

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

April 16, 2024

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 1, 2024 at or after 6 P.M.** The public hearing is regarding the proposed creation of Desert Edge 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: May 1, 2024 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 – Paul Lymberis, for an initial 6-year term;
 - Trustee 2 – Spencer Connelly, for an initial 4-year term;
 - Trustee 3 – Michael House, for an initial 6-year term;
 - Trustee 4 – Adam Archer, for an initial 4-year term; and
 - Trustee 5 – Julian Bernard, 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 0.005 per dollar of taxable value of property in the Proposed Districts
 - A proposed aggregate limited tax debt limit for the Proposed Districts of \$20,000,000
 - Permitting the Proposed Districts to issue debt repayable from property taxes, special assessments, and other revenues of the District

Proposed Service:

Desert Edge Public Infrastructure Districts No. 1 through 3 are proposed to be created for the purpose of financing the construction of public infrastructure relating to Desert Edge 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:

A parcel of land located in the Northeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the said Northeast Corner of Section 22 and the North Quarter Corner of Section 23, said parcel being a part of Tooele County parcel 01-115-0-0031, located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located S89°48'41"W 1996.47 feet along the Section line and S0°11'19"E 545.17 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; running thence S33°09'09"E 70.71 feet; thence S56°50'51"W 70.71 feet; thence N33°09'09"W 70.71 feet; thence N56°50'51"E 70.71 feet to the point of beginning.

Containing 5,000 sq. ft. or 0.11 acre +/-

District No. 2:

A parcel of land located in the Northeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the said Northeast Corner of Section 22 and the North Quarter Corner of Section 23, said parcel being a part of Tooele County parcel 01-115-0-0031, located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located S89°48'41"W 1941.28 feet along the Section line and S0°11'19"E 625.80 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; running thence S33°09'09"E 70.71 feet; thence S56°50'51"W 70.71 feet; thence N33°09'09"W 70.71 feet; thence N56°50'51"E 70.71 feet to the point of beginning.

Containing 5,000 sq. ft. or 0.11 acre +/-

District No. 3:

A parcel of land located in the Northeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the said

Northeast Corner of Section 22 and the North Quarter Corner of Section 23, said parcel being a part of Tooele County parcel 01-115-0-0031, located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located S89°48'41"W 1886.09 feet along the Section line and S0°11'19"E 708.22 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; running thence S33°09'09"E 70.71 feet; thence S56°50'51"W 70.71 feet; thence N33°09'09"W 70.71 feet; thence N56°50'51"E 70.71 feet to the point of beginning.

Containing 5,000 sq.ft. or 0.11 acre +/-

APPENDIX B

Legal Description (Annexation Area Boundaries)

A tract of land located in the Northeast Quarter and the Southeast Quarter of Section 22, and the Southwest Quarter of Section 23, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the North Quarter Corner and the Northwest Corner of said section 23, Entire tract comprised of, all of Parcels identified by Tooele County Tax ID. Numbers 01-040-A-0022, 16-031-0-0002, 01-115-0-0030, 01-115-0-0031 and 01-115-0-033 located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way line of OLD LINCOLN HIGHWAY as established by previous subdivisions and surveys, said point being S89°48'41"W 2334.78 feet along the Section line and S0°11'19"E 259.90 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; thence along said westerly right-of-way the following seven (7) courses: (1) S60°30'28"E 879.11 feet; thence (2) S33°09'09"E 1034.72 feet; thence (3) S32°58'50"E 888.24 feet; thence (4) S33°10'04"E 920.24 feet; thence (5) S33°38'57"E 102.25 feet; thence (6) S33°27'52"E 438.32 feet; thence (7) S33°42'20"E 1,962.84 feet to the northeast corner of SILVER FOX ESTATES SUBDIVISION according to the official plat recorded April 4, 2005 as Entry No. 244610, Book 15, Page 57 in the Tooele County Recorder's Office; thence along said subdivision the following two (2) courses: (1) S88°46'46"W 909.31 feet; thence (2) S52°58'33"W 191.30 feet to the easterly right-of-way line of STATE ROUTE 138 as established by UDOT Project, F-86(12) Revised 5-12-04; thence along said easterly right-of-way line the following four (4) courses: (1) N37°01'30"W 2,141.51 feet; thence (2) N36°59'06"W 1,000.00 feet; thence (3) N37°06'50"W 1,048.53 feet; thence (4) N38°02'17"W 4.67 feet; thence N52°58'30"E 816.07 feet; thence N33°09'09"W 346.82 feet; thence N57°22'49"W 131.59 feet; thence N33°09'09"W 114.26 feet; thence N00°58'37"E 112.14 feet; thence N33°09'09"W 745.19 feet to the point of beginning.

