

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

May 9, 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 **May 24, 2023 at or after 6 P.M.** The public hearing is regarding the proposed creation of the Nielsen Ranches Public Infrastructure Districts Nos. 1 through 16 (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: May 24, 2023 at or after 6 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 – Shaun Johnson, for an initial 6-year term;
 - Trustee 2 – Ryan Hoggan, for an initial 6-year term
 - Trustee 3 – Dillon Hutchins, for an initial 4-year term;
 - Trustee 4 – Ben Nelson, for an initial 4-year term; and
 - Trustee 5 – Dean Johnson, for an initial 4-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 \$500,000,000
 - Permitting the Proposed Districts to issue debt repayable from property taxes, special assessments, and other revenues of the District

Proposed Service:

Nielsen Ranches Public Infrastructure Districts No. 1 through 16 are proposed to be created for the purpose of financing the construction of public infrastructure relating to the Nielsen Ranches 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

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 29, Township 2 South, Range 6 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at a point on the Quarter Section line located North 0°02'37" East 1321.05 feet along the Quarter Section line from the found monument representing the North Quarter Corner of Section 28, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running;

thence North 00°02'37" East 221.22 feet along the Quarter Section line;
thence South 89°57'23" East 293.93 feet to a point on an existing wire fence;
thence South 53°04'39" West 367.87 feet along said wire fence, to the Point of Beginning.

Contains 32,511 square feet or 0.75 acres.



District Nos. 2-16

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 29, Township 2 South, Range 6 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at a point on the 40-acre line located North 89°23'19" West 1321.05 feet and North 0°25'56" West 1325.39 feet along the Section line from the found monument representing the Southwest Corner of Section 28, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running;

thence North 00°25'56" West 24.74 feet along said 40-acre line;
thence South 89°22'34" East 1,320.64 feet to a point on the Section line;
thence South 00°26'59" East 24.74 feet along said Section line to a point on the 40-acre line;
thence North 89°22'34" West 1,320.65 feet along said 40-acre line, to the Point of Beginning.

Contains 32,673 square feet or 0.75 acres.



APPENDIX B

Legal Description (Annexation Area Including Initial District Boundaries)

BOUNDARY DESCRIPTION

A parcel of land situate in Sections 22, 27, 28, the East half of Section 29 and the North half of Section 33 in Township 2 South, Range 6 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at the found monument representing the Northeast Corner of Section 28, Township 2 South, Range 6 West, Salt Lake Base and Meridian, (The basis of bearing thereof being the line between the found monument at the Northwest Corner and the North Quarter Corner of Section 27, Township 2 South, Range 6 West, Salt Lake Base and Meridian, which bears North 89°04'40" East 2514.34 feet.) and running;

thence North 2°36'52" East 2700.50 feet to the found monument representing the West Quarter Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

thence along the East and North lines of two parcels having the same Entry No., said Entry No. being 438878 as recorded in the office of the Tooele County Recorder the following two (2) courses;

(1) thence North 0°25'37" West 663.18 feet;

(2) thence North 89°54'38" East 2972.14 feet to the Westerly right-of-way line of SR-138;

thence along the said Westerly right-of-way line the following two (2) courses;

(1) thence Southeasterly 219.85 feet along the arc of a 22877.30-foot radius tangent curve to the right (center bears South 52°22'03" West and the long chord bears South 37°21'26" East 219.85 feet through a central angle of 0°33'02");

(2) thence South 37°04'55" East 1594.81 feet to the North line of a parcel having the Entry No. 244610 as recorded in the office of the Tooele County Recorder;

thence South 52°55'05" West 50.00 feet along the said North line to the West line of said parcel;

thence South 37°04'55" East 75.00 feet along said West line to the South line of said parcel;

thence North 52°55'05" East 50.00 feet along said South line to the said Westerly right-of-way line;

thence South 37°04'55" East 109.43 feet along said Westerly right-of-way line to the Northerly line of a

parcel having the Entry No. 244610 as recorded in the office of the Tooele County Recorder;

thence along the boundary line of said parcel having the Entry No. 244610 the following six (6) courses;

