

**NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF PUBLIC  
INFRASTRUCTURE DISTRICTS BY GRANTSVILLE CITY, UTAH**

September 20, 2023

This notice is furnished to you by the City Council (the “Council”) of Grantsville City, Utah (the “City”) to provide notice of a public hearing to be held by the Council on **October 4, 2023 at or after 7 P.M.** The public hearing is regarding the proposed creation of the Elk Ridge Estates Public Infrastructure Districts Nos. 1 through 3 (the “Proposed Districts”) and to allow for public input on (i) whether the requested service (described below) is needed in the area of the applicable Proposed Districts, (ii) whether the service should be provided by the City or the Proposed Districts, and (iii) all other matters relating to the Proposed Districts.

Because consent to the creation of the Proposed Districts and waiver of the protest period has been obtained from all property owners and registered voters within the boundaries of the Proposed Districts, pursuant to Section 17D-4-201 of the Utah Code, the City may adopt a resolution creating the Proposed Districts immediately after holding the public hearing described herein or on any date thereafter. **Any withdrawal of consent to creation or protest of the creation of the Proposed Districts by an affected property owner must be submitted to the City prior to the public hearing described herein.**

**Meeting Information:**

Held By: The City Council of Grantsville City, Utah

Date and Time: October 4, 2023 at or after 7 P.M.

Location:

Grantsville City Offices

429 East Main St.

Grantsville, Utah 84029

**Proposed District Boundaries:**

Legal descriptions and maps for the Proposed Districts is attached as **Appendix A**. A legal description and map of the Annexation Area Boundaries is attached as **Appendix B**. In addition, it is anticipated that the Proposed Districts would be authorized to adjust their boundaries through annexation and withdrawal of properties, so long as such properties are within the proposed inclusion area, as shown on the map attached as **Appendix C** and certain requirements as established in a governing document have been met.

### **Summary of Proposed Resolutions:**

The proposed resolutions regarding the creation of the Proposed Districts contain consideration of approval of the following items:

- Creation of the Proposed Districts with the initial boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed Districts of any area within the Annexation Area without additional approvals or hearings of the City, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for each District, each comprised as follows:
  - Trustee 1 – Scott Yermish, for an initial 6-year term;
  - Trustee 2 – Greg Dehaan, for an initial 4-year term
  - Trustee 3 – Bryce Jeffery Newman, for an initial 6-year term;
  - Trustee 4 – Tase Thompson, for an initial 4-year term; and
  - Trustee 5 – Lori M. Van Roosendaal-Thompson, for an initial 6-year term;
- Authorization for execution by the City of Notices of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement for the Proposed Districts:
  - Permitting a mill levy of 0.0065 per dollar of taxable value of property in the Proposed Districts
  - A proposed aggregate debt limit for the Proposed Districts of \$55,000,000
  - Permitting the Proposed Districts to issue debt repayable from property taxes, special assessments, and other revenues of the District

### **Proposed Service:**

**Elk Ridge Estates Public Infrastructure Districts No. 1 through 3** are proposed to be created for the purpose of financing the construction of public infrastructure relating to the Elk Ridge Estates development (the “Project”), as permitted under the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953.

Sincerely,

The City Council of Grantsville City,  
Utah

**APPENDIX A**  
**PROPOSED DISTRICT BOUNDARIES**  
**Legal Description (Initial District Boundaries)**

**District No. 1**

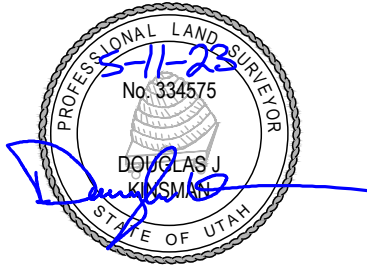
**P.I.D. PARCEL 1**  
**BOUNDARY DESCRIPTION**

A parcel of land, situate in the Southwest Quarter Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel is also located in Grantsville, Utah, Tooele County, more particularly described as follows:

Beginning at the northeast corner of Lot 546 of Anderson Ranch Phase 5B, recorded as Entry no. 388608, in the Tooele County Recorder's Office, said point is on the south line of Gold Dust Road and is located South 0°08'38" West 465.95 feet along the Section Line and East 1527.94 feet from the West Quarter Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence East 70.00 feet along said south line;  
thence South 0°17'45" West 71.61 feet;  
thence North 89°42'15" West 70.00 feet, to the east line of said Lot 546;  
thence North 0°17'45" East 71.25 feet along said east line, to the Point of Beginning.

Contains 5,000 square feet or 0.11 acres .



