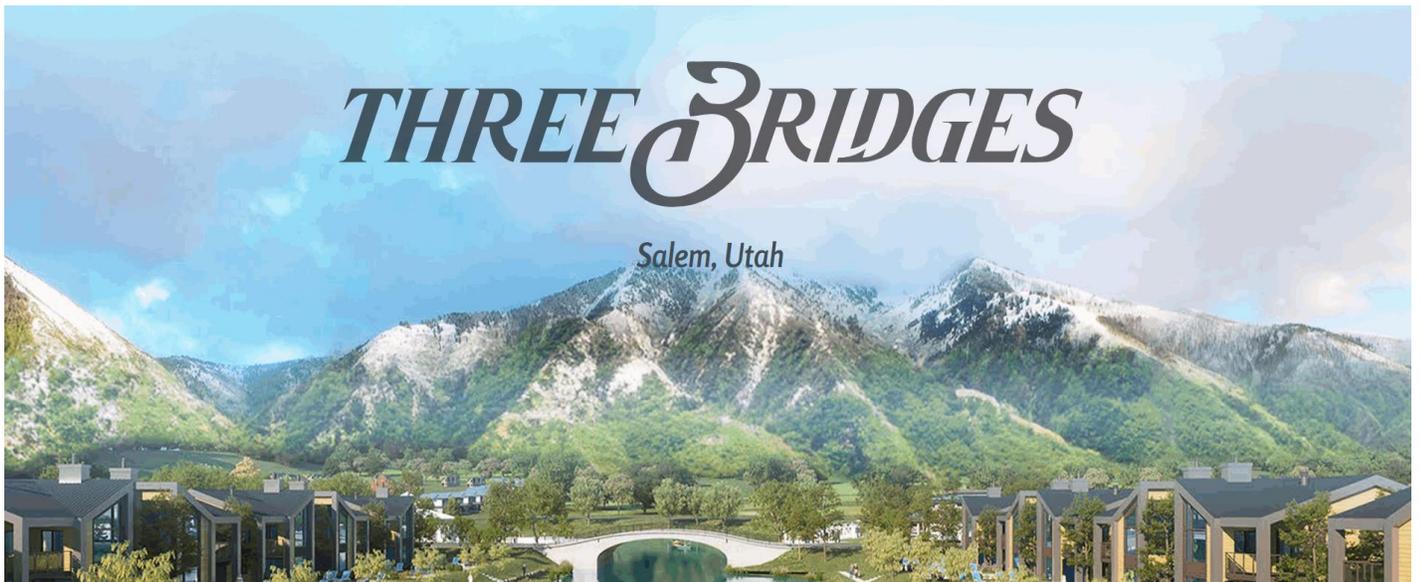


Town Hall Meeting with Three Bridges Developers.
Tomorrow night, January 9, 2024, at 7:00 p.m.
Woodland Hills City Center
690 South Woodland Hills Drive.

Three Bridges (<https://threebridgesutah.com/>) is a development currently underway in Salem on what was previously known as the Davis property. The City has an opportunity to leverage this moment as a way to get some carefully tailored commercial property within our city limits that could ease the tax burden residents currently shoulder, as well as add convenience for the residents of our City. But this possibility also carries some legitimate concerns in terms of access and traffic at the roundabout. This impacts all Woodland Hills residents, so please come and be part of the conversation.



Conceptual Legend

1. Primary Entrance with community signage and decorative bridge
2. Community open space
3. Village area
4. Landscaped buffer
5. Community walking and bike trail system
6. Community Park with Playgrounds, sports court, pickleball, picnic area, pavilion, and playfield.
7. Surf Lake Park
8. Golf Course
9. Golf Practice Facility
10. Golf Clubhouse with golf carts below
11. Event Center
12. Golf Social Club
13. Sports Club and Spa
14. Existing lake with terraced waterway
15. Native Open Space with trail to the water tower
16. Emergency Helicopter landing area
17. Emergency/ Water Tank roadway connection
18. Mountain bike trail
19. Secondary entrance
20. Community Garden
21. Future Hotel Units

