

Future Development (unplatted)					
COLOR KEY	DEVELOPMENT AREA	ACRES	UNITS	TYPE	AVG. ACRES / UNIT
1		3	5	Cabin	0.60
2	City	20	40	Single Family / Duplex	0.50
2	County	11	TBD	Single Family / Duplex	
3		10	20	Cabin / Duplex	0.50
4		4	9	Cabin	0.40
5		2	5	Cabin	0.40
6		2	6	Cabin	0.30
7		3	7	Single Family	0.40
8		5	8	Single Family	0.60
9		5	8	Single Family	0.60
10		4	7	Cabin	0.60
11		3	6	Cabin	0.50
12		3	10	Duplex	0.30
13		5	11	Single Family	0.50
14		4	9	Single Family	0.40
15		3	5	Single Family	0.60
16		6	13	Cabin / Single Family	0.50
17		10	13	Cabin	0.80
18		12	18	Single Family	0.70
19		3	6	Single Family	0.50
20		3	6	Single Family	0.50
21		13	13	Single Family	1.00
22		16	16	Single Family	1.00
23		20	20	Single Family	1.00
24		224	20	Ranch Lots	11.20
			40*	Employee Units	n/a
	Mixed Use Lots	13	n/a	Commercial	n/a
	SUB-TOTALS	407	321		

Original City Area					
COLOR KEY	DEVELOPMENT AREA	ACRES	UNITS	TYPE	AVG. ACRES / UNIT
	Block 40 (platted)	0.66	5	Single Family	0.13
	Block 40 (platted)			Part of future area 2	
	Block 41 (platted)	1.76	10	Single Family	0.18
	Block 42 (platted)	1.84	10	Single Family	0.18
	Block 43 (platted)	0.80	5	Single Family	0.16
	Block 44 (unplatted)	1.33	4	Single Family	0.33
	Block 45 (unplatted)	1.36	4	Single Family	0.34
	Block 47 (platted)	2.12	10	Town Lots (Live-Work)	0.21
	Block 55 (unplatted)	4.34	40	Condominium / SF / Hotel	0.11
	Park 5 (unplatted)	0.81	4	Single Family	0.37
	Miscellaneous Mixed-Use (Courthouse platted)	n/a	50*	Condominium / SF	n/a
	Institutional (platted)	3.00	n/a	Courthouse	n/a
	Private Park	1.49	n/a	Park	n/a
	Public Park	13.66	n/a	Park	n/a
	SUB-TOTAL	33.17	142		

Existing Platted Lots in County Area					
COLOR KEY	DEVELOPMENT AREA	ACRES	UNITS	TYPE	AVG. ACRES / UNIT
	Cottongrass	3.39	12	Cabins	0.28
	Sharp Tail	4.68	8	Single Family	0.59
	Bunchberry	4.34	7	Single Family	0.62
	Goldenthrad	6.80	13	Single Family	0.52
	Bitterroot	3.51	6	Single Family	0.59
	Dusty Maiden	4.72	8	Single Family	0.59
	Dusty Maiden	2.06	8	Cabins	0.26
	Indian Paintbrush	7.91	15	Single Family	0.53
	Mountain Bluebird	4.21	8	Single Family	0.53
	Shasta Daisy	7.80	17	Single Family	0.46
	Morning Dove	3.14	7	Single Family	0.45
	Leopard Lilly	7.23	22	Cabins	0.33
	SUB-TOTAL	59.79	131		

REF	GENERAL DESCRIPTION OF USE	APPROX. AREA OF USE, AC.
A	Lodge/Clubhouse, Fitness, Pool	6.6
B	Adventure Park	8.5
C	Activity Barn	1.9
D	Nature Center	2.0
E	Pond / Water Sports	6.9
F	Miscellaneous Recreation Sites*	5.0
G	Entry Office, Food Service, Misc.	1.9
H	O & M Site	3.4
I	Cart Barn	0.3
J	Owner Storage	7.1
K	Museum (Tract 6)	1.6
L	Future Development (Tract 5)	1.6
M	Future Development (former employee housing)	11.4
	Total	46.8

