criteria. The PRC is seeking sites capable of being master planned for development and operation of new, state-of-the-art correctional institutions. At its most basic level, the process of siting a new correctional facility is similar to siting a large school campus, medical complex, business park, or industrial park. However, the unique issues and challenges surrounding correctional facility siting and development often make the process more complex, time-consuming, and costly than for other public projects of a similar scale.

## 2. Prison Relocation Commission's Siting Criteria

Identifying prospective sites with criteria in mind is the first step in determining whether development is feasible at a particular site and if the site and its surroundings are well-suited to host the facility. At the same time, it is recognized that identifying sites that strictly adhere to all siting requirements is unlikely to be successful and will result in elimination of viable sites from consideration. Therefore, flexibility is necessary to achieve the desired result; sites that can be developed for correctional use within a preferred area, at reasonable cost, and with minimal adverse environmental impacts.

Based on its experience in siting correctional facilities, the MGT Team recommended minimum site features and conditions, infrastructure requirements, hazard avoidance standards and other factors inherent in siting new correctional facilities. At its September 3, 2014, meeting, the PRC adopted criteria it is using to screen sites: Proximity, Land and Environment, Infrastructure, Community Services/Other, Development Costs, and Community Acceptance. Each is described below along with their relative importance (weighting) as determined by the PRC.

### Criteria—Proximity (Points: 35 of 100)

- **Proximity to Staff, Visitors and Volunteers.** Successful facility operation is dependent upon ready access by Utah DOC staff, visitors and volunteers. Therefore, sites should be located in areas readily accessible to a majority of current Utah DOC employees, visitors, and volunteers. Sites requiring long

drive times from major population centers should be avoided because they will reduce the likelihood that Utah DOC staff, visitors and volunteers will continue to support the facility.

- **Proximity to Medical and Treatment Providers.** Efficient and effective prison operation is dependent upon ready access to medical facilities and specialists located in the Salt Lake City metropolitan area. Therefore, sites should be located in areas readily accessible to medical facilities and services. Sites requiring long drive times to reach such facilities and specialists should be avoided.
- **Proximity to Legal Services.** Efficient prison operation is also dependent upon ready access to courthouses and various legal services and infrastructure. Therefore, sites should be readily accessible to courthouses and other legal system facilities. Sites requiring long drive times to reach such infrastructure should be avoided.

### **Criteria—Land and Environment (Points: 15 of 100)**

- **Land Area and Topography.** Correctional facility development requires sufficient land area for placement of structures, parking areas, and access roads as well as a buffer zone between the facility and neighboring developments. With few exceptions, 350 to 400 acres represent the minimum gross land area necessary for development. (Additional acreage may be required in situations involving on-site water supply and/or wastewater treatment.) Site topography influences facility placement, layout and design, as well as construction costs associated with site preparation. Sites as near to level (0 to 2 percent slope) as possible with average slope across the site limited to 5 percent are preferable to sites with pronounced changes in topography.
- **Soil Characteristics.** Construction costs increase significantly where soils having liquefaction potential are found. Sites with a preponderance of soils with liquefaction potential should be avoided.
- **Wetlands.** Land inundated by surface or ground waters with “a frequency to support under normal circumstances a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction” are considered wetlands. The alteration or loss of wetlands can result in habitat loss, increased flooding, and decreased groundwater recharge. In addition, development of wetlands can involve significant additional time and resources to satisfy the regulatory review and permit processes. For these reasons development in wetlands should be avoided.
- **Hazard Avoidance (Flooding).** The volume and momentum of rushing river water at flood stage have the potential for creating a wide path of destruction. Such flooding could significantly disrupt correctional facility operations, adversely affect facility security, and cause severe structural damage. Therefore, correctional facility sites should avoid areas affected by flooding.
- **Hazard Avoidance (Geologic Faults).** The nature of geological fault zones and active seismic areas presents a potential threat to the integrity of structures, institution security and the welfare and safety of inmates and staff. As a result, correctional facility sites should avoid such areas.

- **Hazard Avoidance (Landfills).** Landfills have the potential for methane gas releases, leachate formation, and settlement damaging structures, roadways and utilities. Sites previously used for landfilling of solid and other wastes should be avoided.

### **Criteria—Infrastructure (Points: 15 of 100)**

- **Access to Roadways.** Facility operation is dependent upon a workforce, volunteers, visitors and service vehicles having access to the network of regional highways and public transit connections. Therefore, correctional facility sites should be located within areas readily accessible to the regional highway network. Access should be via well-constructed and well-maintained roadways with no obstructions, height limitations or weight restrictions. Access to public transit service is considered a plus.
- **Water Supply.** Potable water supply service is a basic requirement to the functioning of a correctional facility. New correctional facility sites, therefore, should be within areas serviced by a public/private potable water utility. Locations which minimize the cost for extending, upgrading or otherwise improving water supply service are preferred over sites requiring costly improvements. In areas where public/private water supply systems are unavailable or incapable of meeting facility requirements, an on-site water supply system would need to be considered.
- **Wastewater Treatment.** Wastewater treatment is a basic requirement to the functioning of a correctional facility. Therefore, correctional facility sites should be located within areas serviced by public wastewater collection and treatment systems. Locations which minimize the costs associated with extending, upgrading or otherwise improving wastewater systems are preferred over sites requiring costly improvements. In areas where public wastewater systems are unavailable or incapable of meeting facility requirements, an on-site wastewater treatment and disposal system would need to be considered.
- **Electric Power.** Electric power is a basic requirement to the functioning of a correctional facility. Sites should have access to primary electric power transmission systems operating at 69kV or higher. Sites which minimize any costs associated with extending, upgrading or otherwise improving power supply equipment necessary to service the facility are preferred over sites requiring costly improvements.
- **Natural Gas.** Natural gas supply is a basic requirement to the functioning of a correctional facility. Sites should be located within areas serviced by natural gas suppliers providing uninterruptible service. Locations which minimize the cost for extending, upgrading or otherwise improving natural gas supply are preferred over sites requiring costly improvements.
- **Telecommunications.** Telecommunications service is a basic requirement to the functioning of a correctional facility. Sites should be located within areas served by telecommunications operators providing local, long distance, and mobile services. Locations which minimize the cost for extending, upgrading or otherwise improving telecommunications service are preferred over sites requiring costly improvements.

**Criteria—Community Services/Other (Points: 10 of 100)**

- **Emergency Response Services (Police and Fire Protection and Emergency Medical Care).** Sites should be located in or near areas served by municipal/county police and fire departments employing full-time police officers, trained firefighters, dispatchers and support personnel and equipment. Although Utah DOC relies upon its staff and resources to ensure overall security, support from nearby law enforcement resources is desirable in the event of an emergency. While new correctional facilities are fire resistive and have fire and smoke detectors, sensors, and sprinkler systems, it is advantageous to have back-up support from nearby fire protection resources in the event of an emergency. Sites should also be located in proximity to public/private hospitals providing fully-staffed, 24-hour emergency services. Although new facilities include fully-equipped and staffed medical units, it is advantageous to have emergency medical services available nearby if a serious accident, illness or similar emergency occurs.
- **Adjoining and Nearby Land Uses.** Sites containing homes or commercial uses should be avoided to eliminate the need to relocate residents or businesses. Sites bordering upon residential neighborhoods, parks and playgrounds, schools, religious and cultural sites, and similar land uses should also be avoided. Provision of a buffer from such developments reduces land use compatibility conflicts.
- **Ownership.** Property acquisition should be able to be accomplished with relative ease. Therefore, sites should be free of deed restrictions and covenants and include surface and subsurface water and mineral rights. Use of public lands should be considered when available, practical and better suited than private lands.

**Criteria—Development Costs (Points: 10 of 100)**

- **Development Costs.** Each site has unique features that result in higher or lower construction costs. Sites that result in high costs to develop (i.e., land acquisition, site preparation, infrastructure improvements, environmental mitigation, etc.) relative to other sites should be avoided. The total cost to develop should be a basis for comparison between prospective sites.

**Criteria—Community Acceptance (Points: 15 of 100)**

- **Community Acceptance.** Sites should be located in or near communities whose leaders have expressed the willingness to accept/support correctional facility development. Supportive communities are more likely to assist with provision of utilities and other local services while avoiding costly and time-consuming legal and other challenges.

Concurrent with development of siting criteria, the MGT Team also established an initial site search radius within which efforts to identify and elicit prospective correctional facility sites were focused. Relying upon input from the PRC and Utah DOC, the initial site search radius took into account the following:

- Current Draper Prison workforce place of residence
- Locations of legal infrastructure currently supporting/serving the Draper Prison



- Locations of medical and health care services currently supporting/serving the Draper Prison
- Locations of volunteers and volunteer organizations currently supporting/serving the Draper Prison
- Resident population concentrations
- Regional transportation networks and transit services
- Known community interest in hosting a correctional facility

Based on the above, the initial site search radius comprised Box Elder County, Davis County, Salt Lake County, Tooele County, Utah County, and Weber County.

### 3. Site Identification and Screening Process

At the onset of the site identification process, the PRC and the MGT Team engaged in meetings and discussions with planning and economic development officials operating within the site search radius including representatives of Box Elder County, Davis County, Salt Lake County, Tooele County, Utah County, and Weber County and the cities of Salt Lake, West Valley, Tooele, and Grantsville to explain the siting process and solicit interest and potential sites that could accommodate prison development. In addition, relying upon the real estate industry and via direct contacts with property owners and their representatives, 26 sites located in Box Elder County, Salt Lake County, Utah County, and Tooele County were identified for the PRC's consideration. Each site has undergone an initial screening evaluation to determine suitability relying upon information provided by property owners and published data sources.

**Table 1: Universe of Prospective Correctional Facility Sites**

Site Identifier	Site Name
Box Elder County – 1	Promontory Point Site
Box Elder County – 2	Forest Street / Whistler Site
Box Elder County – 3	Corinne Property Site
Salt Lake County – 1	I-80 / North-South SR 111 Site
Salt Lake County – 2	Airport North Site
Salt Lake County – 3	I-80 (International Center West) Site
Salt Lake County – 4	I-80 / 7200 West Site
Salt Lake County – 5	Riverbend Development Site
Salt Lake County – 6	Magna Site
Salt Lake County - 7	Southwest Valley Site
Tooele County – 1	I-80 / Burmester Road Site
Tooele County – 2	TAD Block (Rush Valley) Site
Tooele County – 3	South Half I-80 Block Site
Tooele County – 4	Grantsville Block Site
Tooele County – 5	Stansfield Site
Tooele County – 6	West Tooele Valley Site

Site Identifier	Site Name
Tooele County – 7	SR 112 / Depot Boundary Road Site
Utah County – 1	Lake Mountains West Site
Utah County – 2	West Lake / Elberta Site
Utah County – 3	Northwest Utah Valley Site
Utah County – 4	Lake Mountain Block Site
Utah County – 5	Cedar Valley #1 Site
Utah County – 6	Cedar Valley #2 Site
Utah County – 7	Fairfield Site
Utah County – 8	Wood Farm Site
Utah County – 10	Smith Property Site

The location of each of the 26 sites is depicted on Exhibit 1.

The purpose of the screening process is to quickly and efficiently evaluate sites with the goal of eliminating sites which are unsuitable for correctional facility development while identifying sites that most closely address the PRC's siting criteria. The MGT Team employed a desk-top screening approach to analyze, evaluate and assess all potential sites against the siting criteria. Sites which best conform to the PRC's siting criteria are then subjected to in-depth study until only the most suitable sites remain for the PRC's consideration.

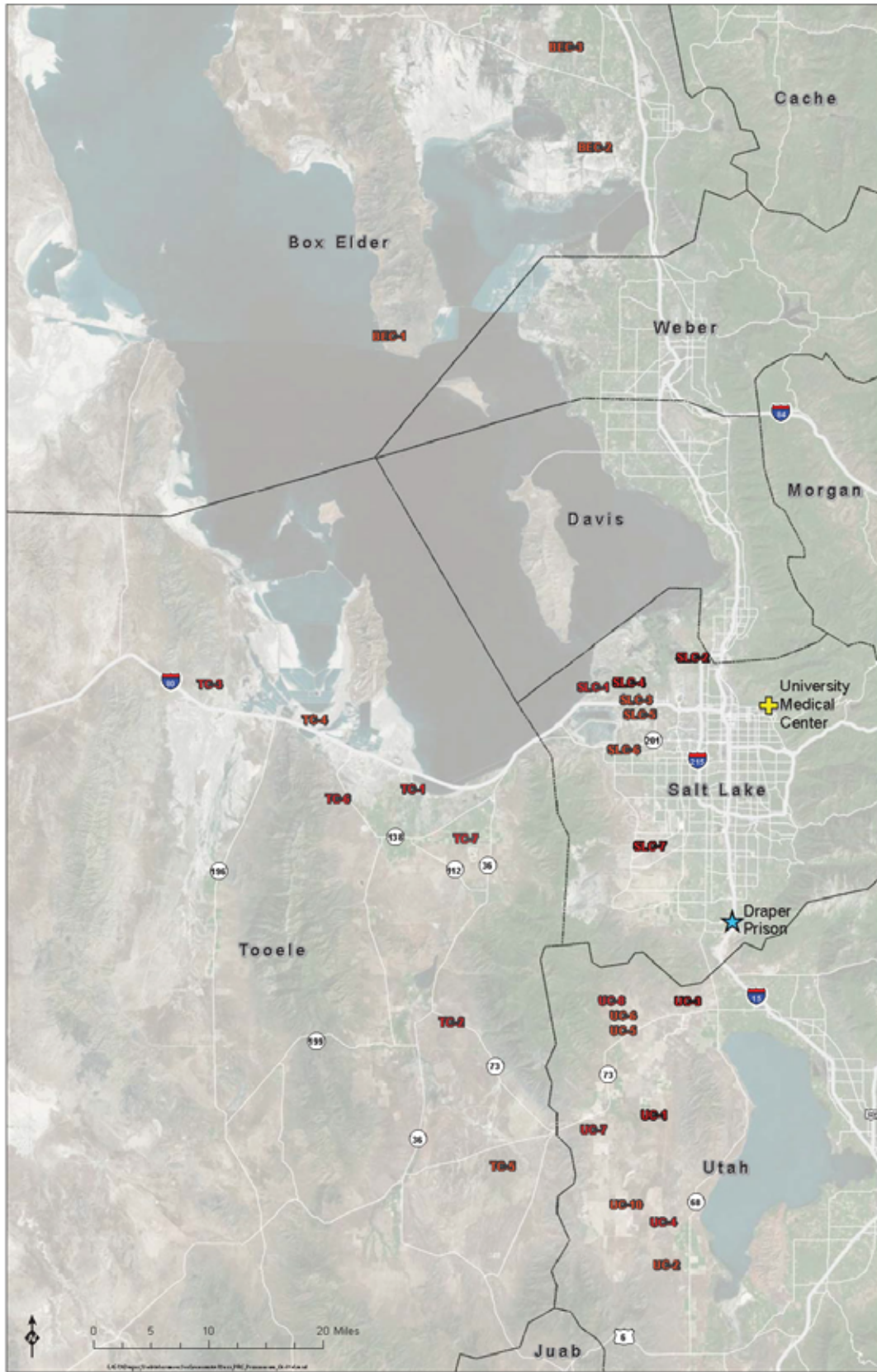
#### **4. Results of Site Screening Process**

Each of the 26 prospective sites has been screened against the PRC's siting criteria with the results summarized in the matrices which follow. The matrices are accompanied by a map depicting the size, configuration and location of each prospective site. Summarized in Table 2 are the results of the screening analysis and overall ranking of the 26 sites.