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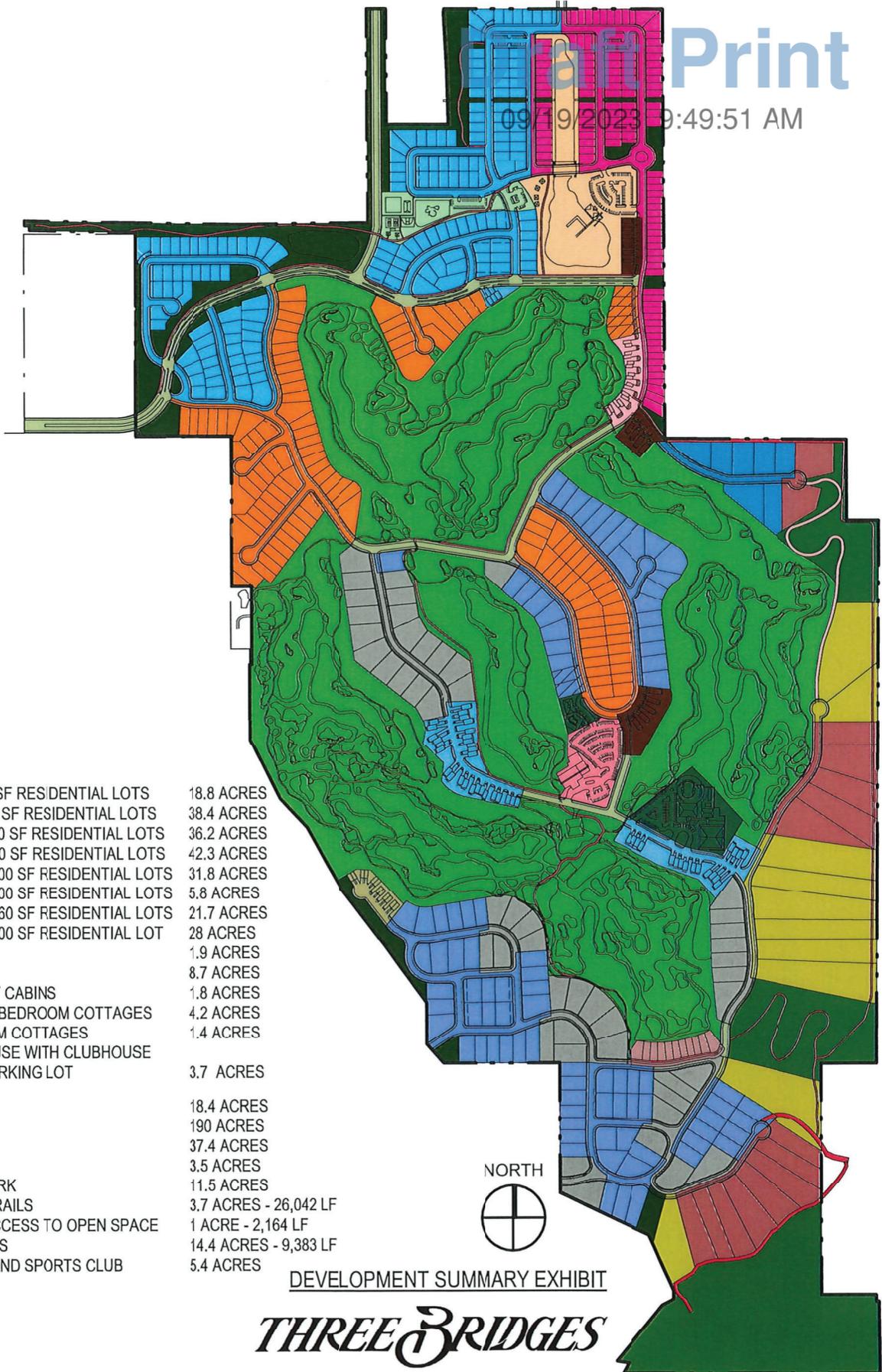
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Master Plan Conceptual Development Program