(1) thence South 65°28'56" West 384.11 feet;

(2) thence South 53°04'39" West 1951.90 feet;

(3) thence South 17°42'26" East 1818.44 feet;

(4) thence North 71°45'42" East 427.45 feet;

(5) thence South 38°43'22" East 1690.12 feet;

(6) thence North 53°04'54" East 19.25 feet;

thence South 0°32'47" West 2098.15 feet to the North line of Lot 1 in Valley Ranches Subdivision;

thence along the boundary of said lot 1 the following three (3) courses;

(1) thence South 0°35'03" West 589.21 feet;

(2) thence South 89°43'02" West 332.14 feet;

(3) thence North 0°33'02" East 589.20 feet;

thence South 89°43'02" West 1330.01 along the North lines of parcels 2, 3, 4 and 5 to the East line of Lot 6

of Valley Ranches Subdivision;

thence along the Southerly boundary of Valley Ranches Subdivision the following two (2) courses;

(1) thence South 0°33'02" West 589.20 feet;

(2) thence South 89°43'02" West 3657.52 feet;

thence South 0°33'02" West 98.26 feet to a point on the Section line and the North line of a parcel having

the Entry No. 538752 as recorded in the office of the Tooele County Recorder;

thence along the boundary of said parcel having the Entry No. 538752 the following three (3) courses;

(1) South 89°44'56" West 188.50 feet;

(2) South 0°27'24" East 1321.67 feet;

(3) North 89°41'50" East 1326.59 feet to a point on the Section line;

thence South 0°28'14" East 1320.48 feet along said Section line to the found Dependent Resurvey monument representing the East Quarter Corner of Section 33, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

thence South 89°38'45" West 3979.19 along the Quarter Section Line;

thence North 0°27'50" West 1324.01 feet along the North-South running 40-acre line;

thence South 89°41'42" West 1325.86 along the East-West running 40-acre line to a point on the Section Line;

thence North 0°29'05" West 1325.15 feet along the Section Line to the found GLO monument representing the Southwest Corner of Section 28, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

thence along the boundary of a parcel having the Entry No. 476076 as recorded in the office of the Tooele County Recorder the following two (2) courses;

(1) thence North 0°26'59" West 1325.11 feet along the Section Line and an existing wire fence;

(2) thence North 89°22'34" West 1320.65 along the East-West running 40-acre line to the East line of a parcel having the Entry No. 63766 as recorded in the office of the Tooele County Recorder;

thence along said parcel having the Entry No. 63766 the following two (2) courses;

(1) thence North 0°25'56" West 1325.39 along the North-South running 40-acre line to a point on the Quarter Section Line;

(2) thence North 89°21'49" West 1320.25 feet along said Quarter Section Line to the calculated Center of Section 29, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

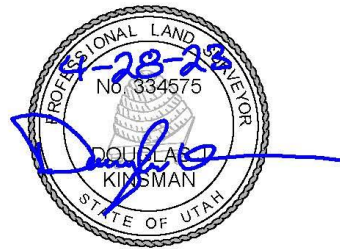
thence North 0°24'53" West 2650.68 feet along the Quarter Section Line to the found monument representing the North Quarter Corner of Section 29, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

thence South 89°20'07" East 2639.21 feet along the Section Line to a barbed wire fence corner which is believed to mark the Northwest Corner of Section 28, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