**Table 2: Ranking Of Prospective Correctional Facility Sites**

Site Identifier	Site Name	Rank	Score
Salt Lake County – 7	Southwest Valley Site	1	86.0
Salt Lake County – 2	Airport North Site	2	82.0
Utah County – 3	Northwest Utah Valley Site	3	80.0
Salt Lake County – 4	I-80 / 7200 West Site	4	76.5
Utah County – 1	Lake Mountains West Site	5	74.5
Tooele County – 7	SR 112 / Depot Boundary Road Site	6	72.5
Tooele County – 6	West Tooele Valley Site	7	62.5
Salt Lake County – 1	I-80 / North–South SR 111 Site	8	61.5
Utah County – 7	Fairfield Site	9	61.0
Tooele County – 1	I-80 / Burmester Road Site	10	56.0
Utah County – 8	Wood Farm Site	11	52.5
Tooele County – 2	TAD Block (Rush Valley) Site	12	52.5
Utah County – 4	Lake Mountain Block Site	13	51.5
Tooele County – 3	South Half I-80 Block Site	14	45.0
Salt Lake County – 3	I-80 (International Center West) Site	15	78.0
Salt Lake County – 5	Riverbend Development Site	16	75.0
Salt Lake County – 6	Magna Site	17	65.0
Utah County – 6	Cedar Valley #2 Site	18	59.0
Utah County – 5	Cedar Valley #1 Site	19	58.0
Tooele County – 4	Grantsville Block Site	20	54.5
Box Elder County – 3	Corinne Property Site	21	45.5
Tooele County – 5	Stansfield Site	22	44.5
Utah County – 2	West Lake / Elberta Site	23	42.5
Utah County – 10	Smith Property Site	24	38.5
Box Elder County – 1	Promontory Point Site	25	37.0
Box Elder County – 2	Forest Street / Whistler Site	26	35.0



**Exhibit 1: Regional Location**

## Site Name: Southwest Valley (Site ID: Salt Lake County #7)

**Rank: #1**

<b>Results Summary</b>	The total score for this site was 86 out of 100 possible points. There were no critical flaws with this site. The site scored relatively high in nearly all categories. It is recommended that this site be carried forward for further analysis.
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### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (13.8 mi, 18 min)	10
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	10
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located within a 50 minute drive (26.9 mi, 34 min)	10
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive of 32.5 mi, 37 min)	4
<b>Proximity Total Score:</b>				<b>34</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Flat elevation ranging from 5,120 feet to 5,260 feet over up to 800 acres	5
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 8.4% of site	3
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	No wetlands	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Zero Liquefaction Potential, Peak Ground Acceleration (Seismic Hazard) of 20; Flood Zone D (possible but undetermined flood hazards where no analysis of flood hazards has been conducted)	4
	<b>Land &amp; Environment Total Score:</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	Highway 48 intersects site	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Infrastructure located in close proximity	2
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	Infrastructure located in close proximity	2
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	Infrastructure located in close proximity	2
	Telecommunications (3 points)	Proximity to service connection	Infrastructure located in close proximity	3
<b>Infrastructure Total Score:</b>				<b>12</b>
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is 6.2 miles (West Jordan Police Department). Closest fire station is West Jordan Fire Station #55 (within 3 miles).	4
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Undeveloped industrial with residential within 1.5 miles (Rio Tinto offers natural buffer)	4
<b>Community Services / Other Total Score:</b>				<b>8</b>
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)			3
	Site preparation costs (2 points)			2
	Infrastructure extensions/upgrades costs (3 points)			2
	<b>Development Costs Total Score:</b>			<b>7</b>
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)			10
	<b>Community Acceptance Total Score:</b>			<b>10</b>
<b>Total Score (out of 100 pts)</b>			<b>86</b>	

<sup>1</sup>ESRI Streets data with Network Analyst, <sup>2</sup>Suitability for dwellings without basements derived from USDA NRCS soils data, <sup>3</sup> NWI maps, unless site has delineation, <sup>4</sup> Google Earth, <sup>5</sup> USGS, <sup>6</sup> FEMA,

<sup>7</sup>Local area planning and zoning information, <sup>8</sup> Utah Division of Emergency Management, <sup>9</sup> Utah Geological Survey.





Southwest Valley Site

BAGCHUS HWY

NEW BINGHAM HWY

**Legend**

- Southwest Valley Site - 796 acres
- County Boundary



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



<p>Utah Prison Siting Program Prospective Sites</p>
<p><b>AERIAL VIEW</b> Southwest Valley Site Salt Lake County, Utah</p>

**Site Name: Airport North (Site ID: Salt Lake County #2)**

**Rank: #2**

**Results Summary**  
 The total score for this site was 82 out of 100 possible points. There were no critical flaws with this site. The site scored relatively high in the Proximity category, but relatively low in the Development Cost category. It is recommended that this site be carried forward for further analysis.

**Scoring Matrix**

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (25.5 mi, 28 min)	10
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	10
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located within a 50 minute drive (13 mi, 22 min)	10
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive of 3rd Dist. Court (35.4 mi, 39 min)	4
<b>Proximity Total Score:</b>				<b>34</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>1</sup> ; gross land area (2 points) <sup>4</sup>	Flat elevation ranging from 4,213 feet to 4,217 feet over 508 acres	5
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils = 99.9% of site	1
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover 6.6 acres (1.5% of site)	2
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	High Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 60; Zone A - 100 year (0.1 % of site)	2
	<b>Land &amp; Environment Total Score:</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	I-215 to W 2100 N to 2200 W (Within 5 miles)	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Available by extension	3
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	Available by extension	3
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	Available by extension	3
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
<b>Infrastructure Total Score:</b>				<b>15</b>
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>6</sup>	Closest police station is 3.0 miles. Closest fire station is 2.4 miles	5
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Business Park, some homes and businesses line eastern portion	4
<b>Community Services / Other Total Score:</b>				<b>9</b>
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		High land acquisition costs relative to all properties	0
	Site preparation costs (2 points)		Low site preparation costs relative to all properties	2
	Infrastructure extensions/upgrades costs (3 points)		Moderate infrastructure costs relative to all properties	2
<b>Development Costs Total Score:</b>				<b>4</b>
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Neutral relative to all properties	10
	<b>Community Acceptance Total Score:</b>			
<b>Community Acceptance Total Score:</b>				<b>10</b>
<b>Total Score (out of 100 pts)</b>				<b>82</b>

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



E



**Legend**

- Airport North Site - 516 acres
- County Boundary



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



<p>Utah Prison Siting Program Prospective Sites</p>
<p><b>AERIAL VIEW</b></p> <p>Airport North Site Salt Lake County, Utah</p>

## Site Name: Northwest Utah Valley (Site ID: Utah County #3)

**Rank: #3**

<b>Results Summary</b>	The total score for this site was 80 out of 100 possible points. There were no critical flaws with this site. The site scored relatively high in the Infrastructure and Community Services categories. It is recommended that this site be carried forward for further analysis.
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### Scoring Matrix

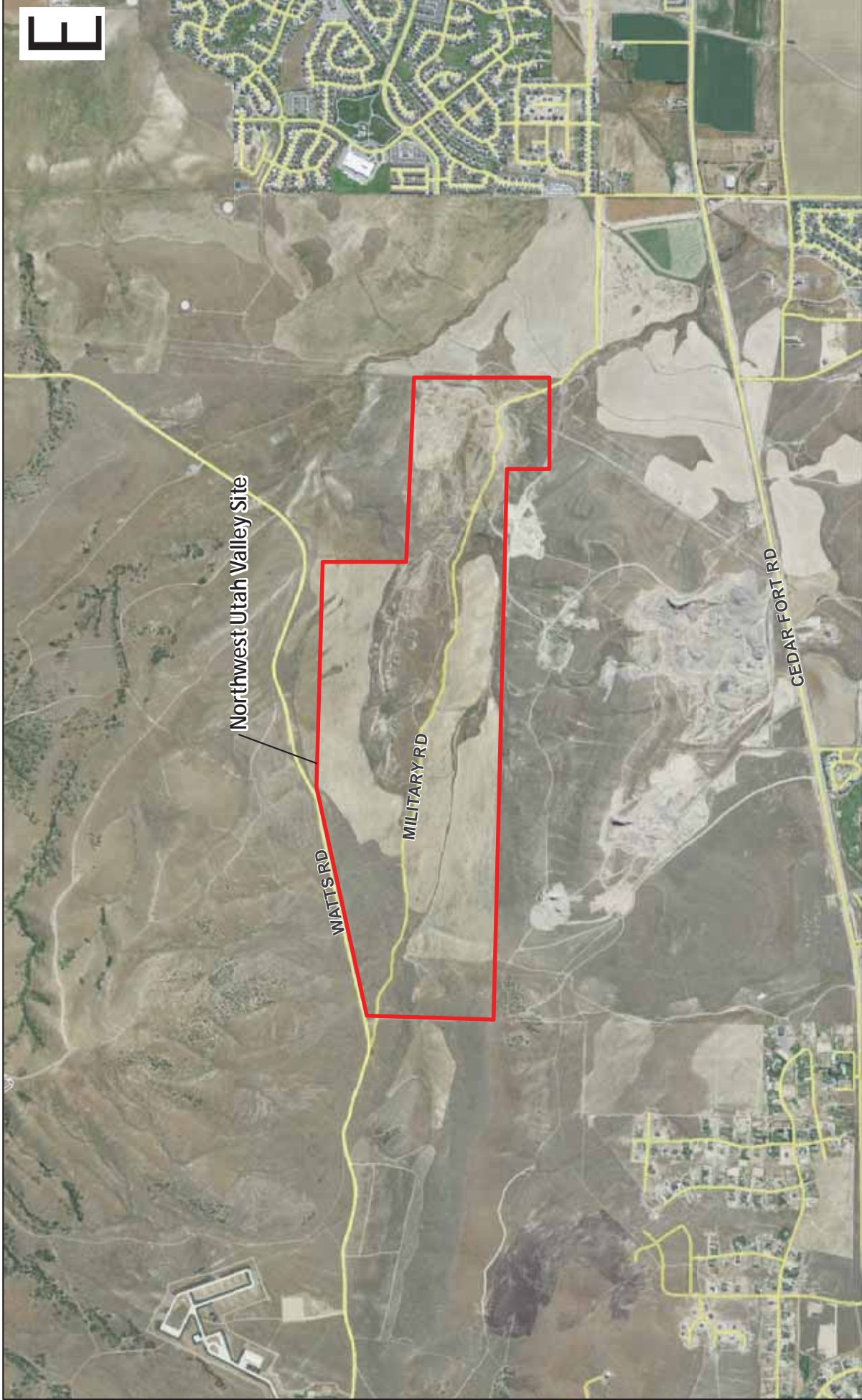
Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (11.9 mi, 33 min)	7.5
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	10
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located within a 50 minute drive (36.3 mi, 48 min)	7.5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located more than 50 minutes away (48.9 mi, 55 min)	2
<b>Proximity Total Score: 27</b>				
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Hilly topography with elevations ranging from 4,780 to 5,300 feet over ± 475 Acres	2
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 15.8% of site	2
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover 1.02 acres (0.21% of site)	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Very Low Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 30-40; Not in Flood Zone	3
	<b>Land &amp; Environment Total Score: 10</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	Utah State Highway 73 (Within 5 miles) to N 800 W to W 8800 N	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Infrastructure under construction	3
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	The master plan for this section of the City includes new trunk lines proposed to convey flow by gravity to the City's connection to the Timpanogas Special Sewer District.	3
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	Available	3
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
	<b>Infrastructure Total Score:</b>			<b>15</b>
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is Saratoga Springs PD (1.8 miles southeast). Closest fire station is 0.7 miles	5
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Private agricultural, industrial (clay quarry), and military (Camp Williams) lands. Views shielded.	5
<b>Community Services / Other Total Score:</b>			<b>10</b>	
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		Moderate land acquisition costs relative to all properties	3
	Site preparation costs (2 points)		High site preparation costs relative to all properties	0
	Infrastructure extensions/upgrades costs (3 points)		Low infrastructure costs relative to all properties	3
<b>Development Costs Total Score:</b>			<b>6</b>	
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Relatively low risk of opposition	12
	<b>Community Acceptance Total Score:</b>			<b>12</b>
<b>Total Score (out of 100 pts)</b>			<b>80</b>	

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



E




Northwest Utah Valley Site

WATTS RD

MILITARY RD

CEDAR FORT RD

**Legend**

 Northwest Utah Valley Site - 477 acres

 County Boundary



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



Utah Prison Siting Program  
Prospective Sites

**AERIAL VIEW**  
Northwest Utah Valley Site  
Utah County, Utah



**Site Name: I-80/7200 West (Site ID: Salt Lake County #4)**

**Rank: #4**

<b>Results Summary</b>	The total score for this site was 76.5 out of 100 possible points. There were no critical flaws with this site. The site scored relatively high in the Proximity category, but relatively low in the Development Cost category. It is recommended that this site be carried forward for further analysis.
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**Scoring Matrix**