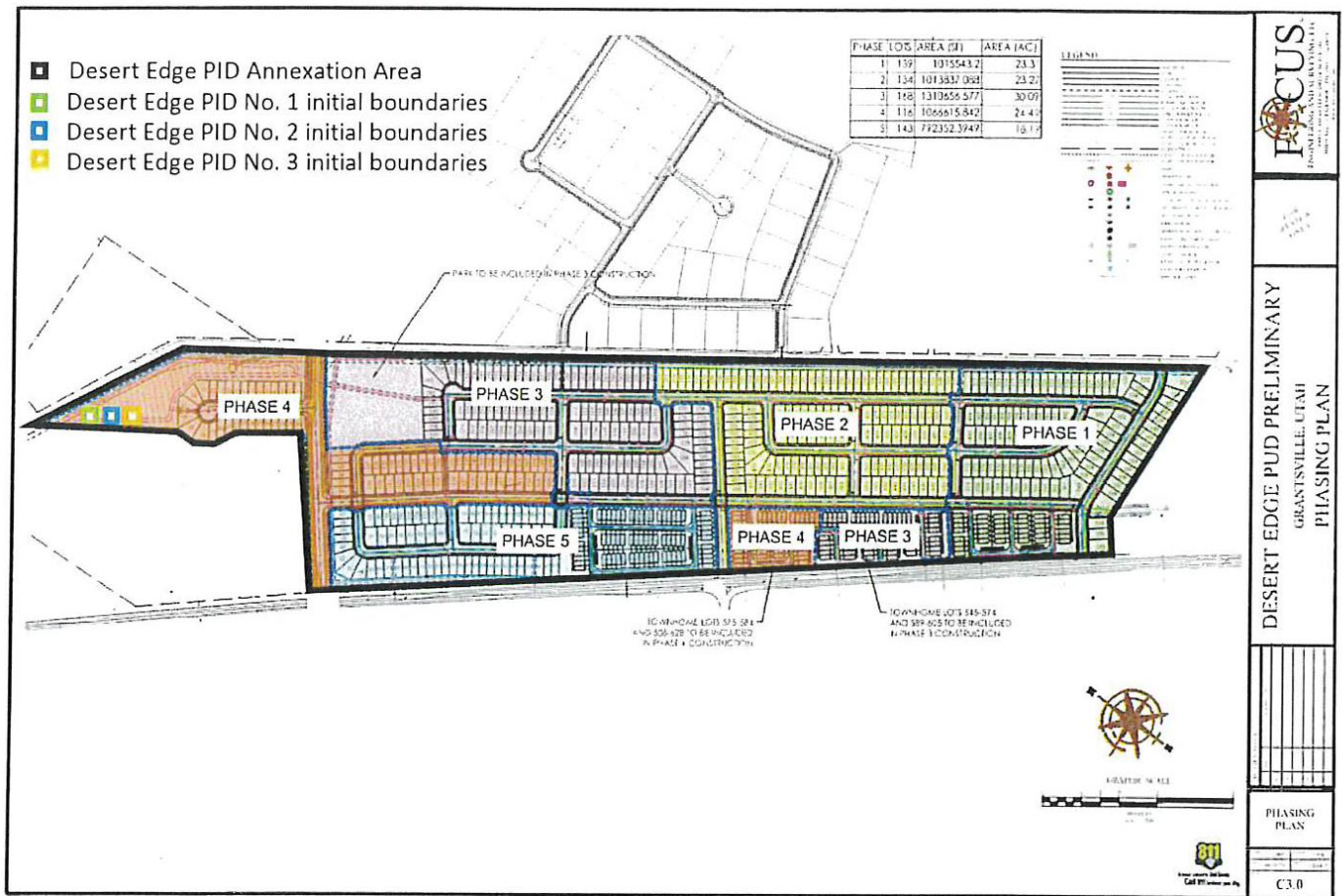
Containing 119.33 acres +/-

APPENDIX C

MAP OF PROPOSED DISTRICT BOUNDARIES

Initial District Boundaries & Annexation Area Map

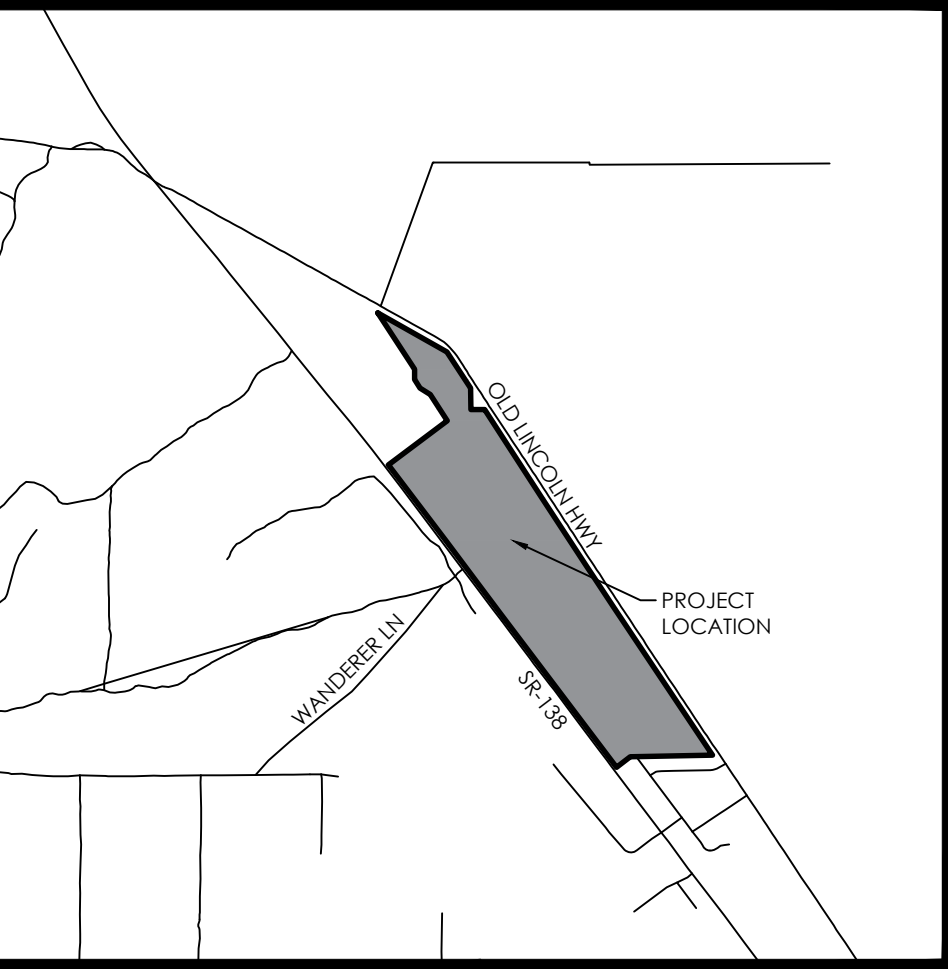
(PID Annexation Area and PID No. 1, No. 2, and No. 3 Initial Boundaries*)



* Legal descriptions of PID Annexation Area and the Districts' initial boundaries available upon request