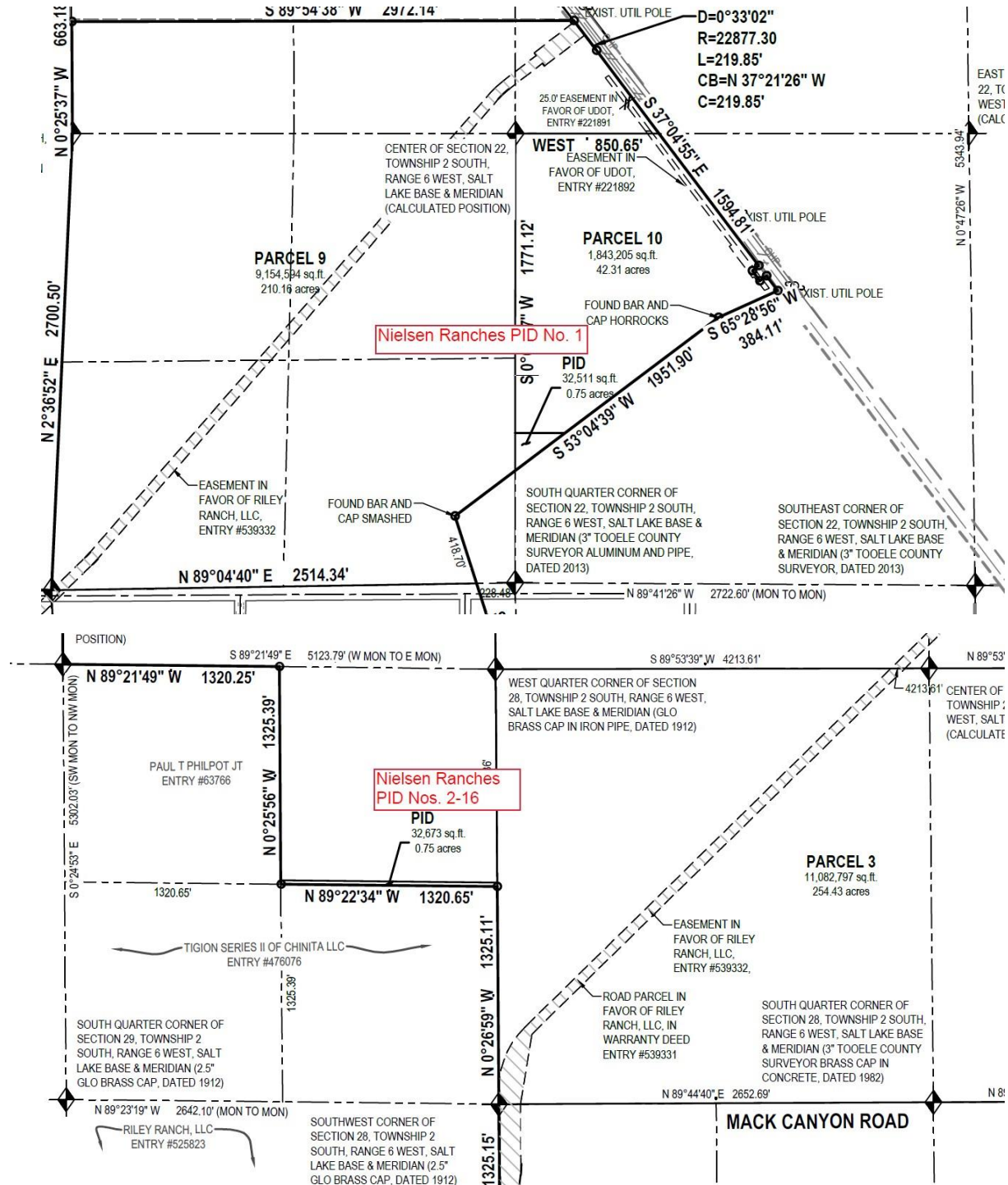
thence North 89°32'03" East 2640.66 feet along the Section Line to the found monument representing the North Quarter Corner of Section 28, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

thence South 89°26'14" East 2496.44 feet along the Section Line to the said Northeast Corner of Section 28, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and the Point of Beginning.

Contains 76,642,476 square feet or 1,759.47 acres.



MAP OF PROPOSED DISTRICT BOUNDARIES



Annexation Area Boundary Map