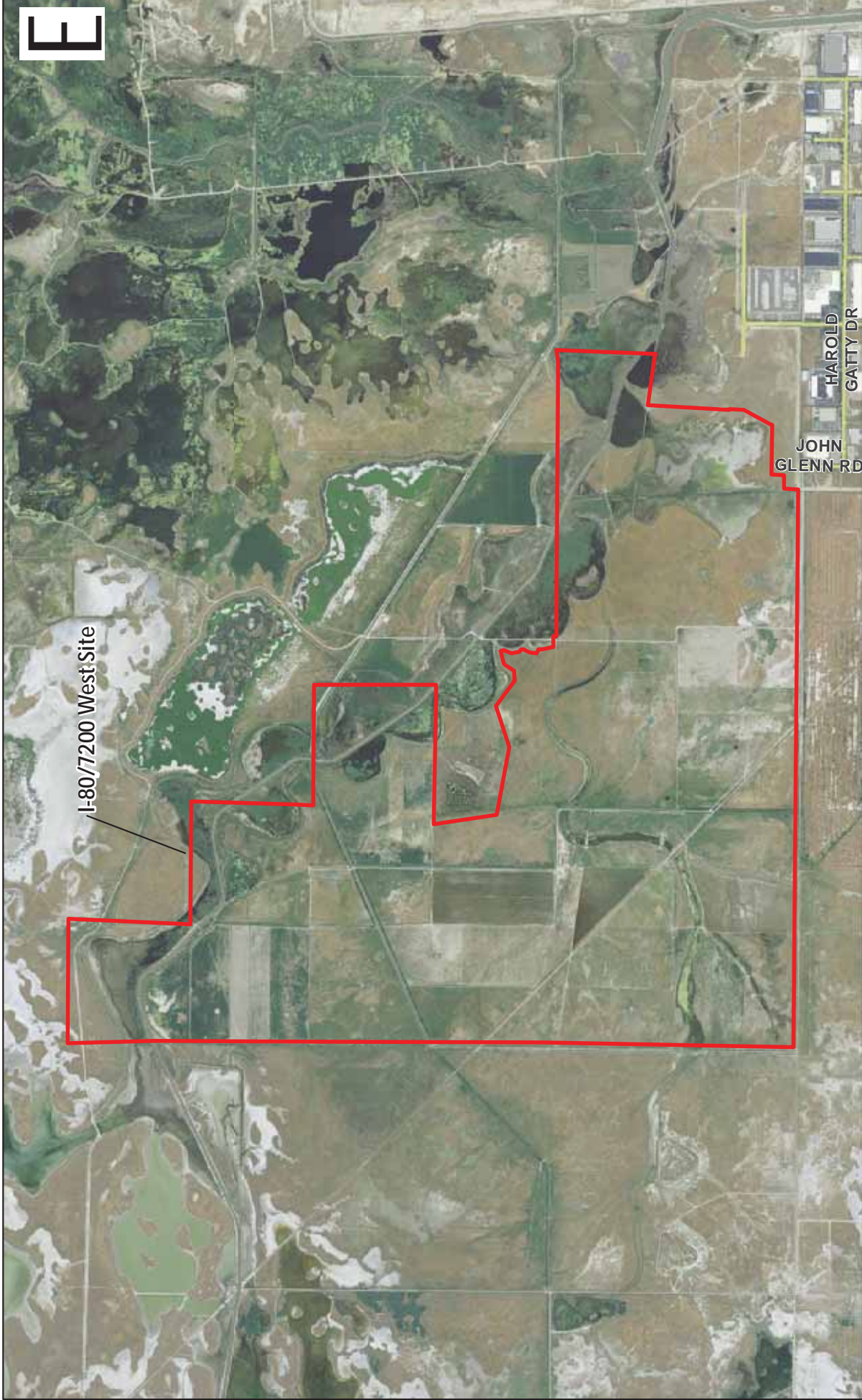
Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (26.5 mi, 29 min)	10
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	7.5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located within a 50 minute drive (13.1 mi, 29 min)	10
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive of 3rd Dist. Court (28 mi, 31 min)	4
<b>Proximity Total Score:</b>				<b>31.5</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Flat elevation ranging from 4,215 feet to 4,220 feet over ± 2,056 acres	5
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils = 38.9% of site	2
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover 327.1 acres (18% of site)	2
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	High Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 50-60; Zone A - 100 year (6 % of site)	2
	<b>Land &amp; Environment Total Score:</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	Interstate 80 (Within 5 miles)	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Available by extension	2
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	Available by extension	2
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	Available by extension	2
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
<b>Infrastructure Total Score:</b>			<b>12</b>	
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is SLC pioneer precinct (6.8 miles). Closest fire station is within 1 mile	4
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Light manufacturing, Open Space	4
<b>Community Services / Other Total Score:</b>			<b>8</b>	
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		High land acquisition costs relative to all properties	0
	Site preparation costs (2 points)		Low site preparation costs relative to all properties	2
	Infrastructure extensions/upgrades costs (3 points)		Moderate infrastructure cost relative to all properties	2
<b>Development Costs Total Score:</b>			<b>4</b>	
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Neutral relative to all properties	10
	<b>Community Acceptance Total Score:</b>			<b>10</b>
<b>Community Acceptance Total Score:</b>			<b>10</b>	
<b>Total Score (out of 100 pts)</b>			<b>76.5</b>	


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



E



**Legend**

 I-80/7200 West Site - 3,036 acres

 County Boundary



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



 <p>Utah Prison Siting Program Prospective Sites</p>	<p><b>AERIAL VIEW</b> I-80/7200 West Site Salt Lake County, Utah</p>	
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## Site Name: Lake Mountains West (Site ID: Utah County #1)

**Rank: #5**

<b>Results Summary</b>	The total score for this site was 74.5 out of 100 possible points. There were no critical flaws with this site. The site scored relatively high in the Infrastructure, Community Services and Development Cost categories, but relatively low in the Proximity category. It is recommended that this site be carried forward for further analysis.
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### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (30.7 mi, 42 min)	7.5
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located more than 50 minutes away (54.5 mi, 71 min)	2.5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive (36.8 mi, 49 min)	3
<b>Proximity Total Score:</b>				<b>18</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Flat topography ranging from 4,836 feet to 4,847 feet over ± 600 acres	5
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 95.6% of site	0
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover less than 1% of site	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Very Low Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 20-30; Not in Flood Zone	4
	<b>Land &amp; Environment Total Score:</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	Nearest is Highway 73 (3.7 miles from site). Eagle Mountain Capital Facilities Plan (EMCFP) indicates minor two-lane collector street planned at project site. Located within the MTP planning area, which describes planned roadway improvements.	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	(EMCFP describes culinary water in planned future facilities (PFF).	3
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	EMCFP describes sewer infrastructure in PFF. SSA improvements would not extend to the site. Sewer treatment is within 1 mile	3
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	EMCFP describes Electrical and Natural Gas Plans.	3
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
	<b>Infrastructure Total Score:</b>			<b>15</b>
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is Eagle Mountain PD (3.5 miles north). Closest fire station is 3.1 miles	4.5
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Located within Eagle Mountain City, a master-planned community. Site is zoned as "Eagle Mountain Properties" per master development plan. Adjacent zoning/land uses are not specified.	5
<b>Community Services / Other Total Score:</b>			<b>9.5</b>	
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		Motivated seller. Low land acquisition costs relative to all properties	5
	Site preparation costs (2 points)		Low site preparation costs relative to all properties	2
	Infrastructure extensions/upgrades costs (3 points)		Low infrastructure costs relative to all properties	3
<b>Development Costs Total Score:</b>			<b>10</b>	
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Utah county official supports site	10
	<b>Community Acceptance Total Score:</b>			<b>10</b>
<b>Total Score (out of 100 pts)</b>			<b>74.5</b>	

<sup>1</sup>ESRI Streets data with Network Analyst. <sup>2</sup>Suitability for dwellings without basements derived from USDA NRCS soils data. <sup>3</sup> NMI maps, unless site has delineation, <sup>4</sup> Google Earth, <sup>5</sup> USGS, <sup>6</sup> FEMA,

<sup>7</sup>Local area planning and zoning information, <sup>8</sup> Utah Division of Emergency Management, <sup>9</sup> Utah Geological Survey.



Lake Mountains West Site

1000 N

LAKE MOUNTAIN RD

500 N

LS 0

E

**Legend**

- Lake Mountains West - 602 acres
- County Boundary



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



<p>Utah Prison Siting Program Prospective Sites</p>	<p><b>AERIAL VIEW</b></p> <p>Lake Mountains West Utah County, Utah</p>	
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**Site Name: SR 112/Depot Boundary Road (Site ID: Tooele County #7)**

**Rank: #6**

<b>Results Summary</b>	The total score for this site was 72.5 out of 100 possible points. There were no critical flaws with this site. The site scored moderately high in nearly all categories except Development Cost. It is recommended that this site be carried forward for further analysis.
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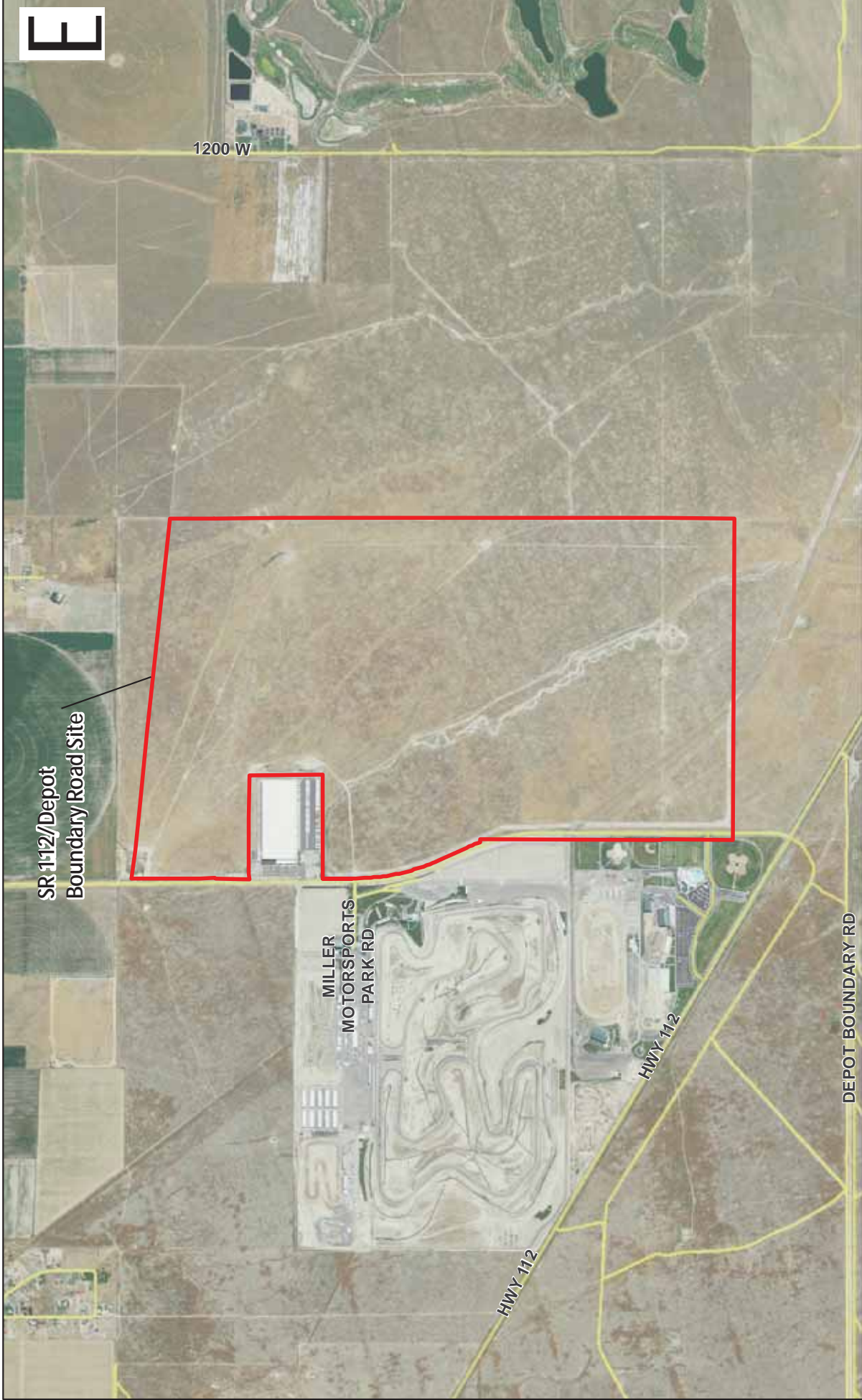
**Scoring Matrix**

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located more than 50 minutes away (50 mi, 50 min)	5
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	2.5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located within a 50 minute drive (38.6 mi, 43 min)	7.5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive of 3rd Dist. Court (4.3 mi, 7 min)	5
<b>Proximity Total Score:</b>				<b>20</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Flat topography with elevations ranging from 4,520 feet to 4,600 feet over up to 900 acres	5
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 0% of site	3
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	No wetlands	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Very Low Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 30; Located in Zone X (not in flood hazard zone)	3
<b>Land &amp; Environment Total Score:</b>				<b>14</b>

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	Adjacent to UT Highway 112	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Service available from City of Grantsville	3
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	Service available from City of Grantsville	1
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	Service available from Rocky Mountain Power	2
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
<b>Infrastructure Total Score:</b>				
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is Tooele PD (within 5 miles); Closest fire station is Erda fire station (within 3 miles)	4.5
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Agriculture and recreational (Miller Motorsports Park and Links at Overlake)	5
<b>Community Services / Other Total Score:</b>				
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		Moderate land acquisition costs relative to all properties	3
	Site preparation costs (2 points)		Low site preparation costs relative to all properties	2
	Infrastructure extensions/upgrades costs (3 points)		Moderate infrastructure costs relative to all properties	2
	<b>Development Costs Total Score:</b>			
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Neutral relative to all properties	10
	<b>Community Acceptance Total Score:</b>			
<b>Total Score (out of 100 pts)</b>				<b>72.5</b>

<sup>1</sup>ESRI Streets data with Network Analyst. <sup>2</sup>Suitability for dwellings without basements derived from USDA NRCS soils data. <sup>3</sup> NMI maps, unless site has delineation, <sup>4</sup> Google Earth, <sup>5</sup> USGS, <sup>6</sup> FEMA, <sup>7</sup>Local area planning and zoning information, <sup>8</sup> Utah Division of Emergency Management, <sup>9</sup> Utah Geological Survey.





SR 112/Depot  
Boundary Road Site

MILLER  
MOTORSPORTS  
PARK RD

HWY 112

DEPOT BOUNDARY RD

HWY 112

1200 W

E

**Legend**

- SR 112/Depot Boundary Road Site - 900 acres
- County Boundary



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



<p>Utah Prison Siting Program Prospective Sites</p>
<p><b>AERIAL VIEW</b></p> <p>SR 112/Depot Boundary Road Site Tooele County, Utah</p>

## Site Name: West Tooele Valley (Site ID: Tooele County #6)

**Rank: #7**

<b>Results Summary</b>	The total score for this site was 62.5 out of 100 possible points. There were no critical flaws with this site, but the site scored relatively low in most categories. The site is not recommended for further analysis.
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### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
Proximity (35 points)	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located more than 50 minutes away (59.4 mi, 56 min)	2.5
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	2.5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located within a 50 minute drive (41.6 mi, 49 min)	5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive of 3rd Dist. Court (17.4 mi, 25 min)	5
<b>Proximity Total Score:</b>				<b>15</b>
Land & Environment (15 points)	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Hilly topography with elevations ranging from 4,260 feet to 4,800 feet over ±605 acres	2
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 2.7% of site	3
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	No wetlands - all wetlands occur east of Highway 138	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Very Low to Low (along highway 138) Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 20; Flood Zone D (possible but undetermined flood hazards where no analysis of flood hazards has been conducted)	4
<b>Land &amp; Environment Total Score:</b>				<b>12</b>



<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	Highway 138 to west of site (Within 5 miles).	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Service available from City of Grantsville	3
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	Service available from City of Grantsville	1
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	Service available from Rocky Mountain Power	2
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
<b>Infrastructure Total Score:</b>			<b>12</b>	
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is Grantsville PD (6 miles). Closest fire station is 4.5 miles	3.5
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	General Manufacturing. Isolated locale; few nearby conflicts	5
<b>Community Services / Other Total Score:</b>			<b>8.5</b>	
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)	Land acquisition (cost per acre) (5 points)	Moderate land acquisition costs relative to all properties	3
	Site preparation costs (2 points)	Site preparation costs (2 points)	High site preparation costs. Significant regrading required.	0
	Infrastructure extensions/upgrades costs (3 points)	Infrastructure extensions/upgrades costs (3 points)	Moderate infrastructure costs relative to all properties	2
<b>Development Costs Total Score:</b>			<b>5</b>	
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)	Stated interest from community reps and/or risk of opposition (15 points)	Neutral relative to all properties	10
	<b>Community Acceptance Total Score:</b>			<b>10</b>
<b>Total Score (out of 100 pts)</b>			<b>62.5</b>	

<sup>1</sup>ESRI Streets data with Network Analyst. <sup>2</sup>Suitability for dwellings without basements derived from USDA NRCS soils data. <sup>3</sup>NWI maps, unless site has delineation. <sup>4</sup>Google Earth. <sup>5</sup>USGS. <sup>6</sup>FEMA.

