



Zion Little Ponderosa  
150 S White Oak Street,  
Mt Carmel Junction, Ut 84755  
James R Bassett (acting Area Manager)  
503.460.7387, F150harley@live.com  
[ZionLittlePonderosa.com](http://ZionLittlePonderosa.com)

Mark Preiss (cc Lyman Hafen)  
Zion National Park Forever Project  
1 Zion National Park, Springdale, UT 84767

Dear Mark Preiss,

We are seeking support of \$5 million from the Zion Forever Project for a public water system build-out in Zion Little Ponderosa Subdivision (ZLP). ZLP is in Kane County, Utah and is geographically positioned between the east border of Zion National Park (ZNP) on the West and Zion Ponderosa Ranch on the East. ZLP is literally the front doorstep into ZNP on the east border. The new East Zion Visitor Center including associated commercial infrastructure located to the east of ZLP will result in a dramatic increase in tourism in ZLP. No governmental or private funding projects have provided for any improvements to ZLP Infrastructure and/or protection of its' delicate ecosystem. We believe this project is aligned with the Zion Forever Project's field of interest including prior funded projects.

We anticipate being established before September 2021 with a Work-in-Progress public water project in partnership with East Zion Well company, East Zion Special Service District, Alpha Engineering Company, a new third party capital build-out and operations/management Water Company, Kane County, and multiple State of Utah departments. Water Rights were secured in May 2021 by a consortium of landowners for the initial phase of this project.

The project for which we request funds is essential to meet the current and future demands of increased tourism and will make a difference in the lives of landowners. Numerous opportunities are anticipated to bolster the economies of both Washington and Kane Counties, in addition to the entire desert South West.

Significant boost to the economy is anticipated via:

1. Payroll of local Construction and Engineering Companies
2. Payroll of a new local third-party Capital Buildout / Ongoing Operations Company
3. Increased tax revenue at local, county, state, and federal levels
4. Increased revenue including payroll for Lodging Property Management companies.

5. Increased revenue of private resort and lodging companies.
6. Increase in affordable residential and commercial property.

We have received some contributions from local businesses, private landowners, and volunteer funding / labor. Support for the first phase will likely come from associated projects, grants, long term loans, private business, and county tax base including annexation by EZSSD for fire protection only services. The first phase of the project includes drilling a new 2500 foot plus well into the Navajo Sandstone Acquirer, related well infrastructure, bolstering existing water transmission facilities, constructing local booster facility/water lines, installing a new 200,000-gallon water holding tank and implementing water distribution lines along with new fire protection water hydrants. Finally, ZLP will have the core infrastructure that can support installation of landowner homes as-well-as newly anticipated public restrooms, related commercial enterprise, etc. This first phase will be completed by end of April 2022. Phase two is planned for the Winter (off season) 2022/2023.

We would be happy to meet with you to discuss this request in more detail and look forward to submitting a full proposal.

Sincerely,

\_\_\_\_\_ / / \_\_\_\_\_

**James R. Bassett**

Acting ZLP Manager, Zion Little Ponderosa  
Zion Little Ponderosa Landowner Association

\_\_\_\_\_ / / \_\_\_\_\_

**Steven Neeleman**

Partner in East Zion Well Company  
Board Member, East Zion Special Service District

\_\_\_\_\_ / / \_\_\_\_\_

**Kevin McLaws**

Partner in East Zion Well Company  
Board Member, East Zion Special Service District

\_\_\_\_\_ / / \_\_\_\_\_

**Jared Madsen, PE**

Alpha Engineering, Principal Engineer

\_\_\_\_\_ / / \_\_\_\_\_

**Brad Freeman**

Fire Chief, East Zion Fire District