**District No. 2**

**P.I.D. PARCEL 2  
BOUNDARY DESCRIPTION**

A parcel of land, situate in the Southwest Quarter Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel is also located in Grantsville, Utah, Tooele County, more particularly described as follows:

Beginning at a point on the east line of Lot 546 of Anderson Ranch Phase 5B, recorded as Entry no. 388608, in the Tooele County Recorder's Office, said point is located South 0°08'38" West 537.20 feet along the Section Line and East 1527.75 feet from the West Quarter Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence South 89°42'15" East 70.00 feet;  
thence South 0°17'45" West 71.43 feet;  
thence North 89°42'15" West 70.00 feet, to the east line of said Lot 546;  
thence North 0°17'45" East 71.43 feet along said east line, to the Point of Beginning.

Contains 5,000 square feet or 0.11 acres.



**District No. 3**

**P.I.D. PARCEL 3  
BOUNDARY DESCRIPTION**

A parcel of land, situate in the Southwest Quarter Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel is also located in Grantsville, Utah, Tooele County, more particularly described as follows:

Beginning at a point on the east line of Lot 546 of Anderson Ranch Phase 5B, recorded as Entry no. 388608, in the Tooele County Recorder's Office, said point is located South  $0^{\circ}08'38''$  West 608.63 feet along the Section Line and East 1527.56 feet from the West Quarter Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence South  $89^{\circ}42'15''$  East 70.00 feet;

thence South  $0^{\circ}17'45''$  West 71.43 feet;

thence North  $89^{\circ}42'15''$  West 70.00 feet, to the east line of Lot 545 of said Anderson Ranch Phase 5B;

thence North  $0^{\circ}17'45''$  East 71.43 feet along said east line and the east line of said Lot 546, to the Point of Beginning.

Contains 5,000 square feet or 0.11 acres.



## APPENDIX B

### Legal Description (Annexation Area Including Initial District Boundaries)

#### OVERALL P.I.D. BOUNDARY DESCRIPTION

(Parcels 01-069-0-0004, 01-069-0-0063, 01-069-0-0078, 01-069-0-0080, 01-069-0-0081, 01-069-0-0083, 01-069-0-0085, 01-069-0-0086, 01-069-0-0090, 01-069-0-0106, 01-069-0-0107, and 01-076-0-0002)

A parcel of land, situate in Section 4, and the Northwest Quarter of Section 9, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel is also located in Grantsville, Tooele County, Utah, more particularly described as follows:

Beginning at the South Quarter Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence South  $0^{\circ}32'23''$  West 5.37 feet along the Quarter Section Line of said Section 9, to the north line of the future Nygreen Street;

thence North  $89^{\circ}45'24''$  West 1,317.49 feet along the north line of said future street, to the southeast corner of Lot 739 of Anderson Ranch Phase 7B, recorded as Entry no. 448597 in the Tooele County Recorder's Office;

thence South  $0^{\circ}14'34''$  West 545.08 feet along an existing fence line, and along the western boundary of the Grantsville soil conservation the northerly portion of which is the subject of that Boundary Line Agreement recorded May 14, 2012 under Entry no. 369615, in the Tooele County Recorder's Office;

thence South  $89^{\circ}54'22''$  West 1526.51 feet along said fence line to the corner thereof, said point being on the Section Line, and along the northern boundary of said Grantsville soil conservation;

thence North  $0^{\circ}29'04''$  East 527.85 feet along said fence and Section Line, to the Southwest Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian;

thence North  $0^{\circ}08'38''$  East 9.26 feet along the Section Line, to the southerly line of Anderson Ranch Phase 7A, Recorded as Entry no. 433547, in the Tooele County Recorder's Office;

thence North  $89^{\circ}36'21''$  East 1,524.37 feet along the southerly line of said Anderson Ranch Phase 7A and the southerly line of said Anderson Ranch Phase 7B, to the southeast corner of Lot 739 of said Anderson Ranch Phase 7B;

thence North  $0^{\circ}14'36''$  East 665.63 feet along the east line of said Anderson Ranch Phase 7B, to the northeast corner of Lot 743 of said subdivision, said point also being the southeast corner of Lot 630 of Anderson Ranch Phase 6B, recorded as Entry no. 411212 in the Tooele County Recorder's Office;

thence North  $0^{\circ}14'13''$  East 244.27 feet along the east line of said Anderson Ranch Phase 6B;

thence North  $0^{\circ}06'06''$  East 430.98 feet along the east line of said Anderson Ranch Phase 6B, to a point on the east line of Lot 540 of Anderson Ranch Phase 5B, recorded as Entry no. 388608 in the Tooele County Recorder's Office;

thence North  $0^{\circ}19'46''$  East 365.74 feet along the east line of said Anderson Ranch Phase 5B;

thence North  $0^{\circ}17'45''$  East 457.82 feet along the east line of said Anderson Ranch Phase 5B, to the northeast corner of Lot 546 of said Anderson Ranch Phase 5B, said point also being on the south line of Gold Dust Road;

thence East 106.86 feet along said south line, to the east line of Gold Dust Road;

thence South 1.31 feet along said east line;

thence South  $88^{\circ}33'31''$  East 547.59 feet;

thence North  $0^{\circ}08'09''$  East 1,820.93 feet;

thence South  $89^{\circ}40'20''$  West 658.03 feet;

thence North  $0^{\circ}08'09''$  East 948.64 feet, to the south line of State Road 112;