<sup>7</sup>Local area planning and zoning information. <sup>8</sup>Utah Division of Emergency Management. <sup>9</sup>Utah Geological Survey.

E



**Legend**

- West Tooele Valley - 652 acres
- County Boundary



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



<p>Utah Prison Siting Program Prospective Sites</p>	<p><b>AERIAL VIEW</b></p> <p>West Tooele Valley Tooele County, Utah</p>

**Site Name: I-80/North-South SR 111 (Site ID: Salt Lake County #1)**

**Rank: #8**

<b>Results Summary</b>	The total score for this site was 61.5 out of 100 possible points. There were no critical flaws with this site. The site scored relatively high in the Infrastructure and Community Services categories, but relatively low in the Development Cost category. The site is not recommended for further analysis.
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**Scoring Matrix**

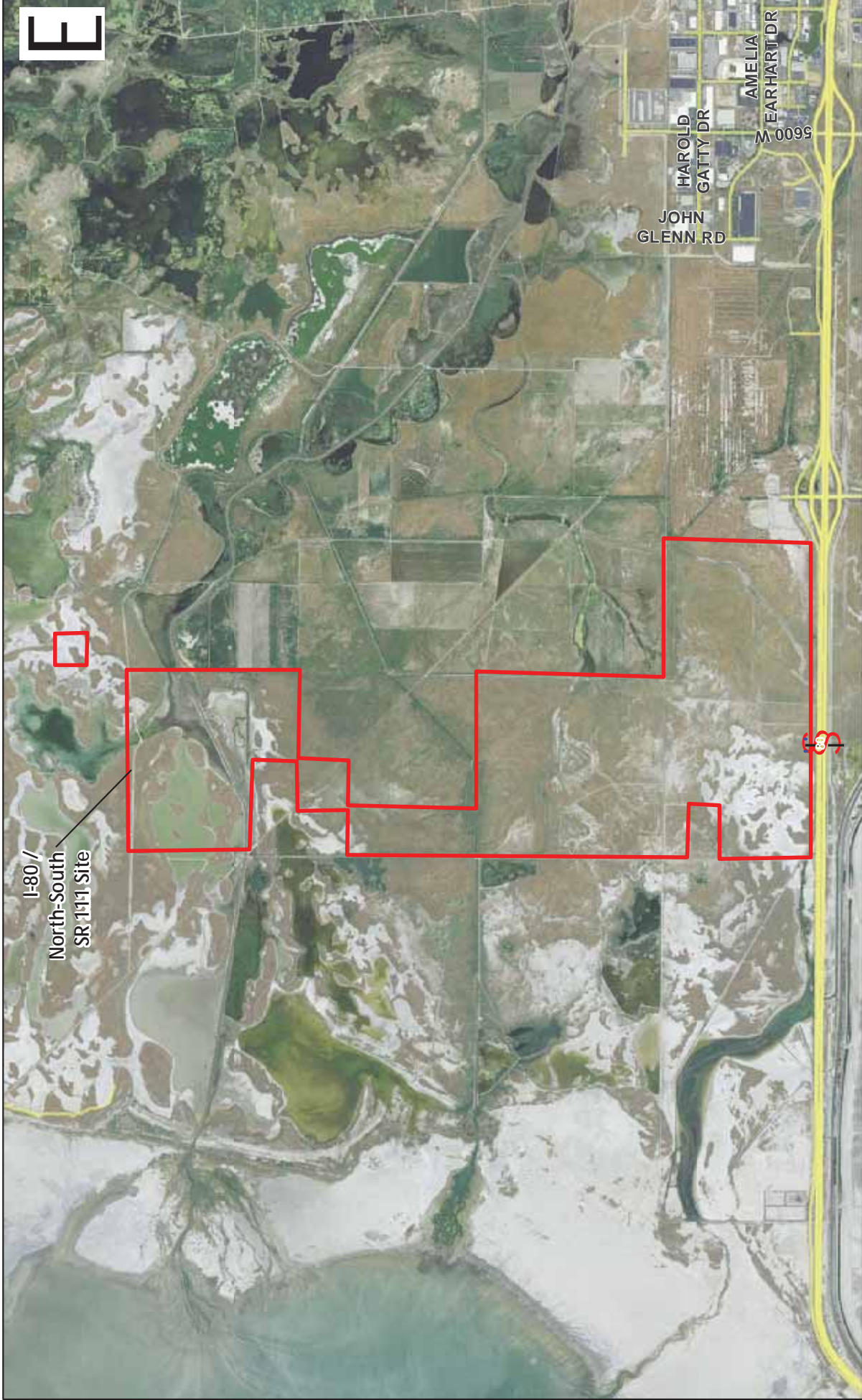
Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (30.5 mi, 40 min)	7.5
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	7.5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located within a 50 minute drive (17.5 mi, 35 min)	7.5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive of 3rd Dist. Court (28.3 mi, 40 min)	4
<b>Proximity Total Score:</b>				<b>26.5</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Flat elevation ranging from 4,215 to 4,230 feet over ± 2,240 acres	5
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils = 94.3% of site	0
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover 561.02 acres (25% of site)	2
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	High Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 40-50; Zone A - 100 year (22.2 % of site)	2
<b>Land &amp; Environment Total Score:</b>				<b>9</b>

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	Interstate 80 at southern boundary of site (Within 5 miles)	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Available by extension	1
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	Available by extension	1
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	Available by extension	1
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	2
<b>Infrastructure Total Score:</b>				<b>8</b>
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is 9.3 miles. Closest fire station is 2.1 miles	3.5
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Agriculture and Open Space	5
<b>Community Services / Other Total Score:</b>				<b>8.5</b>
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		High land acquisition costs relative to all properties	0
	Site preparation costs (2 points)		Moderate site preparation costs relative to all properties	1
	Infrastructure extensions/upgrades costs (3 points)		High infrastructure costs relative to all properties	1
<b>Development Costs Total Score:</b>				<b>2</b>
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Environmental groups may oppose	7.5
	<b>Community Acceptance Total Score:</b>			
<b>Total Score (out of 100 pts)</b>				<b>61.5</b>

<sup>1</sup>ESRI Streets data with Network Analyst, <sup>2</sup>Suitability for dwellings without basements derived from USDA NRCS soils data, <sup>3</sup>NWI maps, unless site has delineation, <sup>4</sup>Google Earth, <sup>5</sup>USGS, <sup>6</sup>FEMA,

<sup>7</sup>Local area planning and zoning information, <sup>8</sup>Utah Division of Emergency Management, <sup>9</sup>Utah Geological Survey.





E

I-80 /  
North-South  
SR 111 Site

JOHN  
GLENN RD  
HAROLD  
GATTY DR  
AMELIA  
M EARHART DR  
5500

	Utah Prison Siting Program Prospective Sites
	<b>AERIAL VIEW</b> I-80 / North-South SR 111 Salt Lake County, Utah
	



**Legend**

- I-80 / North-South SR 111 - 2,243 acres
- County Boundary

0      0.5      1 Miles

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

## Site Name: Fairfield (Site ID: Utah County #7)

**Rank: #9**

<b>Results Summary</b>	The total score for this site was 61 out of 100 possible points. There were no critical flaws with this site, but the site scored relatively low in nearly all categories. The site is not recommended for further analysis.
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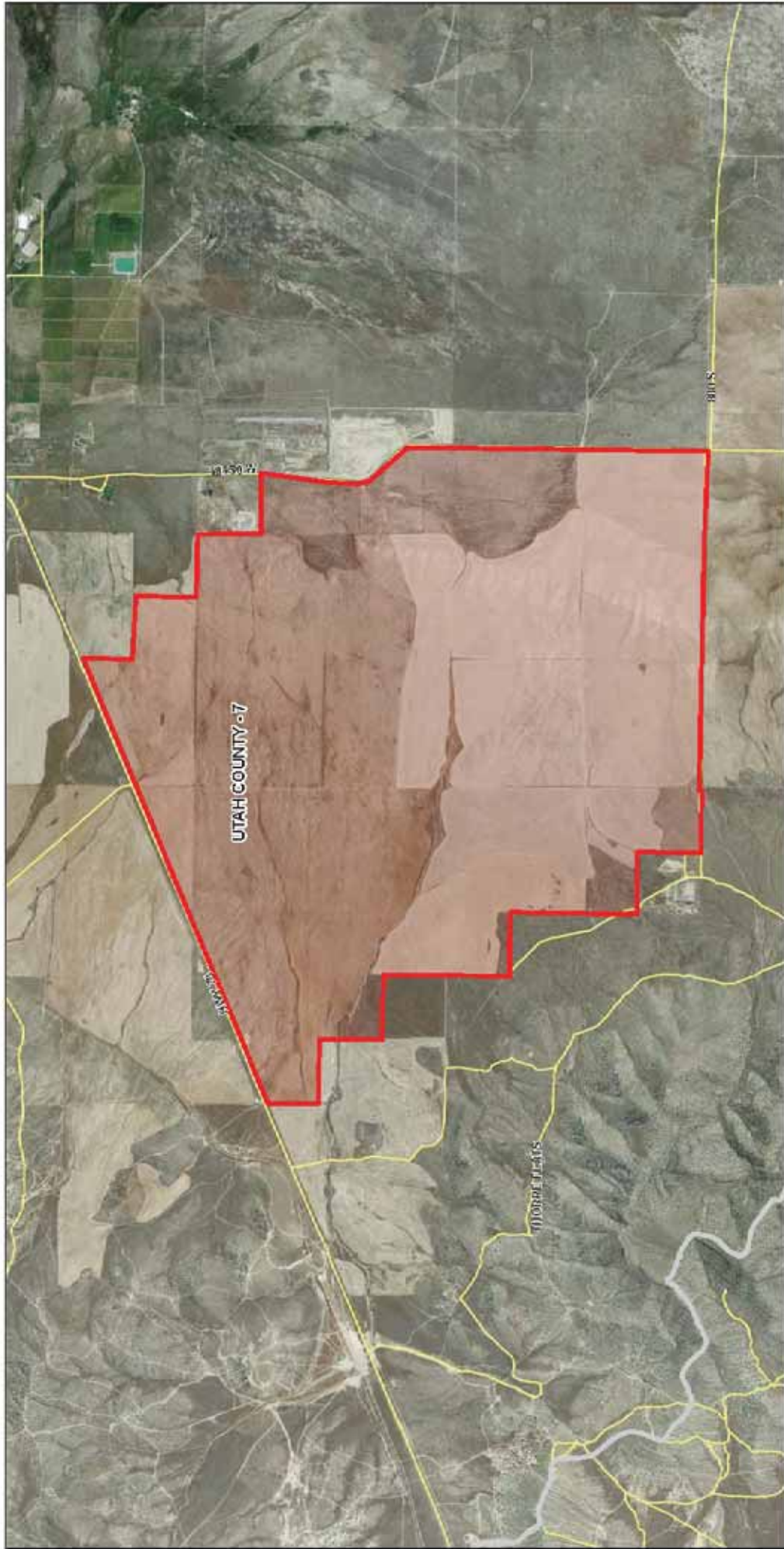
### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (28.4 mi, 33 min)	7.5
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located more than 50 minutes away (5.3 mi, 65 min)	2.5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive (35 mi, 42 min)	3
<b>Proximity Total Score:</b>				<b>18</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Slightly hilly topography ranging from 4,900 feet to 5,200 feet over ± 2,000 acres	4
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover <1% of site	3
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	No wetlands	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Moderate (East boundary) to Very Low Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 20; Not in Floodzone	4
	<b>Land &amp; Environment Total Score:</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	SR 73 (Within 5 miles) Located within the MTP planning area, which describes planned roadway improvements.	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	No nearby infrastructure	0
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
<b>Infrastructure Total Score:</b>				<b>6</b>
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is Eagle Mountain PD (8 miles northeast). Closest fire station is 6.3 miles	3.5
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Incorporated City Limits. Adjoins law enforcement training center and small sanitary landfill.	5
<b>Community Services / Other Total Score:</b>				<b>8.5</b>
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)	Land acquisition (cost per acre) (5 points)	Low land acquisition costs relative to all properties	5
	Site preparation costs (2 points)	Site preparation costs (2 points)	Low site preparation costs relative to all properties	2
	Infrastructure extensions/upgrades costs (3 points)	Infrastructure extensions/upgrades costs (3 points)	High infrastructure costs relative to all properties	0
<b>Development Costs Total Score:</b>				<b>7</b>
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)	Stated interest from community reps and/or risk of opposition (15 points)	Residents of Fairfield will likely object	7.5
	<b>Community Acceptance Total Score:</b>			
<b>Total Score (out of 100 pts)</b>				<b>61</b>

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





- Legend**
- UTAH COUNTY - 7
  - Fairfield Site - 2,000 acres
  - County Boundary
  - Interstate/Highway
  - Road



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

Utah Prison Sting Program  
Prospective Sites.