FINAL LOCAL ENTITY PLAT
DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT

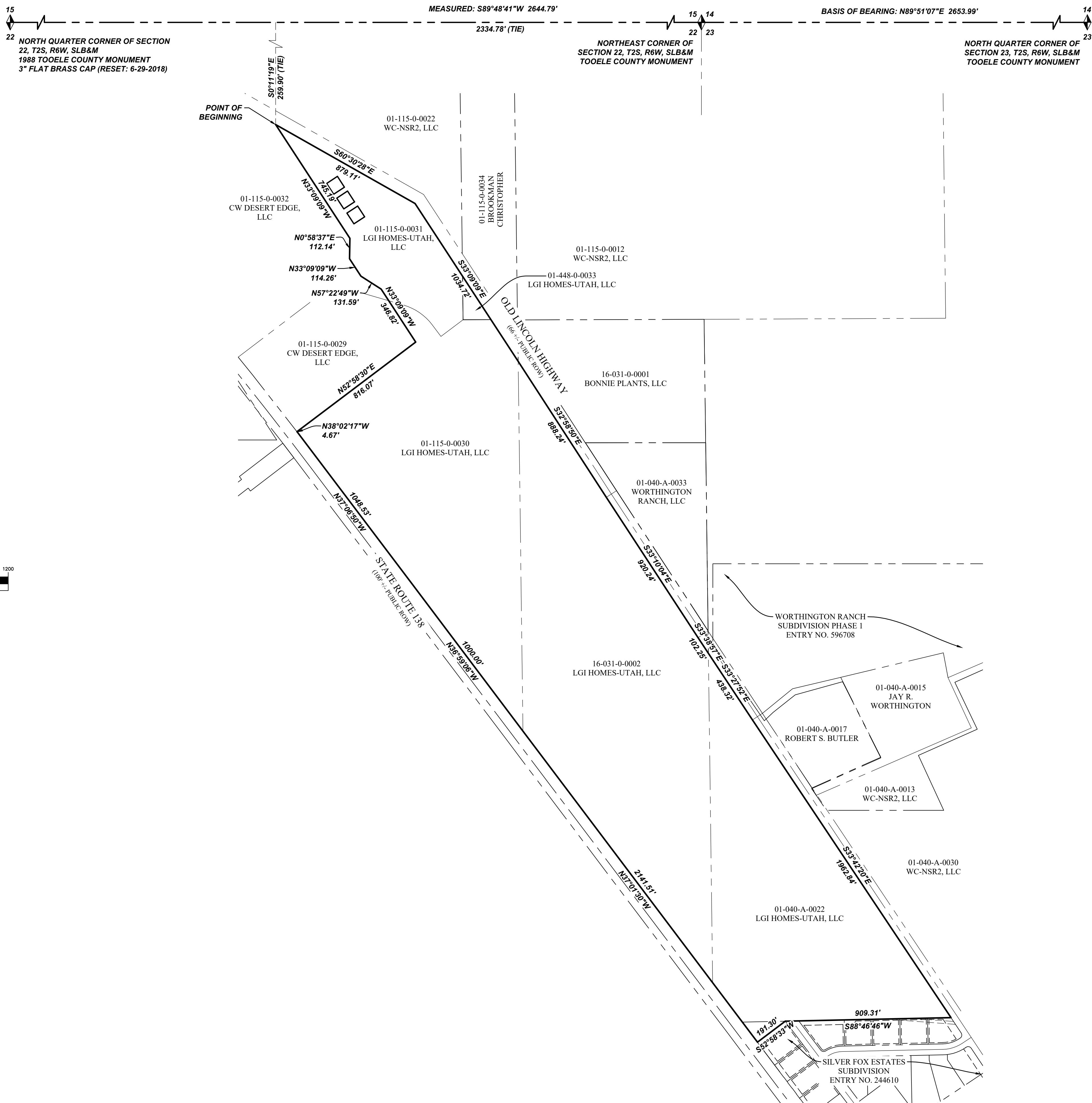
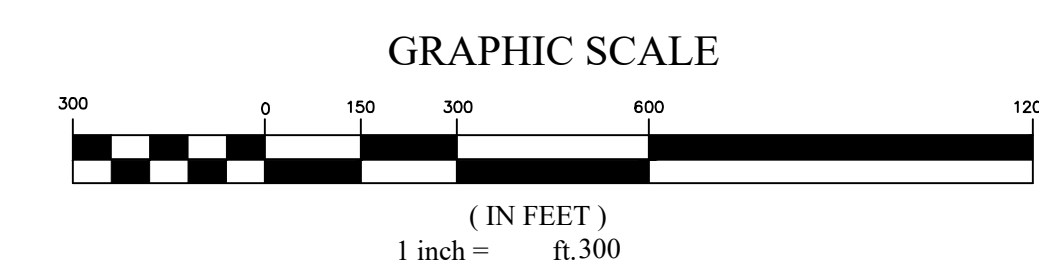
LOCATED IN THE NE 1/4 & SE 1/4 OF SECTION 22 AND THE SW 1/4 OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- TIE LINE
- SECTION MONUMENT (FOUND)



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, a professional land surveyor licensed under title 58, chapter 22, professional engineers and professional land surveyors licensing act, holding license number 183395, do certify that I have prepared this final local entity plat according to the requirements of Utah annotated code 17-23-20(4) and that this is a true and accurate representation of the tract of land shown and described hereon in Grantsville City, Tooele County, Utah, and that said tract of land is to be created as Desert Edge Public Infrastructure District and annexed into the same.