Hotel Units	
Tee Homes	11 units
Lodge units 1 and 2 bedrooms	50 units
Stacked 2 Bedroom Cottages	30 units
Four Bedroom Cottages	6 units
Stay and Play Cabins	16 units
Clubhouse Suites	37 units
Residential Units	
45 ft. x 100 ft.	113 lots
60 ft. x 100 ft.	155 lots
8,000 SF - 12,000 SF lots	117 lots
12,200 SF - 18,000 SF lots	92 lots
18,200 SF - 22,000 SF lots	48 lots
24,000 SF - 37,000 SF lots	7 lots
39,200 SF - 43,560 SF lots	15 lots
45,000 SF - 90,000 SF lots	10 lots
Total Residential Units	552 units
Residential Unit Density	1.04 Units/Acre



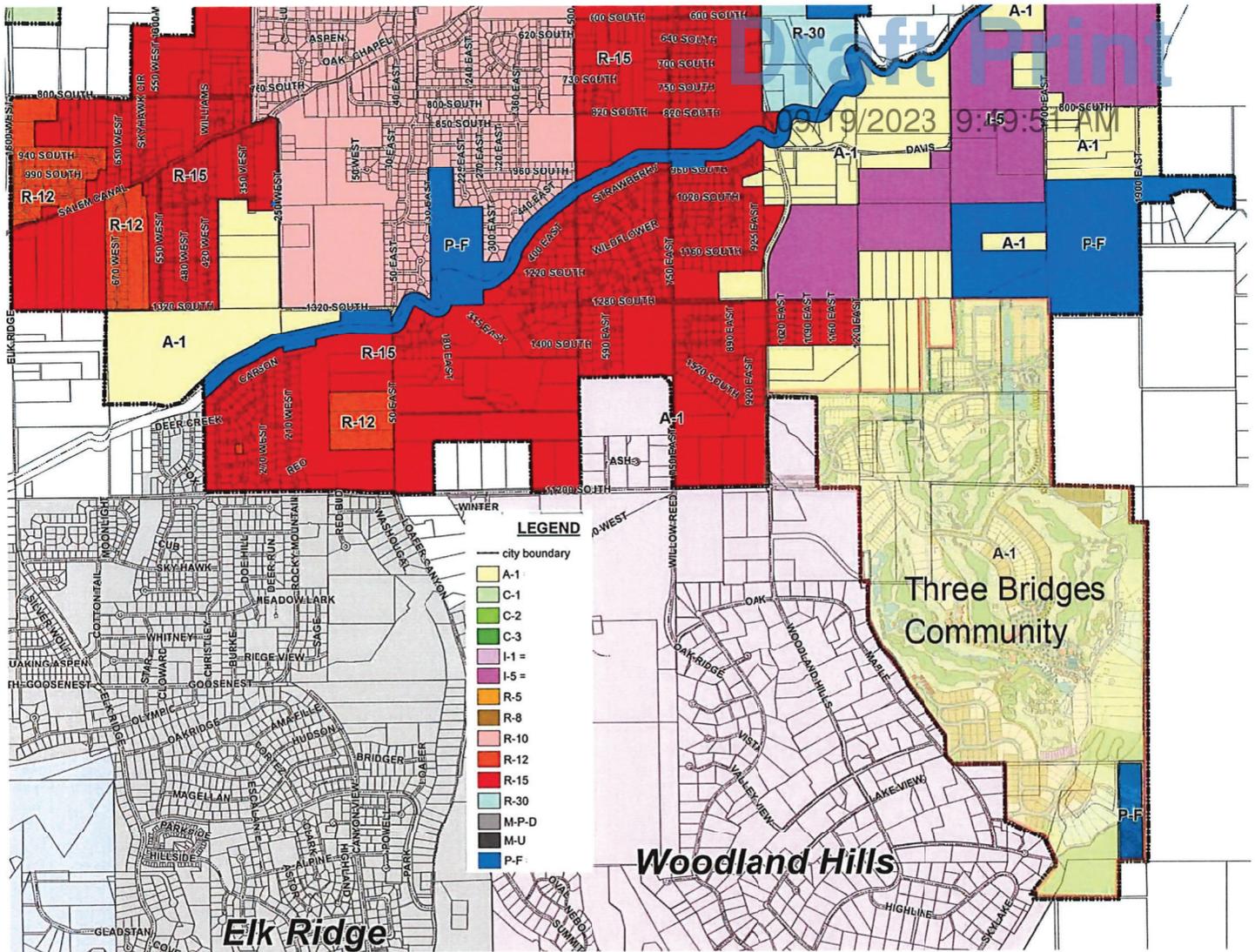


■ 4,500 SF - 6,300 SF RESIDENTIAL LOTS	18.8 ACRES
■ 6,000 SF - 7,800 SF RESIDENTIAL LOTS	38.4 ACRES
■ 8,000 SF - 12,000 SF RESIDENTIAL LOTS	36.2 ACRES