UTAH COUNTY - 7  
Utah County, Utah



**Louis Berger**

## Site Name: I-80 / Burmester Road (Site ID: Tooele County #1)

**Rank: #10**

<b>Results Summary</b>	The total score for this site was 56 out of 100 possible points. There were no critical flaws with this site. The site scored relatively high in the Community Services category, but relatively low in all other categories. The site is not recommended for further analysis.
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### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (52.5 mi, 49 min)	2.5
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located within a 50 minute drive (39.5 mi, 43 min)	7.5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive of 3rd Dist. Court (16.4 mi, 25 min)	5
<b>Proximity Total Score:</b>				<b>20</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Flat elevation ranging from 4,210 feet to 4,220 feet over ± 588 acres	5
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 33% of site	2
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover 50% of site	1
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	High Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 20; Flood Zone D (possible but undetermined flood hazards where no analysis of flood hazards has been conducted)	2
	<b>Land &amp; Environment Total Score:</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	I-80 North of site (Within 5 miles)	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	No nearby infrastructure	0
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	1
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
<b>Infrastructure Total Score: 7</b>				
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is Grantsville PD (4.7 miles). Closest fire station is 4.5 miles.	4
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Multiple Use- 40 acre minimum	5
<b>Community Services / Other Total Score: 9</b>				
<b>Development Costs (10 points)</b>		Land acquisition (cost per acre) (5 points)	Significant environmental resource limitations diminish value of property for development purposes. Low land acquisition costs relative to all properties	5
		Site preparation costs (2 points)	Site appears level; considerable site preparation including importation of fill and environmental mitigation expected. High site preparation costs relative to all properties	0
		Infrastructure extensions/upgrades costs (3 points)	Somewhat remote location with some level of infrastructure investments anticipated. High infrastructure costs relative to all properties	0
<b>Development Costs Total Score: 5</b>				
<b>Community Acceptance (15 points)</b>		Stated interest from community reps and/or risk of opposition (15 points)	Objections anticipated from City of Grantsville	5
		<b>Community Acceptance Total Score: 5</b>		
<b>Total Score (out of 100 pts)</b>				<b>56</b>

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





- Legend**
- TOOELE COUNTY - 1
  - I-80 / Burrmeister Road Site - 897 acres
  - County Boundary
  - Interstate/Highway
  - Road



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



TOOELE COUNTY - 1  
Tooele County, Utah



Louis Berger



## Site Name: Wood Farm (Site ID: Utah County #8)

**Rank: #11**

<b>Results Summary</b>	The total score for this site was 52.5 out of 100 possible points. There were no critical flaws with this site, but the site scored relatively low in nearly all categories. The site is not recommended for further analysis.
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### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (22.6 mi, 48 min)	5
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	7.5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located more than 50 minutes away (46.5 mi, 76 min)	0
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located more than 50 minutes away (51.2 mi, 75 min)	0
<b>Proximity Total Score:</b>				<b>12.5</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Slightly hilly topography ranging from 5,560 feet to 5,600 feet over ±602 acres	4
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 16.3% of site	2
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	No wetlands	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Very Low Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 30%; Not in Floodzone	3
	<b>Land &amp; Environment Total Score:</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	West Canyon Rd and 17600 W (7 miles to SR 73). Would require road construction.	2
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	No nearby infrastructure	0
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Telecommunications (3 points)	Proximity to service connection	No nearby infrastructure	0
<b>Infrastructure Total Score: 2</b>				
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>6</sup>	Closest police station is Saratoga Springs PD (10 miles east), Closest fire station is 6.0 miles	2
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Residential agriculture zoning. Few or no conflicts.	5
<b>Community Services / Other Total Score: 7</b>				
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		Low land acquisition costs relative to all properties	5
	Site preparation costs (2 points)		Low site preparation costs relative to all properties	2
	Infrastructure extensions/upgrades costs (3 points)		High infrastructure costs relative to all properties	0
<b>Development Costs Total Score: 7</b>				
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Neutral to no opposition given remote location	12
	<b>Community Acceptance Total Score: 12</b>			
<b>Community Acceptance Total Score:</b>			<b>Total Score (out of 100 pts)</b>	<b>52.5</b>

<sup>1</sup>ESRI Streets data with Network Analyst. <sup>2</sup>Suitability for dwellings without basements derived from USDA NRCS soils data. <sup>3</sup> NWI maps, unless site has delineation, <sup>4</sup> Google Earth, <sup>5</sup> USGS, <sup>6</sup> FEMA,

<sup>7</sup>Local area planning and zoning information, <sup>8</sup> Utah Division of Emergency Management, <sup>9</sup> Utah Geological Survey.



- Legend**
- UTAH COUNTY - 8
  - Wood Farm Site - 802 acres
  - County Boundary
  - Interstate/Highway
  - Road



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

Utah Prison Siting Program  
Prospective Sites

UTAH COUNTY - 8  
Utah County, Utah



## Site Name: TAD Block / Rush Valley (Site ID: Tooele County #2)

**Rank: #12**

<b>Results Summary</b>	The total score for this site was 52.5 out of 100 possible points. There were no critical flaws with this site, but the site scored relatively low in most categories. The site is not recommended for further analysis.
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### Scoring Matrix

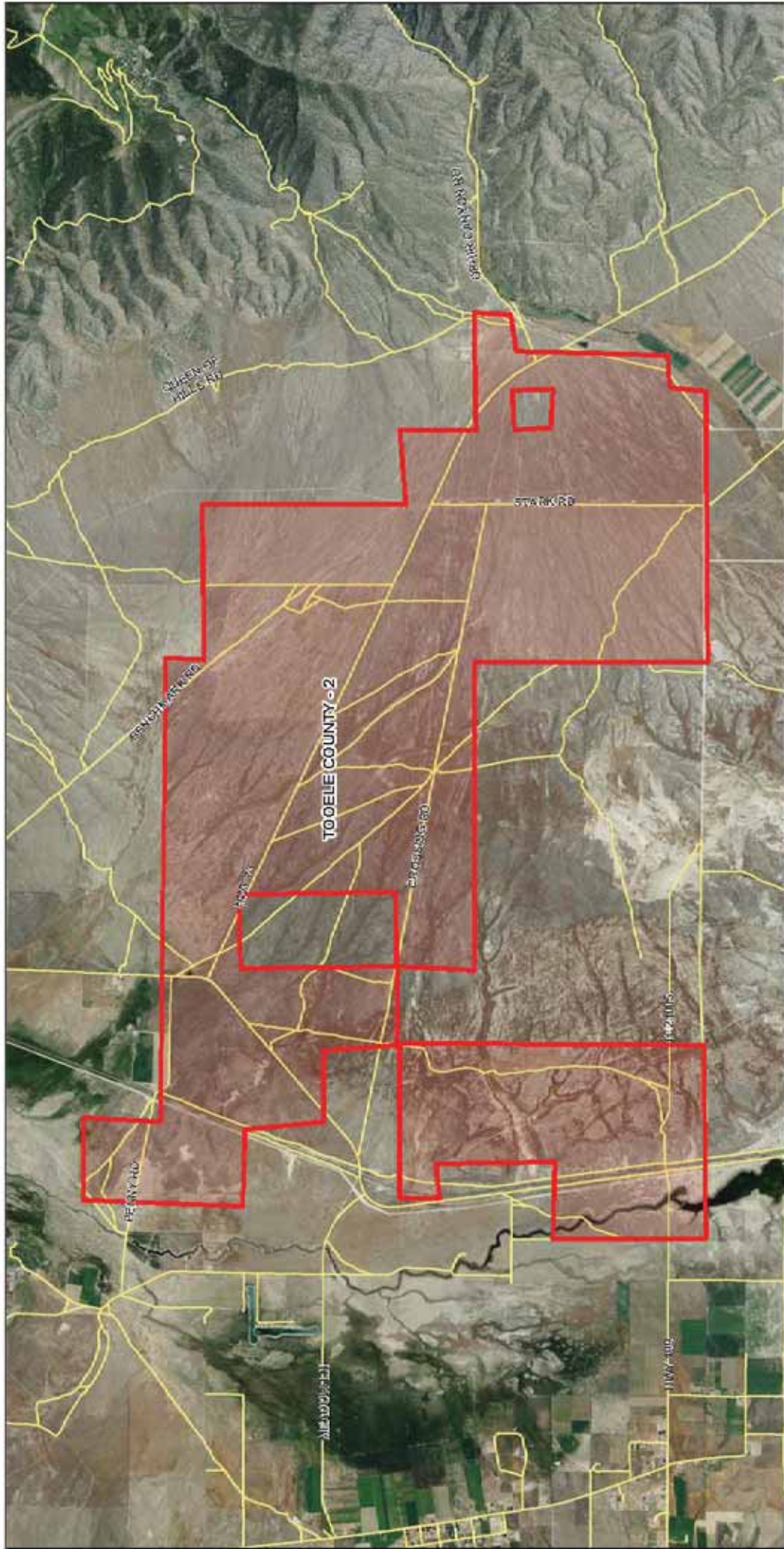
Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located more than 50 minutes away (48.8 mi, 56 min)	2.5
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	2.5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located more than 50 minutes away (51.5 mi, 62 min)	5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive of 3rd Dist. Court (13.3 mi, 19 min)	5
<b>Proximity Total Score:</b>				<b>15</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>1</sup> ; gross land area (2 points) <sup>4</sup>	Slightly hilly topography with elevations ranging from 5,024 feet to 5,649 feet over ± 7,812 acres	3
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover < 1% of site	3
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover <5% of site (riverine and freshwater emergent)	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Low to Very Low Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 40-50; Flood Zone D (possible but undetermined flood hazards where no analysis of flood hazards has been conducted)	2
	<b>Land &amp; Environment Total Score:</b>			



<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	UT 36 to north of site (Within 5 miles)	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	No nearby infrastructure	0
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	1
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
<b>Infrastructure Total Score: 7</b>				
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is 10.5 miles. Closest fire station is 4.8 miles	2.5
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Multiple Use- 40 acre minimum. Isolated locale; few nearby conflicts	5
<b>Community Services / Other Total Score: 7.5</b>				
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		Low land acquisition costs relative to all properties	5
	Site preparation costs (2 points)		Low site preparation costs relative to all properties	2
	Infrastructure extensions/upgrades costs (3 points)		High infrastructure cost relative to all properties	0
<b>Development Costs Total Score: 7</b>				
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Objections anticipated from City of Grantsville	5
	<b>Community Acceptance Total Score: 5</b>			
<b>Community Acceptance Total Score:</b>				<b>52.5</b>

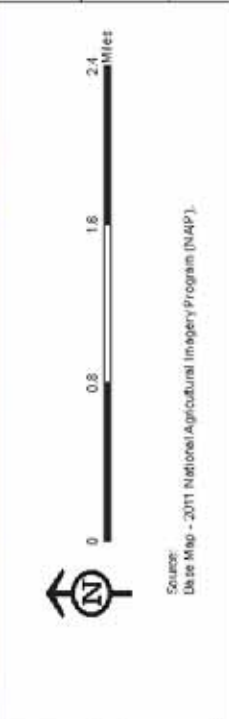
<sup>1</sup> ESRI Streets data with Network Analyst, <sup>2</sup> Suitability for dwellings without basements derived from USDA NRCS soils data, <sup>3</sup> NWI maps, unless site has delineation, <sup>4</sup> Google Earth, <sup>5</sup> USGS, <sup>6</sup> FEMA,

<sup>7</sup> Local area planning and zoning information, <sup>8</sup> Utah Division of Emergency Management, <sup>9</sup> Utah Geological Survey.



Utah Prison Sting Program  
Prospective Sites

**TOOELE COUNTY - 2**  
Tooele County, Utah

**Legend**

- TOOELE COUNTY - 2
- TAD Block (Rush Valley) Site - 7,812 acres
- County Boundary
- Interstate/Highway
- Road

## Site Name: Lake Mountain Block (Site ID: Utah County #4)

**Rank: #13**

<b>Results Summary</b>	The total score for this site was 51.5 out of 100 possible points. There were no critical flaws with this site, but the site scored relatively low in nearly all categories. The site is not recommended for further analysis.
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### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (32.1 mi, 48 min)	5
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	2.5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located more than 50 minutes away (55.6 mi, 73 min)	2.5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located more than 50 minutes away (69.4 mi, 83 min)	0
<b>Proximity Total Score:</b>				<b>10</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Hilly topography with elevations ranging from 4,700 feet to 6,882 feet over ± 20,768 acres	4
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 57.3% of site	2
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover 4.99 acres (0.02% of site)	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Very Low Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 30; Not in Flood Zone	3
	<b>Land &amp; Environment Total Score:</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	SR 68 East of site (Within 5 miles) Located within the MTP planning area, which describes planned roadway improvements.	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	No nearby infrastructure	0
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
<b>Infrastructure Total Score:</b>				<b>6</b>
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is Eagle Mountain PD (7 miles north), Closest fire station is 6.5 miles	3.5
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Mining and Grazing	5
<b>Community Services / Other Total Score:</b>				<b>8.5</b>
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		Low land acquisition costs relative to all properties	5
	Site preparation costs (2 points)		High site preparation costs relative to all properties	0
	Infrastructure extensions/upgrades costs (3 points)		High infrastructure costs relative to all properties	0
<b>Development Costs Total Score:</b>				<b>5</b>
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Neutral relative to all properties	10
	<b>Community Acceptance Total Score:</b>			
<b>Total Score (out of 100 pts)</b>				<b>51.5</b>

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





Utah Prison Sting Program  
Prospective Sites

UTAH COUNTY - 4  
Utah County, Utah

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

0 2 4 6 Miles



**Legend**

- UTAH COUNTY - 4
- Lake Mountain Block Site - 20,788 acres
- County Boundary
- Interstate/Highway
- Road

**Site Name: South Half I-80 Block (Site ID: Tooele County #3)**

**Rank: #14**

<b>Results Summary</b>	The total score for this site was 45 out of 100 possible points. There were no critical flaws with this site. The site scored relatively low in most categories. The site is not recommended for further analysis.
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**Scoring Matrix**