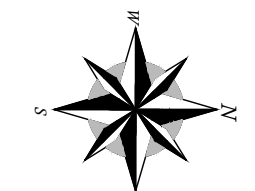
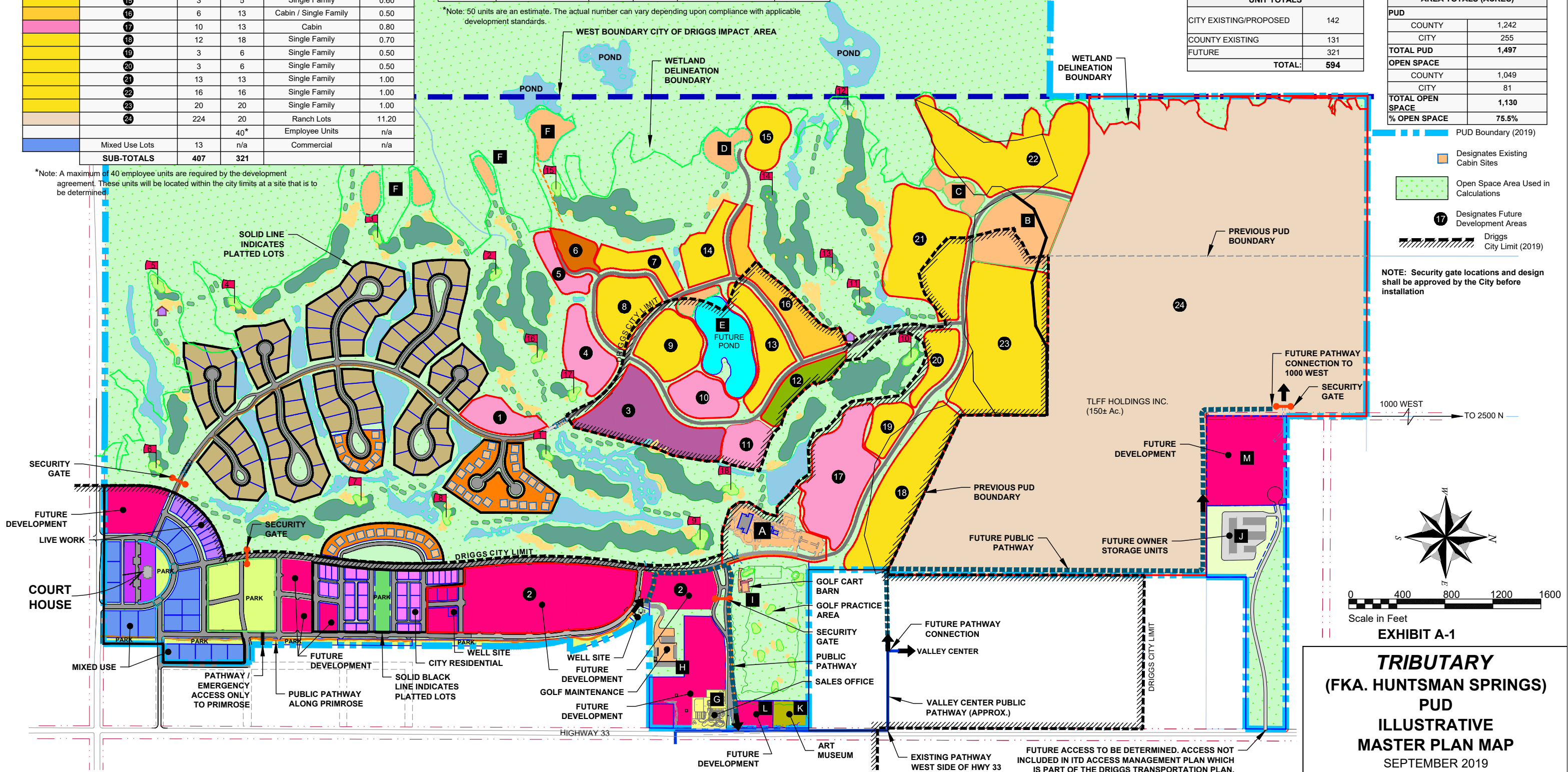
*Note: 50 units are an estimate. The actual number can vary depending upon compliance with applicable development standards.

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

UNIT TOTALS	
CITY EXISTING/PROPOSED	142
COUNTY EXISTING	131
FUTURE	321
TOTAL	594

AREA TOTALS (ACRES)	
PUD	
COUNTY	1,242
CITY	255
TOTAL PUD	1,497
OPEN SPACE	
COUNTY	1,049
CITY	81
TOTAL OPEN SPACE	1,130
% OPEN SPACE	75.5%

*Note: A maximum of 40 employee units are required by the development agreement. These units will be located within the city limits at a site that is to be determined.



0 400 800 1200 1600
Scale in Feet

EXHIBIT A-1

**TRIBUTARY
(FKA. HUNTSMAN SPRINGS)
PUD
ILLUSTRATIVE
MASTER PLAN MAP
SEPTEMBER 2019**

FUTURE ACCESS TO BE DETERMINED. ACCESS NOT INCLUDED IN ITD ACCESS MANAGEMENT PLAN WHICH IS PART OF THE DRIGGS TRANSPORTATION PLAN.