■ 12,200 SF - 18,000 SF RESIDENTIAL LOTS	42.3 ACRES
■ 18,200 SF - 22,000 SF RESIDENTIAL LOTS	31.8 ACRES
■ 24,000 SF - 37,000 SF RESIDENTIAL LOTS	5.8 ACRES
■ 39,200 SF - 43,560 SF RESIDENTIAL LOTS	21.7 ACRES
■ 45,000 SF - 90,000 SF RESIDENTIAL LOT	28 ACRES
■ TEE HOMES	1.9 ACRES
■ LODGE UNITS	8.7 ACRES
■ STAY AND PLAY CABINS	1.8 ACRES
■ STACKED TWO BEDROOM COTTAGES	4.2 ACRES
■ FOUR BEDROOM COTTAGES	1.4 ACRES
■ GOLF CLUBHOUSE WITH CLUBHOUSE	
■ SUITES AND PARKING LOT	3.7 ACRES
■ OPEN SPACE	18.4 ACRES
■ GOLF COURSE	190 ACRES
■ NATIVE	37.4 ACRES
■ PUBLIC PARK	3.5 ACRES
■ COMMUNITY PARK	11.5 ACRES
■ PUBLIC PARK TRAILS	3.7 ACRES - 26,042 LF
■ EMERGENCY ACCESS TO OPEN SPACE	1 ACRE - 2,164 LF
■ MAIN ROADWAYS	14.4 ACRES - 9,383 LF
■ SPORTS CAFE AND SPORTS CLUB	5.4 ACRES