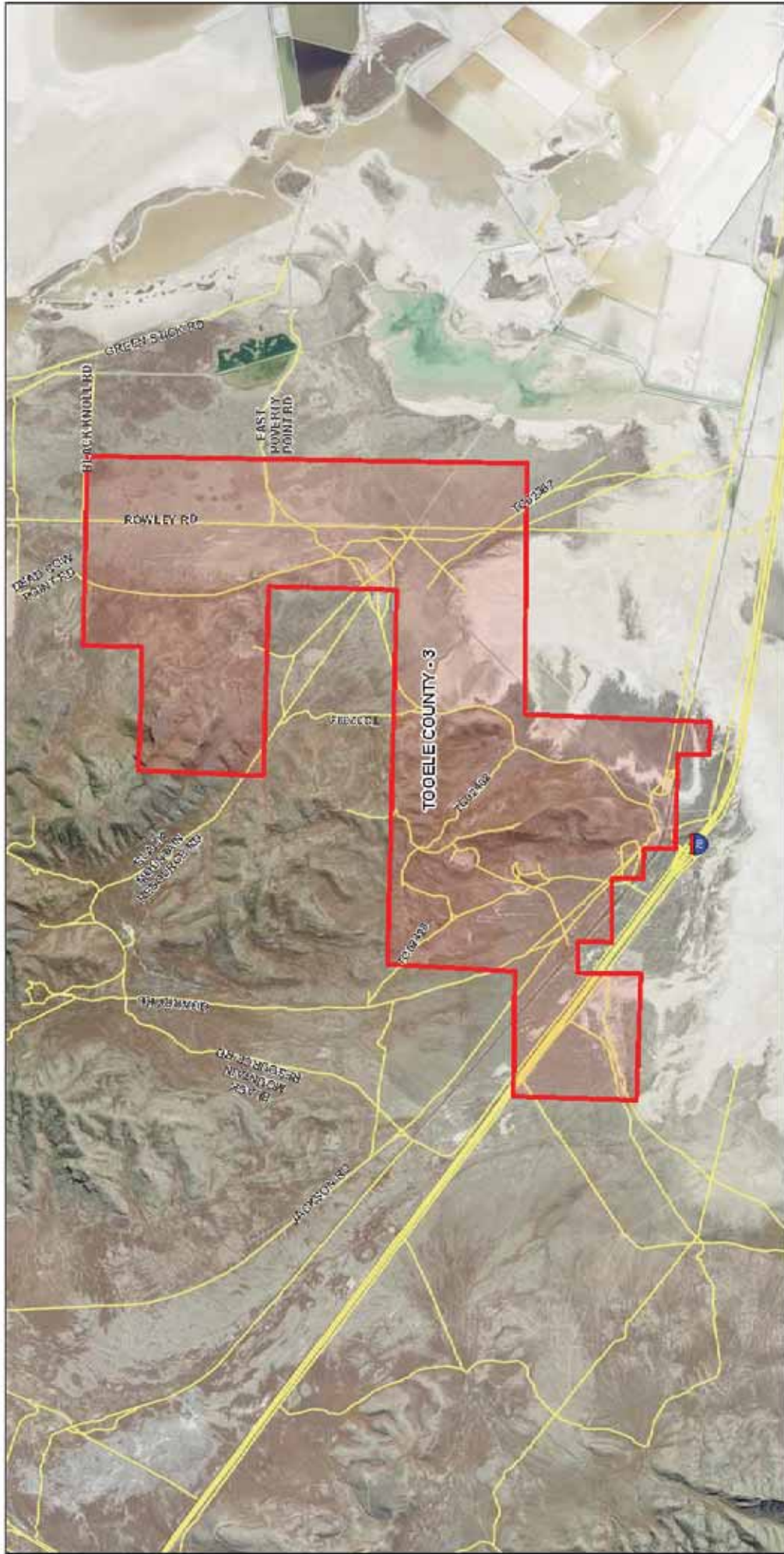
Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located more than 50 minutes away (70.6 mi, 71 min)	0
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located more than 50 minutes away (57.3 mi, 63 min)	5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive of 3rd Dist. Court (42 mi, 49 min)	3
<b>Proximity Total Score:</b>				<b>13</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Hilly topography with elevations ranging from 4,257 feet to 5,847 feet over ± 6,594 acres	2
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 35.2% of site	2
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover 8% of site. Some wetlands present on southern and eastern portions.	1
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	High Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 20; Flood Zone D (possible but undetermined flood hazards where no analysis of flood hazards has been conducted)	3
<b>Land &amp; Environment Total Score:</b>				<b>8</b>

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	I-80 south of site (Within 5 miles)	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	No nearby infrastructure	0
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	1
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
<b>Infrastructure Total Score: 7</b>				
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is 20 miles. Closest fire station is 18 miles	0
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	General manufacturing, Mining sand and gravel	5
<b>Community Services / Other Total Score: 5</b>				
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		Low land acquisition costs relative to all properties	5
	Site preparation costs (2 points)		Low site preparation costs relative to all properties	2
	Infrastructure extensions/upgrades costs (3 points)		High infrastructure costs relative to all properties	0
<b>Development Costs Total Score: 7</b>				
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Objections anticipated from City of Grantsville	5
	<b>Community Acceptance Total Score: 5</b>			
<b>Community Acceptance Total Score:</b>			<b>Total Score (out of 100 pts)</b>	<b>45</b>

<sup>1</sup>ESRI Streets data with Network Analyst, <sup>2</sup>Suitability for dwellings without basements derived from USDA NRCS soils data, <sup>3</sup>NWI maps, unless site has delineation, <sup>4</sup>Google Earth, <sup>5</sup>USGS, <sup>6</sup>FEMA,

<sup>7</sup>Local area planning and zoning information, <sup>8</sup>Utah Division of Emergency Management, <sup>9</sup>Utah Geological Survey.





Utah Prison Sting Program  
Prospective Sites

**TOOELE COUNTY - 3**  
Tooele County, Utah




**Legend**

- TOOELE COUNTY - 3
- South Half I-80 Block Site - 6,594 acres
- County Boundary
- Interstate/Highway
- Road



## Site Name: I-80 / International Center West (Site ID: Salt Lake County #3)

**Rank: #15**

<b>Results Summary</b>	The total score for this site was 78 out of 100 possible points. A 700-acre on-site landfill was a critical flaw with this site. The site scored relatively high in the Proximity, Infrastructure and Community Acceptance categories, but relatively low in the categories of Land and Environment and Development Cost. The site is not recommended for further analysis.
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### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (28.4 mi, 29 min)	10
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	7.5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located within a 50 minute drive (15.1 mi, 22 min)	10
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive of 3rd Dist. Court (26.1 mi, 29 min)	5
<b>Proximity Total Score:</b>				<b>32.5</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Flat elevation ranging from 4,220 feet to 4,225 feet over ± 770 acres	5
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils = 9.5% of site. However, site is mostly landfill.	0
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover 18.9 acres (2% of site)	2
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	High Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 50; No floodzone; 700-acre landfill	0
	<b>Land &amp; Environment Total Score:</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	I-80 to South of site (Within 5 miles)	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Available by extension	2
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	Available by extension	2
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	Available by extension	2
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
<b>Infrastructure Total Score:</b>				<b>12</b>
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is 8.2 miles. Closest fire station is 0.6 miles	3.5
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Light Manufacturing	4
<b>Community Services / Other Total Score:</b>				<b>7.5</b>
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		Cheap to acquire. Low land acquisition costs relative to all properties	5
	Site preparation costs (2 points)		\$60 million to mitigate (estimated). High site preparation costs relative to all properties	0
	Infrastructure extensions/upgrades costs (3 points)		Moderate infrastructure costs relative to all properties	2
<b>Development Costs Total Score:</b>				<b>7</b>
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Generally consistent with city objectives to remove landfill	12
	<b>Community Acceptance Total Score:</b>			
<b>Total Score (out of 100 pts)</b>				<b>78</b>


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




**Legend**

- SALT LAKE COUNTY - 3
- I-80 (International Center West) - 770 acres
- County Boundary
- Interstate/Highway
- Road







Source: Data Map - 2011 National Agricultural Inventory Program (NAIP).


 Utah Prison Sting Program  
 Prospective Sites.

SALT LAKE COUNTY - 3  
 Salt Lake County, Utah


**Louis Berger**

## Site Name: Riverbend Development (Site ID: Salt Lake County #5)

**Rank: #16**

<b>Results Summary</b>	The total score for this site was 75 out of 100 possible points. Poor site configuration and proximity to Shoreline railroad were critical flaws with this site. The site scored relatively high in the Proximity and Infrastructure categories, but relatively low in the categories of Land and Environment and Development Cost. The site is not recommended for further analysis.
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### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (26.4 mi, 28 min)	10
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	10
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located within a 50 minute drive (13.1 mi, 21 min)	10
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive of 3rd Dist. Court (28.5 mi, 31 min)	4
<b>Proximity Total Score:</b>				<b>34</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Flat elevation ranging from 4,220 to 4,230 over ±360 Acres. Site is poorly configured.	3
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 30.8% of site	2
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover 101.7 acres (33% of site). Approximately 2,663 linear feet of Brighton Canal and 0.048-acre of saline wet meadow are present.	2
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	High Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 50; Not in Flood Zone; Adjoins shoreline railroad, which transports flammables	0
<b>Land &amp; Environment Total Score:</b>				<b>7</b>



<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	Interstate 80 at northern boundary of site (Within 5 miles)	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Salt Lake City Public Utilities culinary water line exists at eastern edge of site, stubbed out	3
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	Salt Lake City Public Utilities sanitary sewer water line stubbed out	3
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	power exists at eastern edge of site (source: boundary topo survey)	3
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
	<b>Infrastructure Total Score:</b>			<b>15</b>
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is 8.0 miles. Closest fire station is 0.8 miles	4
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Light Manufacturing/Industrial	3
	<b>Community Services / Other Total Score:</b>			<b>7</b>
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		High land acquisition costs relative to all properties	0
	Site preparation costs (2 points)		Moderate site preparation costs relative to all properties	1
	Infrastructure extensions/upgrades costs (3 points)		Low infrastructure cost relative to all properties	3
<b>Development Costs Total Score:</b>			<b>4</b>	
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Neutral relative to all properties	8
	<b>Community Acceptance Total Score:</b>			<b>8</b>
<b>Total Score (out of 100 pts)</b>			<b>75</b>	

<sup>1</sup>ESRI Streets data with Network Analyst, <sup>2</sup>Suitability for dwellings without basements derived from USDA NRCS soils data, <sup>3</sup> NWI maps, unless site has delineation, <sup>4</sup> Google Earth, <sup>5</sup> USGS, <sup>6</sup> FEMA,

<sup>7</sup>Local area planning and zoning information, <sup>8</sup> Utah Division of Emergency Management, <sup>9</sup> Utah Geological Survey.



Utah Prison Siting Program  
Prospective Sites

SALT LAKE COUNTY - 5  
Salt Lake County, Utah

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



**Legend**

- SALT LAKE COUNTY - 5  
Riverbend Development Site - 355 acres
- County Boundary
- Interstate/Highway
- Road

## Site Name: Magna (Site ID: Salt Lake County #6)

**Rank: #17**

<b>Results Summary</b>	The total score for this site was 65 out of 100 possible points. The site configuration, consisting of four separate parcels, was a critical flaw with this site. The site scored relatively high in the Proximity category, but relatively low in the Land and Environment category. The site is not recommended for further analysis.
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### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (24.4 mi, 24 min)	10
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	10
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located within a 50 minute drive (16 mi, 22 min)	10
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive of 3rd Dist. Court (23.1 mi, 27 min)	5
<b>Proximity Total Score:</b>				<b>35</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Flat elevation ranging from 4,235 feet to 4,290 feet over ±381 acres. Site will not accommodate proposed development on any single parcel.	4
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 56.9% of site	1
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover <5% of total site. Eastern portion of site contains three small areas classified as freshwater emergent.	1
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	High Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 40; Not in Flood Zone	2
<b>Land &amp; Environment Total Score:</b>				<b>8</b>

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	Highway 201 to North of site	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Assumed to exist	2
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	Infrastructure located in close proximity	2
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	Infrastructure located in close proximity	2
	Telecommunications (3 points)	Proximity to service connection	Infrastructure located in close proximity	3
<b>Infrastructure Total Score:</b>				<b>12</b>
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is 7.7 miles. Closest fire station is 0.2 miles	4
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Dense residential development, including public schools and playgrounds, borders majority of eastern and southern portions of the site	1
<b>Community Services / Other Total Score:</b>				<b>5</b>
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)			0
	Site preparation costs (2 points)			1
	Infrastructure extensions/upgrades costs (3 points)			2
<b>Development Costs Total Score:</b>				<b>3</b>
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)			2
	<b>Community Acceptance Total Score:</b>			<b>2</b>
<b>Total Score (out of 100 pts)</b>				<b>65</b>

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





## Site Name: Cedar Valley #2 (Site ID: Utah County #6)

**Rank: #18**

<b>Results Summary</b>	The total score for this site was 59 out of 100 possible points. The site scored relatively low in nearly all categories. The site is not recommended for further analysis.
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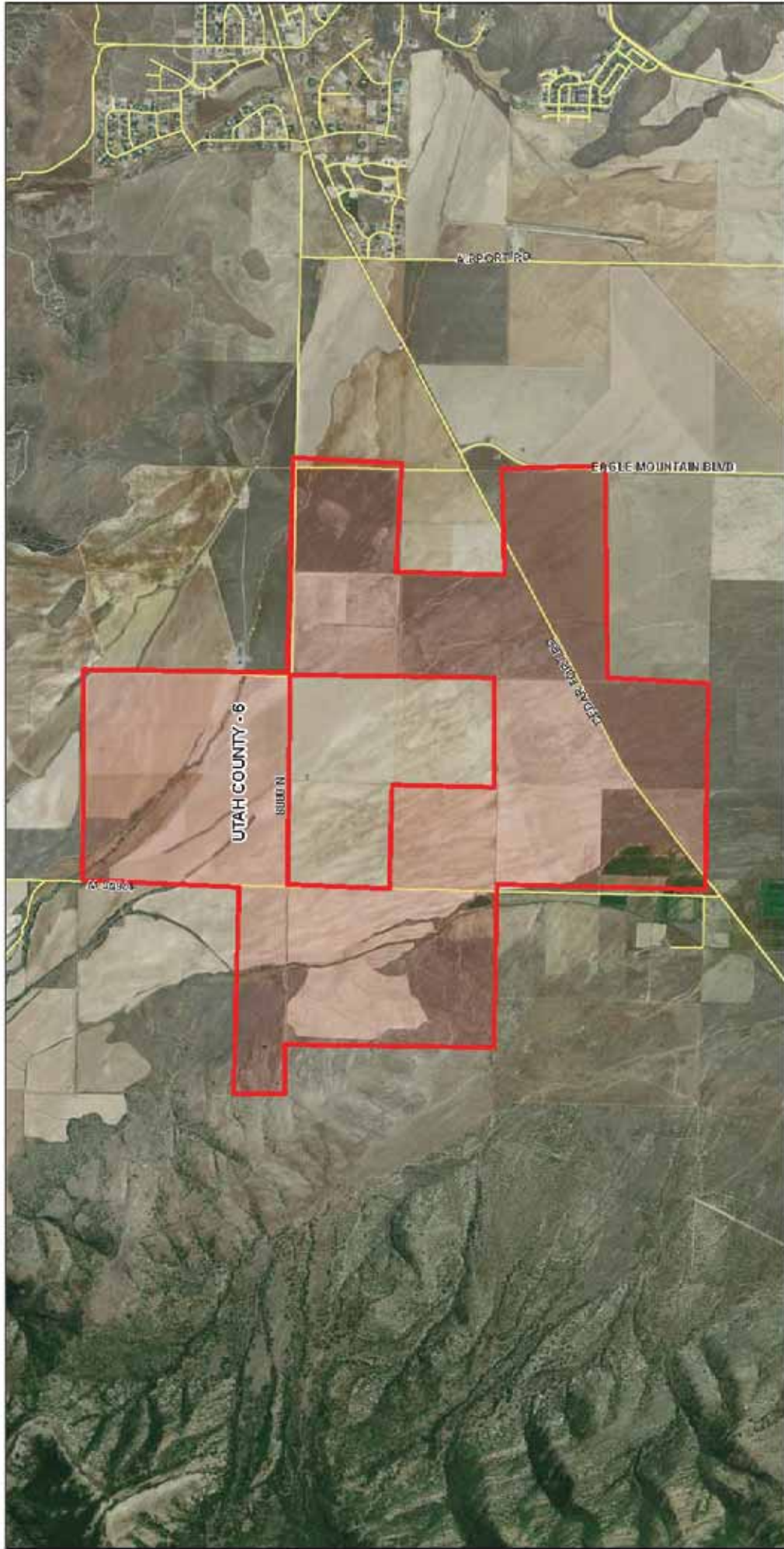
### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (20.2 mi, 33 min)	7.5
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	7.5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located more than 50 minutes away (43.6 mi, 57 min)	5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located more than 50 minutes away (46.2 mi, 54 min)	2
<b>Proximity Total Score:</b>				
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Slightly hilly topography ranging from 5,140 feet to 5,600 feet over ± 2,000 acres	3
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 63.2% of site	1
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	No wetlands	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Very Low Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 30; Not in Floodzone	3
	<b>Land &amp; Environment Total Score:</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	SR 73 (Within 5 miles) Located within the MTP planning area, which describes planned roadway improvements.	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Presumed unavailable	1
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	Presumed unavailable	1
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	Presumed unavailable	1
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
<b>Infrastructure Total Score:</b>				<b>9</b>
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is Saratoga Springs PD (8 miles east), Closest fire station is 3.6 miles	3
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Residential Agriculture. No apparent conflicts	5
<b>Community Services / Other Total Score:</b>				<b>8</b>
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)	Land acquisition (cost per acre) (5 points)	Moderate land acquisition costs relative to all properties	3
	Site preparation costs (2 points)	Site preparation costs (2 points)	Low site preparation costs relative to all properties	2
	Infrastructure extensions/upgrades costs (3 points)	Infrastructure extensions/upgrades costs (3 points)	High infrastructure costs relative to all properties	0
<b>Development Costs Total Score:</b>				<b>5</b>
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)	Stated interest from community reps and/or risk of opposition (15 points)	Likely opposition from adjoining property owner	5
	<b>Community Acceptance Total Score:</b>			
<b>Total Score (out of 100 pts)</b>				<b>59</b>