04/16/24
EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO.183395

04/16/2024
DATE

BOUNDARY DESCRIPTION

A tract of land located in the Northeast Quarter and the Southeast Quarter of Section 22, and the Southwest Quarter of Section 23, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the North Quarter Corner and the Northwest Corner of said section 23. Entire tract comprised of, all of Parcels identified by Tooele County Tax ID. Numbers 01-040-A-0022, 16-031-0-0002, 01-115-0-0030, 01-115-0-0031 and 01-115-0-0033 located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way line of OLD LINCOLN HIGHWAY as established by previous subdivisions and surveys, said point being S89°48'41"W 2334.78 feet along the Section line and S0°11'19"E 259.90 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; thence along said westerly right-of-way the following seven (7) courses: (1) S60°30'28"E 879.11 feet; thence (2) S33°09'09"E 1034.72 feet; thence (3) S32°58'50"E 888.24 feet; thence (4) S33°10'04"E 920.24 feet; thence (5) S33°38'57"E 102.25 feet; thence (6) S33°27'52"E 438.32 feet; thence (7) S33°42'20"E 1,982.84 feet to the northeast corner of SILVER FOX ESTATES SUBDIVISION according to the official plat recorded April 4, 2005 as Entry No. 244610, Book 15, Page 57 in the Tooele County Recorder's Office; thence along said subdivision the following two (2) courses: (1) S88°46'46"W 909.31 feet; thence (2) S52°58'33"W 191.30 feet to the easterly right-of-way line of STATE ROUTE 138 as established by UDOT Project, F-86(12) Revised 5-12-04; thence along said easterly right-of-way line the following four (4) courses: (1) N37°01'30"W 2,141.51 feet; thence (2) N36°59'06"W 1,000.00 feet; thence (3) N37°06'50"W 1,048.53 feet; thence (4) N38°02'17"W 4.67 feet; thence N52°58'30"E 816.07 feet; thence N33°09'09"W 346.82 feet; thence N57°22'49"W 131.59 feet; thence N33°09'09"W 114.26 feet; thence N00°58'37"E 112.14 feet; thence N33°09'09"W 745.19 feet to the point of beginning.

Containing 119.33 acres +/-

ACCEPTANCE BY GRANTSVILLE CITY

THIS IS TO CERTIFY THAT WE, GRANTSVILLE CITY, HAVE RECEIVED A PETITION BY THE OWNER OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE CREATED AS DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT AND ANNEXED INTO THE SAME AND THAT A COPY OF THE ORDINANCES HAVE BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH ANNOTATED CODE, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT(S), AS SHOWN.

MAYOR: GRANTSVILLE CITY

CITY RECORDER ATTEST: _____

TOOELE COUNTY SURVEYOR

APPROVED AS A FINAL LOCAL ENTITY PLAT ON THIS _____ DAY
OF _____, 20____

TOOELE COUNTY SURVEYOR

FINAL LOCAL ENTITY PLAT
DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT

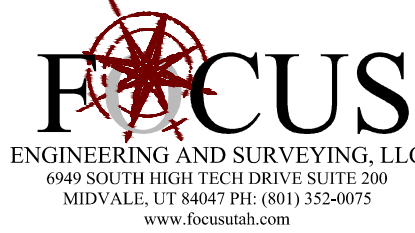
LOCATED IN THE NE 1/4 & SE 1/4 OF SECTION 22 AND THE SW 1/4 OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

