

Future Development (unplatted)					
COLOR KEY	DEVELOPMENT AREA	ACRES	UNITS	TYPE	AVG. ACRES / UNIT
1	Park Homes	15	49	Single Family/Duplex	0.30
2	O&M Area Duplex	2	10	Single Family/Duplex	0.20
3	Short Course Homes	6	18	Single Family	0.33
4	Family Camp Area	21	27	Single Family	0.78
5	Phase IV	140	93	Single Family	1.51
Sub-Total		184	197		
J	Employee Housing for PUD (in city limits)*	tbd	39	Full Units & Bedrooms	
TOTALS		184	236		

\*Note: Employee Units include lots 6A Blk1 and Lot 1 Blk5 of the Valley Center Subdivision (shown); Lot 3 Blk5 of the Wallace Way Subdivision (not shown).

2024-Original City Area Platted (now public-private)					
COLOR KEY	DEVELOPMENT AREA	ACRES	UNITS	TYPE	AVG. ACRES / UNIT
Private Area					
	Block 40 (platted)	1.29	7	Single Family	0.18
	Block 41 (platted)	1.76	8	Single Family	0.22
	Block 42 (platted)	1.85	8	Single Family	0.23
	Block 43 (platted)	0.80	5	Single Family	0.16
	Private Parks	3.48		Park/Open Space	
Sub-Total		9.18	28		
Public Area					
	Block 55 (platted)*	4.34	57	Condominium / SF / Hotel	0.08
	Courthouse	3.00	n/a	Institutional	n/a
	Mixed Use Lots*	11.00	50	Commercial/Condos	n/a
	Public Park	15.86	n/a	Park	n/a
Sub-Total		34	107		
TOTALS		43	135		

\*Note: Mixed use development on Blocks 51-55 will be responsible for employee housing separate from the Tributary PUD. Block 54 Lots 1-3 may include a future 100 room/unit hotel or condominium.

2024 Existing Platted Lots in Phases I, II, III (former county)					
DEVELOPMENT AREA	ACRES	UNITS	TYPE	AVG. ACRES / UNIT	
Cottongrass	3.39	12	Single Family - former cabins	0.28	
Sharp Tail	4.68	7	Single Family	0.67	
Bunchberry	4.34	7	Single Family	0.62	
Goldenthrum	6.80	11	Single Family	0.62	
Bitterroot	3.51	6	Single Family	0.59	
Dusty Maiden	4.72	8	Single Family	0.59	
Dusty Maiden	2.06	6	Single Family - former cabins	0.34	
Indian Paintbrush	7.91	14	Single Family	0.57	
Mountain Bluebird	4.21	8	Single Family	0.53	
Shasta Daisy	7.80	16	Single Family	0.49	
Morning Dove/Tanager	3.15	6	Single Family	0.63	
Leopard Lilly	7.23	16	Single Family - former cabins	0.45	
Star flower	1.41	3	Single Family - former cabins	0.75	
Phase I Sub-Totals		61.21	120		
Phase II		60.66	60	Single Family	1.00
Phase II Sub-Totals		60.66	60		
Stoney Addition		5.46	11	Cabin	0.50
Stoney Addition		14.45	11	Single Family	1.51
Phase III Sub-Totals		19.91	22		
TOTALS:		141.78	202		

REF	GENERAL DESCRIPTION OF USE	APPROX. AREA OF USE, AC.
A	Clubhouse, Fitness, Pool	5.80
B	Family Camp	11.30
C	Lake House/Pond/Water Sports	7.87
D	Miscellaneous Recreation Sites*	5.00
E	Entry Office, Misc.	3.13
F	O & M Site	2.42
G	Staging Area/Employee Parking Area	3.62
H	Cart Barn	0.30
I	Private Museum	1.60
J	Employee Housing Area (tentative)	tbd
K	Future Storage (tentative)	10.00
Total		51.04

\*Note: Miscellaneous use includes private camp sites, picnic areas, campfire rings & wildlife viewing.

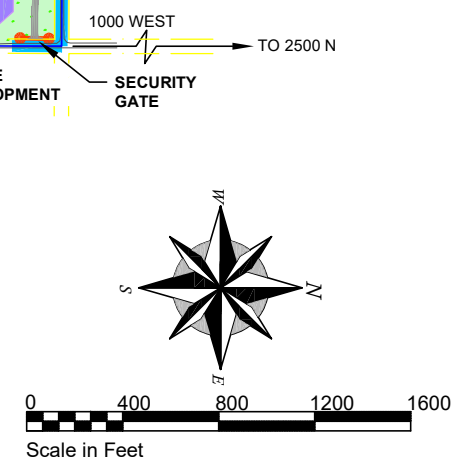
UNIT TOTALS	
ORIGINAL CITY AREA PLATTED (public-private)	135
PLATTED LOTS IN CITY (formerly county)	202
CITY/COUNTY FUTURE	236
<b>TOTAL:</b>	<b>573</b>

AREA TOTALS (ACRES)	
PUD	
TOTAL PUD	1,512
TOTAL OPEN SPACE/COMMOM	1,085
% OPEN SPACE/COMMOM	71.76%



- PUD Boundary (2024)
- Open Space/Common Area Used in Calculations
- # Designates Future Development Areas
- Driggs City Limit (2022)

NOTE: Security gate locations and design shall be approved by the City before installation



**EXHIBIT A-1**  
**TRIBUTARY PUD**  
**ILLUSTRATIVE MASTER PLAN MAP**  
 DECEMBER 2024