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






- Legend**
- UTAH COUNTY - 6
  - Cedar Valley #2 Site - 2,000 acres
  - County Boundary
  - Interstate/Highway
  - Road







Source: Data Map - 2011 National Agricultural Imagery Program (NAIP).  
 Date: 11/01/2011


 Utah Prison Sting Program  
 Prospective Sites.

UTAH COUNTY - 6  
 Utah County, Utah


**Louis Berger**



## Site Name: Cedar Valley #1 (Site ID: Utah County #5)

**Rank: #19**

<b>Results Summary</b>	The total score for this site was 58 out of 100 possible points. The site scored relatively low in nearly all categories. The site is not recommended for further analysis.
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### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (20.2 mi, 33 min)	7.5
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	7.5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located more than 50 minutes away (43.6 mi, 57 min)	5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located more than 50 minutes away (46.2 mi, 54 min)	2
<b>Proximity Total Score:</b>				<b>22</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Slightly hilly topography ranging from 51,40 feet to 5,340 feet over ± 460 acres	3
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 100% of site	0
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	No wetlands	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Very Low Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 30; Not in Floodzone	3
	<b>Land &amp; Environment Total Score:</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	SR 73 (Within 5 miles)	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Presumed unavailable	1
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	Presumed unavailable	1
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	Presumed unavailable	1
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
<b>Infrastructure Total Score:</b>				<b>9</b>
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is Saratoga Springs PD (8 miles east), Closest fire station is 4.6 miles	3
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Residential Agriculture. No apparent conflicts	5
<b>Community Services / Other Total Score:</b>				<b>8</b>
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		Moderate land acquisition costs relative to all properties	3
	Site preparation costs (2 points)		Low site preparation costs relative to all properties	2
	Infrastructure extensions/upgrades costs (3 points)		High infrastructure costs relative to all properties	0
<b>Development Costs Total Score:</b>				<b>5</b>
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Likely opposition from property owner	5
	<b>Community Acceptance Total Score:</b>			
<b>Total Score (out of 100 pts)</b>				<b>58</b>

<sup>1</sup>ESRI Streets data with Network Analyst, <sup>2</sup>Suitability for dwellings without basements derived from USDA NRCS soils data, <sup>3</sup>NWI maps, unless site has delineation, <sup>4</sup>Google Earth, <sup>5</sup>USGS, <sup>6</sup>FEMA,

<sup>7</sup>Local area planning and zoning information, <sup>8</sup>Utah Division of Emergency Management, <sup>9</sup>Utah Geological Survey.



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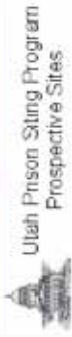
UTAH COUNTY - 5

**Legend**

- UTAH COUNTY - 5
- Cedar Valley #1 Site - 460 acres
- County Boundary
- Interstate/Highway
- Road



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



Utah Prison Stings Program  
Prospective Sites.

UTAH COUNTY - 5  
Utah County, Utah



**Louis Berger**

**Site Name: Grantsville Block (Site ID: Tooele County #4)**

**Rank: #20**

<b>Results Summary</b>	The total score for this site was 54.5 out of 100 possible points. There were no critical flaws with this site, but the site scored relatively low in most categories. The site is not recommended for further analysis.
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**Scoring Matrix**

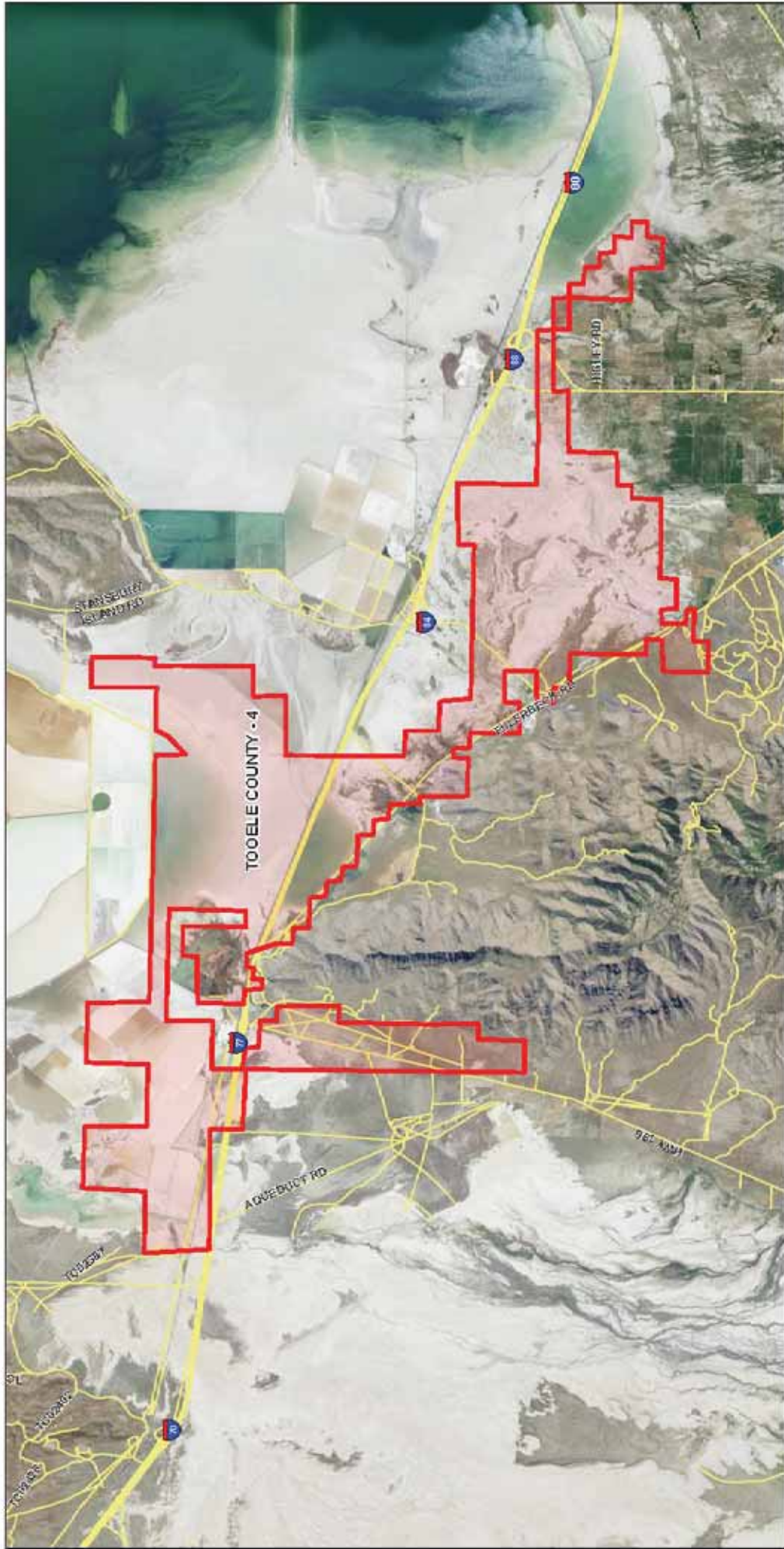
Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located within a 50 minute drive (50.8 mi, 47 min)	5
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located within a 50 minute drive (37.5 mi, 40 min)	7.5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive of 3rd Dist. Court (36.3 mi, 35 min)	4
<b>Proximity Total Score:</b>				<b>21.5</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Flat elevation ranging from 4,205 feet to 4,245 feet over ± 22,583 acres	5
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 61.6% of site	0
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover 13,545.9 acres (58% of site)	0
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	High Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 20; Flood Zone D (possible but undetermined flood hazards where no analysis of flood hazards has been conducted)	2
<b>Land &amp; Environment Total Score:</b>				<b>7</b>



<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	I-80 (Within 5 miles)	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	No nearby infrastructure	0
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	1
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
<b>Infrastructure Total Score: 7</b>				
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is Grantsville PD (5 miles). Closest fire station is 4.2 miles.	4
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	General manufacturing. Isolated locale; few nearby conflicts	5
<b>Community Services / Other Total Score: 9</b>				
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		Low land acquisition costs relative to all properties	5
	Site preparation costs (2 points)		High site preparation costs relative to all properties	0
	Infrastructure extensions/upgrades costs (3 points)		High infrastructure costs relative to all properties	0
<b>Development Costs Total Score: 5</b>				
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Objections anticipated from City of Grantsville	5
	<b>Community Acceptance Total Score: 5</b>			
<b>Total Score (out of 100 pts)</b>				<b>54.5</b>

<sup>1</sup>ESRI Streets data with Network Analyst. <sup>2</sup>Suitability for dwellings without basements derived from USDA NRCS soils data. <sup>3</sup>NWI maps, unless site has delineation, <sup>4</sup>Google Earth, <sup>5</sup>USGS, <sup>6</sup>FEMA,

<sup>7</sup>Local area planning and zoning information, <sup>8</sup>Utah Division of Emergency Management, <sup>9</sup>Utah Geological Survey.



Utah Prison Sting Program  
Prospective Sites.

**TOOELE COUNTY - 4**  
Tooele County, Utah




**Legend**

- TOOELE COUNTY - 4  
Grantsville Block Site - 22,583 acres
- County Boundary
- Interstate/Highway
- Road

**Site Name: CORINNE PROPERTY (Site ID: Box Elder County #3)**

**Rank: #21**

<b>Results Summary</b>	The total score for this site was 45.5 out of 100 possible points. Wetlands covering 80 percent of the site was a critical flaw with the site location. The site scored relatively high in the Infrastructure category, but relatively low in the Proximity category. The site is not recommended for further analysis.
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**Scoring Matrix**

Category	Criteria	Indicator(s)	Notes	Score
Proximity (35 points)	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located more than 50 minutes away (85.4 miles, 79 minutes)	0
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	No existing workforce resides within 45 minutes of site	0
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located more than 50 minutes away (69.8 miles, 71 minutes)	2.5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located more than 50 minutes away (57.5 miles, 55 minutes)	2
<b>Proximity Total Score: 4.5</b>				
Land & Environment (15 points)	Land Area and Topography (5 points)	Site topography / slope (3 pts) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Flat elevation ranging from 4,242 feet to 4,252 feet above msl over ± 409 acres	4
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 0% of site	1
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover 80% of site	0
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	High to Moderate Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 40; Approximately 8% of the site is in Flood Zone A (Special Flood Hazard Area).	3
	<b>Land &amp; Environment Total Score: 8</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	I-15 to UT 13 (UT 83) to Iowa String Road (Within 6 to 10 miles)	2
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Within 3 miles	3
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	Within 3 miles	3
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	Within 3 miles	3
	Telecommunications (3 points)	Proximity to service connection	Within 3 miles	3
	<b>Infrastructure Total Score:</b>			<b>14</b>
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>6</sup>	Closest police station is Tremont PD (7.5 miles). Closest fire station is 7.5 miles	2
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Rural Residential zoning; industrial use nearby	5
<b>Community Services / Other Total Score:</b>			<b>7</b>	
<b>Development Costs (15 points)</b>	Land acquisition (cost per acre) (5 points)		Sale price is advertised as \$4,908,000 or \$12,000/acre. Low land acquisition costs relative to all sites	5
	Site preparation costs (2 points)		Site appears level; considerable site preparation including importation of fill and environmental mitigation expected	0
	Infrastructure extensions/upgrades costs (3 points)		Site located in proximity to major industrial operation; some investment in infrastructure improvements anticipated. Moderate infrastructure cost relative to all sites	2
<b>Development Costs Total Score:</b>			<b>7</b>	
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Somewhat remote, adjoins industrial area; low risk of opposition relative to other sites	5
	<b>Community Acceptance Total Score:</b>			<b>5</b>
<b>Total Score (out of 100 pts)</b>			<b>45.5</b>	

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





## Site Name: Stansfield (Site ID: Tooele County #5)

**Rank: #22**

<b>Results Summary</b>	The total score for this site was 44.5 out of 100 possible points. A small land area and poor access to roadways were critical flaws with this site. The site scored relatively low in most categories. The site is not recommended for further analysis.
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### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located more than 50 minutes away (38.1 mi, 52 min)	2.5
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	No existing workforce resides within 45 minutes of site	0
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located more than 50 minutes away (1.56 mi, 77 min)	0
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located within a 50 minute drive of 3rd Dist. Court (33.6 mi, 44 min)	3
<b>Proximity Total Score: 5.5</b>				
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Flat elevation ranging from 5,090 to 5,110 over ± 320 Acres	3
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 0% of site	3
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	No wetlands	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Very Low Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 20; Flood Zone D (possible but undetermined flood hazards where no analysis of flood hazards has been conducted)	4
	<b>Land &amp; Environment Total Score: 13</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	Utah State Highway 73 to Faust Road (at junction of Fivemile Pass) to Bluebell Road (Within 5 miles). Road construction would be required.	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	No nearby infrastructure	0
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	1
<b>Infrastructure Total Score: 4</b>				
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is 15 miles (Eagle Mountain PD). Closest fire station is 19 miles	0
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Multiple Use- 40 acre minimum. Isolated locale; few nearby conflicts	5
<b>Community Services / Other Total Score: 5</b>				
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)	Land acquisition (cost per acre) (5 points)	Low land acquisition costs relative to all properties	5
	Site preparation costs (2 points)	Site preparation costs (2 points)	Low site preparation costs relative to all properties	2
	Infrastructure extensions/upgrades costs (3 points)	Infrastructure extensions/upgrades costs (3 points)	High infrastructure cost relative to all properties	0
<b>Development Costs Total Score: 7</b>				
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)	Stated interest from community reps and/or risk of opposition (15 points)	Neutral relative to all properties	10
	<b>Community Acceptance Total Score: 10</b>			
<b>Community Acceptance Total Score:</b>				<b>10</b>
<b>Total Score (out of 100 pts)</b>				<b>44.5</b>

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

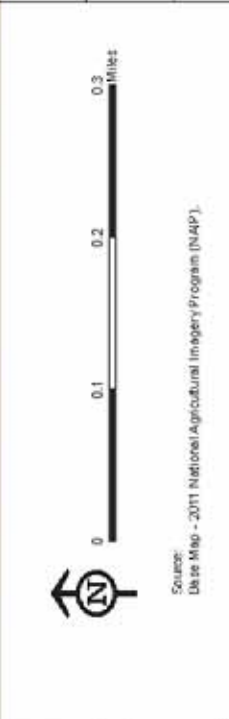




Utah Prison Stings Program  
Prospective Sites.