DEVELOPMENT SUMMARY EXHIBIT

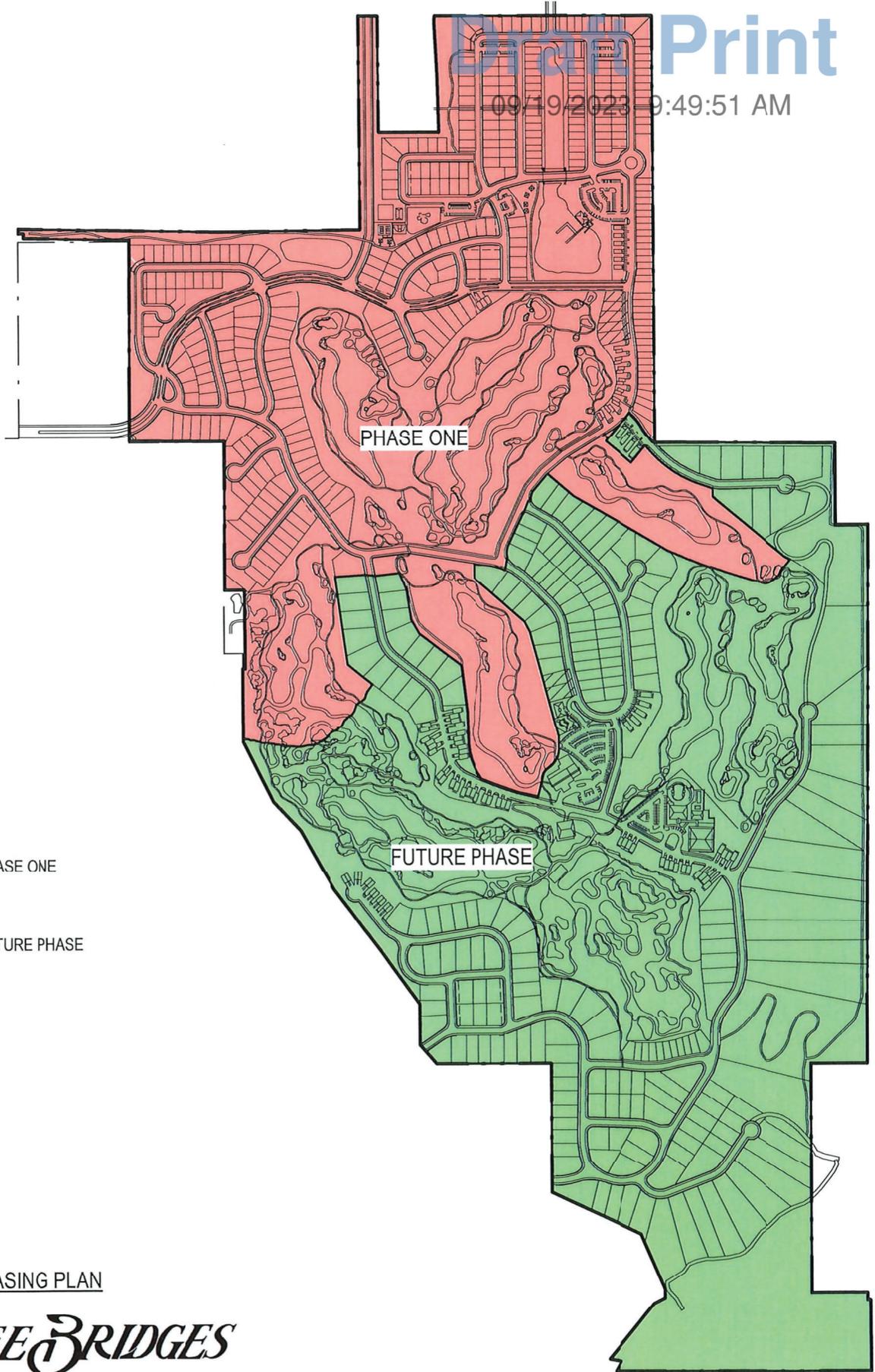
THREE BRIDGES

SURROUNDING ZONING EXHIBIT



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- PHASE ONE
- FUTURE PHASE

NORTH

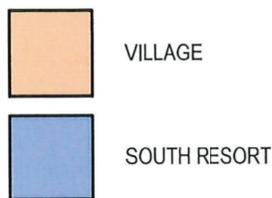
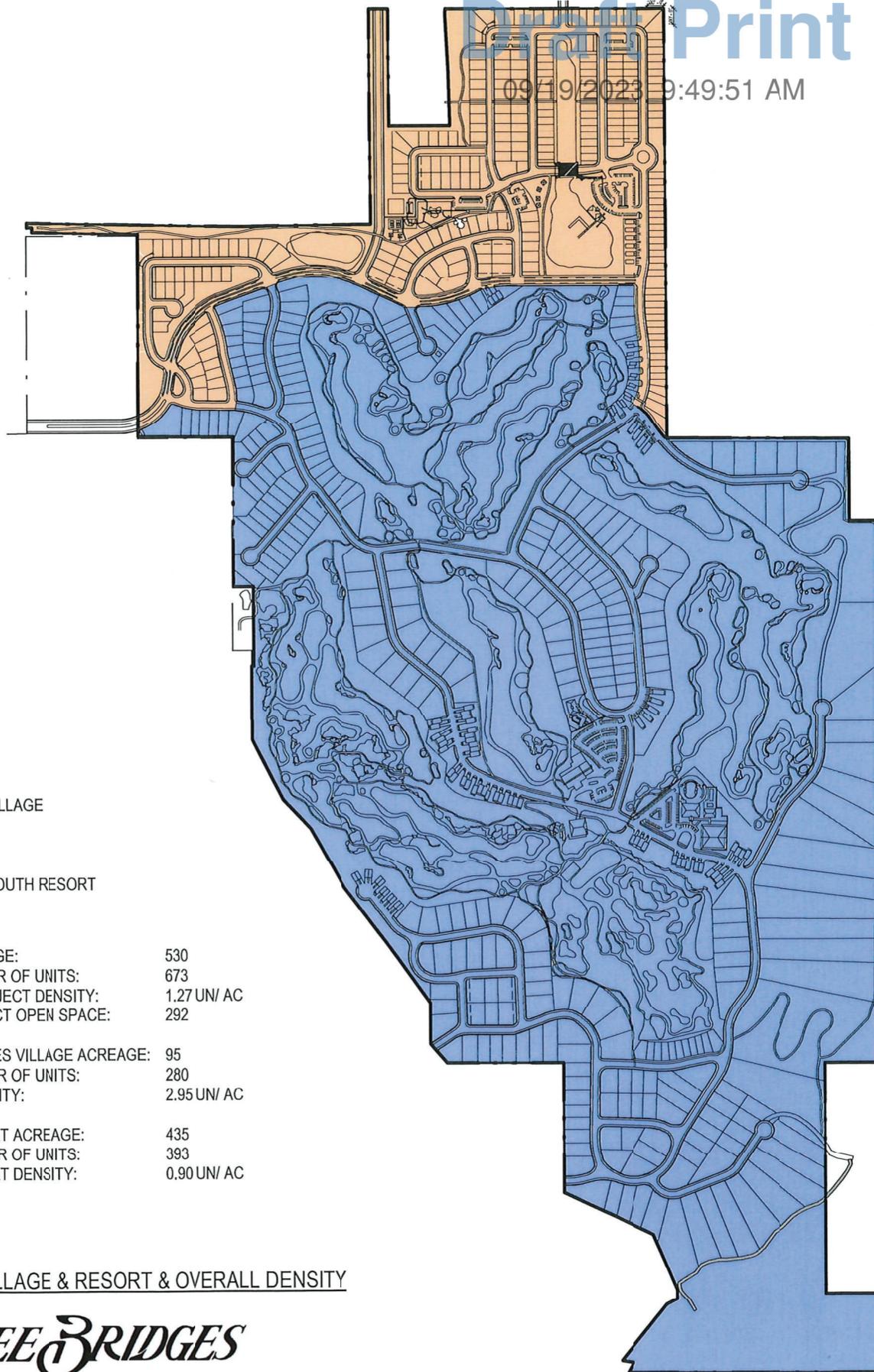


PHASING PLAN

THREE BRIDGES

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TOTAL ACREAGE: 530
 TOTAL NUMBER OF UNITS: 673
 OVERALL PROJECT DENSITY: 1.27 UN/ AC
 TOTAL PROJECT OPEN SPACE: 292

THREE BRIDGES VILLAGE ACREAGE: 95
 TOTAL NUMBER OF UNITS: 280
 VILLAGE DENSITY: 2.95 UN/ AC

SOUTH RESORT ACREAGE: 435
 TOTAL NUMBER OF UNITS: 393
 SOUTH RESORT DENSITY: 0.90 UN/ AC

NORTH



VILLAGE & RESORT & OVERALL DENSITY

THREE BRIDGES