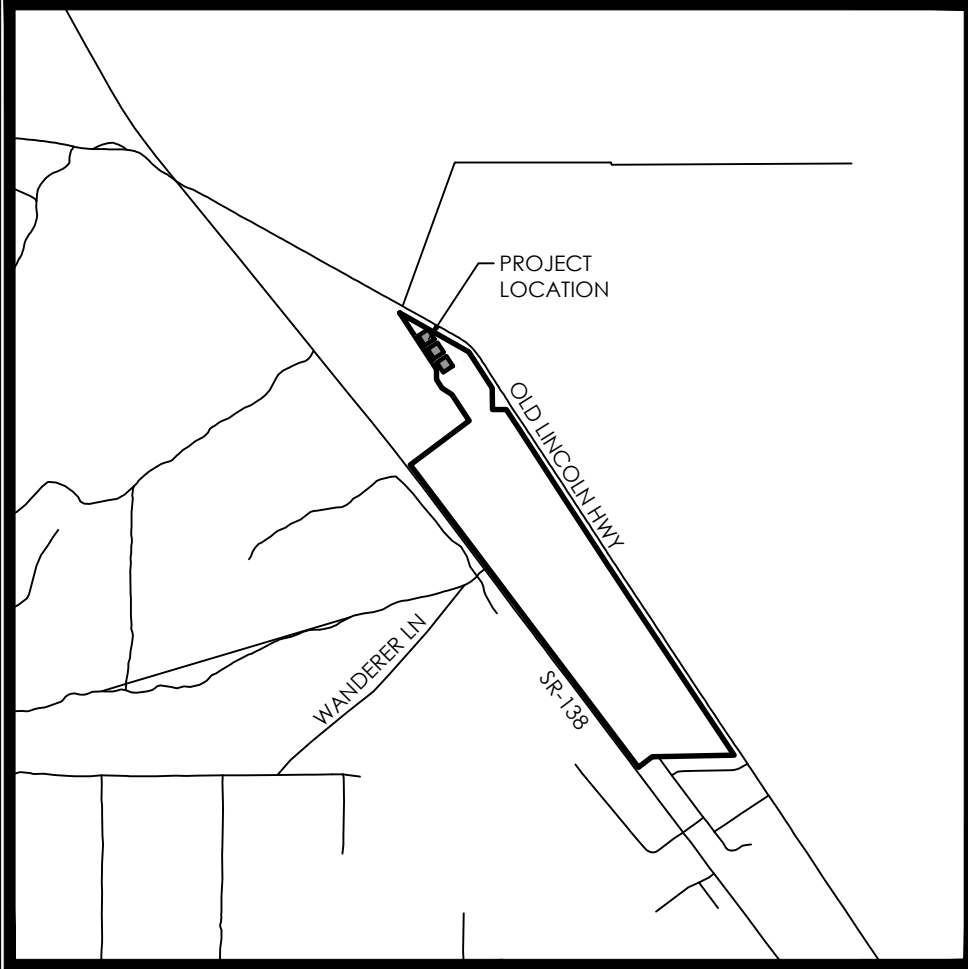
TOOELE COUNTY RECORDER

RECORDED NO. _____, STATE OF UTAH, COUNTY OF TOOELE,
RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ TOOELE COUNTY RECORDER

PREPARED BY





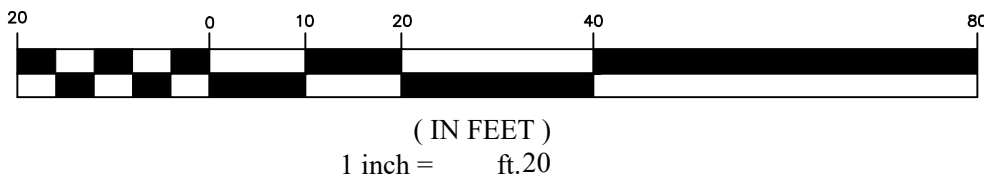
VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- TIE LINE
- SECTION MONUMENT (FOUND)