**TOOELE COUNTY - 5**  
Tooele County, Utah

**Louis Berger**



**Legend**

- TOOELE COUNTY - 5  
Stansfield Site - 320 acres
- County Boundary
- Interstate/Highway
- Road



## Site Name: West Lake / Elberta (Site ID: Utah County #2)

**Rank: #23**

<b>Results Summary</b>	The total score for this site was 42.5 out of 100 possible points. Proximity was a critical flaw with this site. The site scored relatively low in most categories. The site is not recommended for further analysis.
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### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located more than 50 minutes away (36.9 mi, 58 min)	0
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	No existing workforce resides within 45 minutes of site	0
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located more than 50 minutes away (60.4 mi, 83 min)	0
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located more than 50 minutes away (74.2 mi, 92 min)	0
<b>Proximity Total Score:</b>				<b>0</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Slightly hilly topography with elevations ranging from 4,620 feet to 4,900 feet over ± 6,000 acres	5
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 3.3% of site	1
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	No wetlands	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Low to Very Low Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 30-40; Not in Flood Zone	3
	<b>Land &amp; Environment Total Score:</b>			

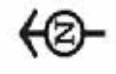
<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	SR 68 to east of site (Within 5 miles) Located within the MTP planning area, which describes planned roadway improvements.	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	No nearby infrastructure	0
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Telecommunications (3 points)	Proximity to service connection	Assumed to exist	3
<b>Infrastructure Total Score:</b>			<b>6</b>	
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is Santanquin PD (1.8 miles southeast). Closest fire station is Goshen City Fire Station (8 miles southeast)	3.5
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Utah State School Trust Property. Agricultural.	5
<b>Community Services / Other Total Score:</b>			<b>8.5</b>	
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		Low land acquisition costs relative to all properties	5
	Site preparation costs (2 points)		Moderate site preparation costs relative to all properties	1
	Infrastructure extensions/upgrades costs (3 points)		High infrastructure cost relative to all properties	0
<b>Development Costs Total Score:</b>			<b>6</b>	
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Neutral relative to all properties	10
	<b>Community Acceptance Total Score:</b>			<b>10</b>
<b>Total Score (out of 100 pts)</b>			<b>42.5</b>	

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



**Legend**

- UTAH COUNTY - 2
- West Lake / Elberta Site - 6,000 acres
- County Boundary
- Interstate/Highway
- Road



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

Utah Prison Siting Program  
Prospective Sites

UTAH COUNTY - 2  
Utah County, Utah

**Louis Berger**

## Site Name: Smith Property (Site ID: Utah County #10)

**Rank: #24**

<b>Results Summary</b>	The total score for this site was 38.5 out of 100 possible points. Small land area was a critical flaw with this site. The site scored relatively low in nearly all categories. The site is not recommended for further analysis.
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### Scoring Matrix

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located more than 50 minutes away (35.7 mi, 63 min)	0
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	No existing workforce resides within 45 minutes of site	0
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located more than 50 minutes away (59.1 mi, 87 min)	0
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located more than 50 minutes away (43.4 mi, 77 min)	0
<b>Proximity Total Score: 0</b>				
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Flat topography ranging from 4,873 feet to 4,881 feet over 160 acres	2
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 0% of site	3
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	No wetlands	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Very Low Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 20; Not in Floodzone	4
	<b>Land &amp; Environment Total Score: 12</b>			



<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	SR 68 (6 miles to SR 68). Dirt road.	2
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	No nearby infrastructure	0
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	No nearby infrastructure	0
	Telecommunications (3 points)	Proximity to service connection	No nearby infrastructure	0
<b>Infrastructure Total Score: 2</b>				
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Closest police station is 12 miles (Eagle Mountain PD). Closest fire station is 11.4 miles	0.5
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Agricultural. No conflict.	5
<b>Community Services / Other Total Score: 5.5</b>				
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		Low land acquisition costs relative to all properties	5
	Site preparation costs (2 points)		Low site preparation costs relative to all properties	2
	Infrastructure extensions/upgrades costs (3 points)		Non-existent. High infrastructure cost relative to all properties	0
<b>Development Costs Total Score: 7</b>				
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Neutral to no opposition given remote location	12
	<b>Community Acceptance Total Score: 12</b>			
<b>Community Acceptance Total Score:</b>				<b>12</b>
<b>Total Score (out of 100 pts)</b>				<b>38.5</b>

<sup>1</sup>ESRI Streets data with Network Analyst. <sup>2</sup>Suitability for dwellings without basements derived from USDA NRCS soils data. <sup>3</sup>NWI maps, unless site has delineation, <sup>4</sup>Google Earth, <sup>5</sup>USGS, <sup>6</sup>FEMA,

<sup>7</sup>Local area planning and zoning information, <sup>8</sup>Utah Division of Emergency Management, <sup>9</sup>Utah Geological Survey.



**Legend**

- UTAH COUNTY - 10
- Smith Property Site - 80 acres
- County Boundary
- Interstate/Highway
- Road

UTAH COUNTY - 10  
Utah County, Utah

Utah Prison Siting Program  
Prospective Sites

Louis Berger

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

0 0.7 1.4 2.1 Miles

UTAH WY

**Site Name: PROMONTORY POINT (Site ID: Box Elder County #1)**

**Rank: #25**

<b>Results Summary</b>	The total score for this site was 37 out of 100 possible points. A lack of access to regional roadways was a critical flaw with this site. The site scored low in the Proximity, Infrastructure, and Development Cost categories. The site is not recommended for further analysis.
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**Scoring Matrix**

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper Prison (10 points)	Drive time (minutes) <sup>1</sup>	Site is located more than 50 minutes away (133 miles, 193 minutes)	0
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	No existing workforce resides within 45 minutes of site	0
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located more than 50 minutes away (117 miles, 185 minutes)	0
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located more than 50 minutes away (105 miles, 169 minutes)	0
<b>Proximity Total Score:</b>				<b>0</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Hilly topography with elevations ranging from 4,220 feet to 5,226 feet above msl over ± 2,000 acres	3
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very limited soils cover 12.4% of site	2
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover 2% of site	3
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	Very Low Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 30; Zone D (possible but undetermined flood hazards where no analysis of flood hazards has been conducted)	3
	<b>Land &amp; Environment Total Score:</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	I-84 is 56 miles away	0
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	More than 6 miles	0
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	More than 6 miles	0
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	More than 6 miles	0
	Telecommunications (3 points)	Proximity to service connection	Within 3 miles	3
<b>Infrastructure Total Score: 3</b>				
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>8</sup>	Emergency services would use the causeway. Closest police station is 23.8 miles. Closest fire station is 24.5 miles	0
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Municipal Solid Waste Zoning at site; Surrounding undeveloped private lands, and state land (roadway) to south. No competing uses	5
<b>Community Services / Other Total Score: 5</b>				
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		Remote location with moderate land acquisition costs relative to all sites	3
	Site preparation costs (2 points)		Site exhibits considerable topographic variation; considerable re-grading anticipated	0
	Infrastructure extensions/upgrades costs (3 points)		Remote location with considerable infrastructure investments anticipated. High infrastructure cost relative to all sites	0
<b>Development Costs Total Score: 3</b>				
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Remote, isolated location with low risk of opposition relative to other sites	15
	<b>Community Acceptance Total Score:</b>			<b>15</b>
<b>Total Score (out of 100 points)</b>			<b>37</b>	

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





Utah Prison Sting Program  
Prospective Sites

**BOX ELDER COUNTY - 1**  
Box Elder County, Utah



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



**Legend**

-  BOX ELDER COUNTY - 1
-  Promontory Point Site - 2,000 acres
-  County Boundary
-  Interstate/Highway
-  Road

**Site Name: FOREST STREET / WHISTLER (Site ID: Box Elder County #2)**

**Rank: #26**

<b>Results Summary</b>	The total score for this site was 35 out of 100 possible points. Wetlands covering 99 percent of the site was a critical flaw with this site. The site scored relatively high in the Infrastructure category, but relatively low in the categories of Proximity, Land and Environment, Community Services, and Development Cost. The site is not recommended for further analysis.
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**Scoring Matrix**

Category	Criteria	Indicator(s)	Notes	Score
<b>Proximity (35 points)</b>	Proximity to Draper (10 points)	Drive time (minutes) <sup>1</sup>	Site is located more than 50 minutes away (79 miles, 77 minutes)	0
	Proximity to existing workforce (10 points)	Proportion of total staff within 45 minutes <sup>1</sup>	Some existing workforce resides within 45 minutes of site	2.5
	Medical Treatment (UMC) (10 points)	Drive time (minutes)	Site is located more than 50 minutes away (63.4 miles, 69 minutes)	2.5
	Legal Services (2nd & 3rd District Courts) (5 points)	Drive time (minutes)	Site is located more than 50 minutes away (51 miles, 53minutes)	0
<b>Proximity Total Score:</b>				<b>5</b>
<b>Land &amp; Environment (15 points)</b>	Land Area and Topography (5 points)	Site topography / slope (3 points) <sup>4</sup> ; gross land area (2 points) <sup>4</sup>	Flat elevation ranging from 4,205 feet to 4,210 feet above msl over ± 2,196 acres	5
	Soil Characteristics (3 points)	Soil suitability for development <sup>2</sup>	Very Limited soils cover 98.1% of site	0
	Wetlands (3 points)	Percent of site covered by wetlands <sup>3</sup>	Wetlands cover 99% of site	0
	Hazard Avoidance (flood hazard zones, seismic hazard, soils with liquefaction potential, presence of landfill) (4 points)	Liquefaction potential (LP) <sup>5</sup> ; seismic hazard (SH) <sup>5</sup> ; presence of landfill material; floodplains on site <sup>6</sup>	High Liquefaction Potential; Peak Ground Acceleration (Seismic Hazard) of 50; Flood Zone A (Special Flood Hazard Area)	1
	<b>Land &amp; Environment Total Score:</b>			

<b>Infrastructure (15 points)</b>	Access to Roadways (3 points)	Access to Regional Road Network <sup>4</sup>	I-15 to West Forest Street (I-84 within 5 miles)	3
	Water Supply (3 points)	Jurisdiction; proximity to service connection; on-site supply; ability for on-site treatment	Within 2 miles	1
	Wastewater Treatment (3 points)	Jurisdiction; proximity to service connection	Within 2 miles	1
	Electric Power and Natural Gas (3 points)	Jurisdiction; proximity to service connection	Within 1 mile	2
	Telecommunications (3 points)	Proximity to service connection	Within 3 miles	3
<b>Infrastructure Total Score: 10</b>				
<b>Community Services/Other (10 points)</b>	Emergency Response Services (5 points)	Distance to nearest police force; distance to nearest fire company/station <sup>6</sup>	Closest police station is Tremonton PD (7.5 miles). Closest fire station is Corinne Fire Station (4.5 miles)	4
	Adjoining and Nearby Land Uses (5 points)	Zoning designations; principal adjoining land uses that compete or conflict <sup>7</sup>	Agricultural lands to north; wildlife preservation area to west and south	0
<b>Community Services / Other Total Score: 4</b>				
<b>Development Costs (10 points)</b>	Land acquisition (cost per acre) (5 points)		Significant environmental resource limitations diminish value of property for development purposes. High land acquisition costs relative to all sites	5
	Site preparation costs (2 points)		Site appears level; considerable site preparation including importation of fill and environmental mitigation expected	0
	Infrastructure extensions/upgrades costs (3 points)		Somewhat remote location with some level of infrastructure investments anticipated. High infrastructure cost relative to all sites	0
<b>Development Costs Total Score: 5</b>				
<b>Community Acceptance (15 points)</b>	Stated interest from community reps and/or risk of opposition (15 points)		Somewhat remote; adjacent to wildlife preserve; high risk of opposition from environmental and similar organizations	5
	<b>Community Acceptance Total Score: 5</b>			
<b>Total Score (out of 100 pts)</b>				<b>35</b>

<sup>1</sup> ESRI Streets data with Network Analyst, <sup>2</sup> Suitability for dwellings without basements derived from USDA NRCS soils data, <sup>3</sup> NWI maps, unless site has delineation, <sup>4</sup> Google Earth, <sup>5</sup> USGS, <sup>6</sup> FEMA,

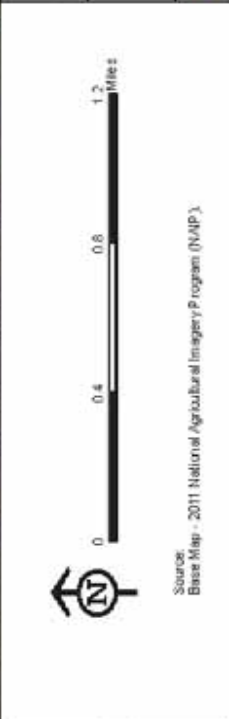
<sup>7</sup> Local area planning and zoning information, <sup>8</sup> Utah Division of Emergency Management, <sup>9</sup> Utah Geological Survey.





Utah Prison Siting Program  
Prospective Sites

**BOX ELDER COUNTY - 2**  
Box Elder County, Utah

**Legend**

- BOX ELDER COUNTY - 2
- Forest Street - Whistler Site - 2,198 acres
- County Boundary
- Interstate/Highway
- Road