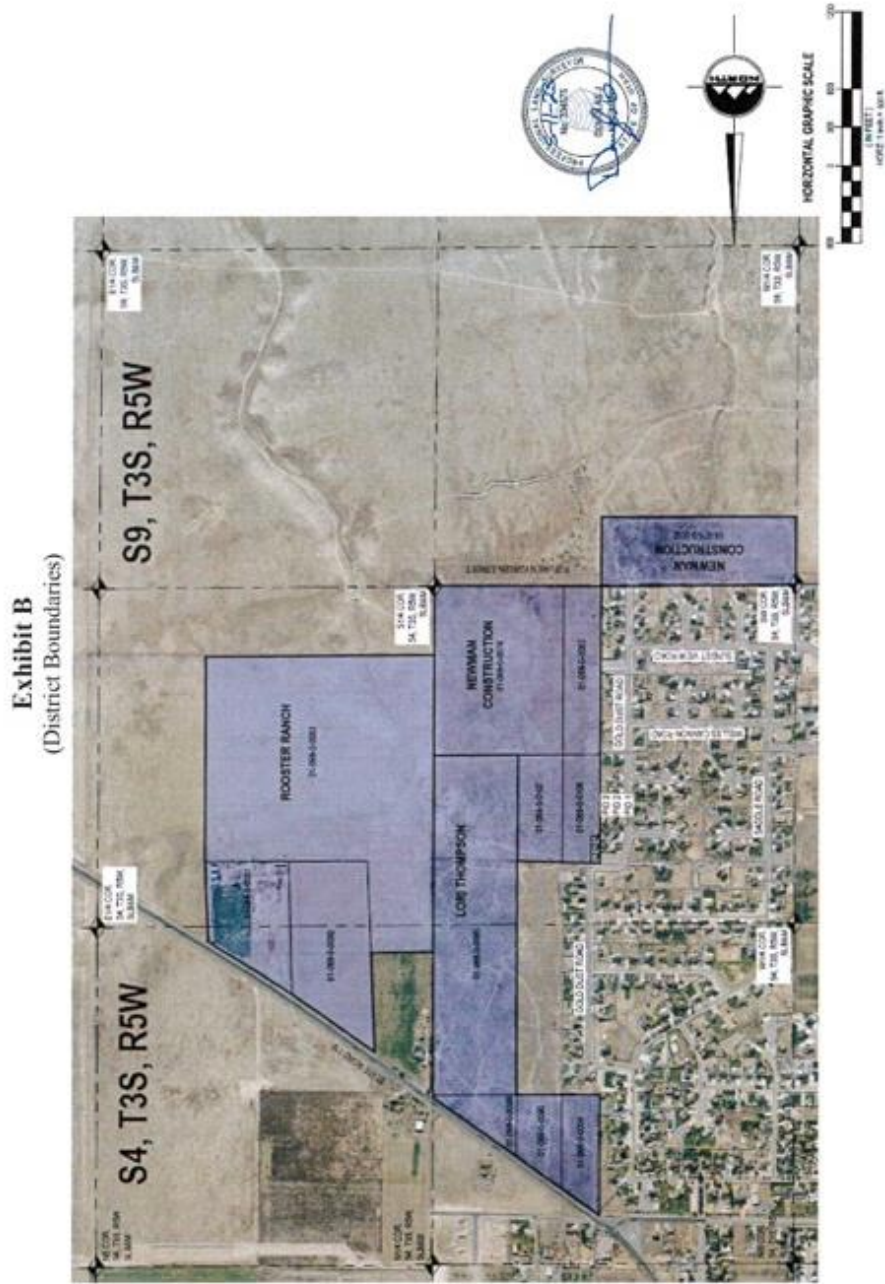
thence South  $54^{\circ}59'02''$  East 1,606.82 feet along said south line, to the Quarter Section Line;

thence South  $0^{\circ}08'54''$  West 1,133.60 feet along the Quarter Section Line;

# APPENDIX C

## MAP OF PROPOSED DISTRICT BOUNDARIES

### Initial District Boundaries & Annexation Area Map



Letter of Intent  
Elk Ridge Estates Public Infrastructure District Nos. 1-3  
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