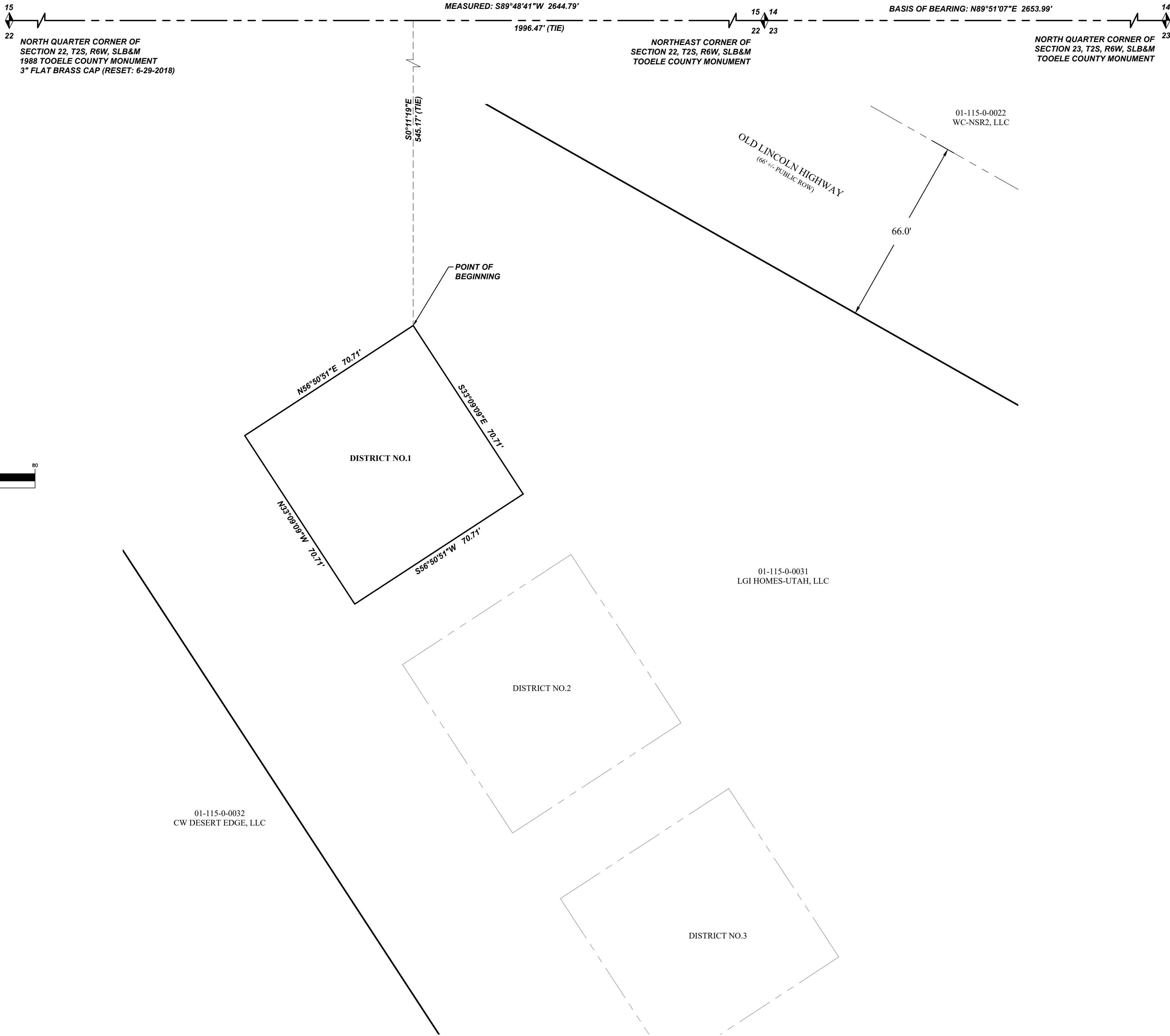
GRAPHIC SCALE



FINAL LOCAL ENTITY PLAT


DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1

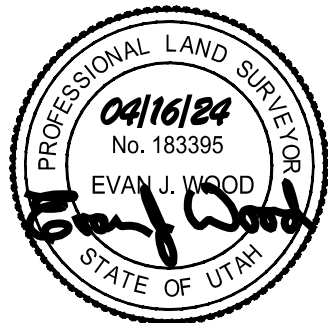
LOCATED IN THE NE 1/4 OF SECTION 22, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, a professional land surveyor licensed under title 58, chapter 22, professional engineers and professional land surveyors licensing act, holding license number 183395, do certify that I have prepared this final local entity plat according to the requirements of Utah annotated code 17-23-20(4) and that this is a true and accurate representation of the tract of land shown and described hereon in Grantville City, Tooele County, Utah, and that said tract of land is to be created as Desert Edge Public Infrastructure District No. 1 and annexed into the same.


EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO.183395



04/16/2024
DATE

BOUNDARY DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07\"/>

Containing 5,000 sq.ft. or 0.11 acre +/-

ACCEPTANCE BY GRANTSVILLE CITY

THIS IS TO CERTIFY THAT WE, GRANTSVILLE CITY, HAVE RECEIVED A PETITION BY THE OWNER OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE CREATED AS DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1 AND ANNEXED INTO THE SAME AND THAT A COPY OF THE ORDINANCES HAVE BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH ANNOTATED CODE, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT(S), AS SHOWN.

MAYOR: GRANTSVILLE CITY

CITY RECORDER ATTEST: _____

TOOELE COUNTY SURVEYOR

APPROVED AS A FINAL LOCAL ENTITY PLAT ON THIS _____ DAY
OF _____, 20__

TOOELE COUNTY SURVEYOR

FINAL LOCAL ENTITY PLAT DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1

LOCATED IN THE NE 1/4 OF SECTION 22, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

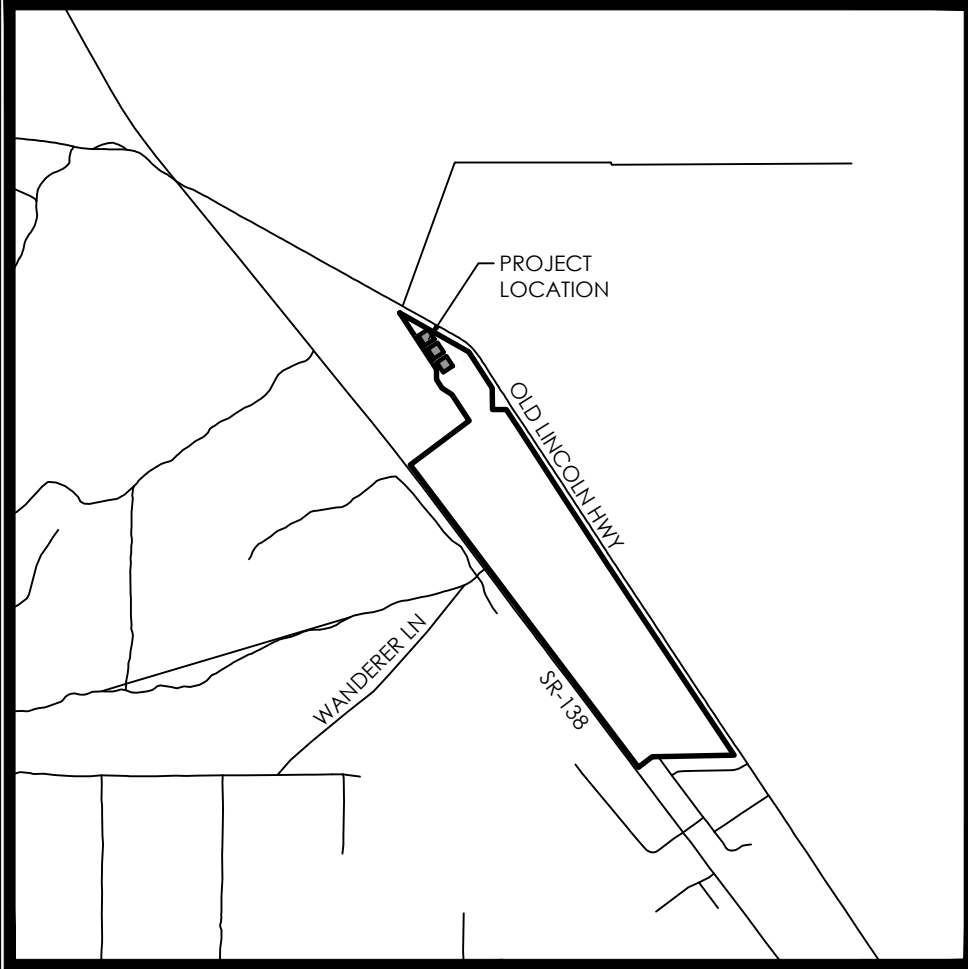
TOOELE COUNTY RECORDER

RECORDED NO. _____, STATE OF UTAH, COUNTY OF TOOELE,
RECORDED & FILED AT THE REQUEST OF
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ TOOELE COUNTY RECORDER

PREPARED BY





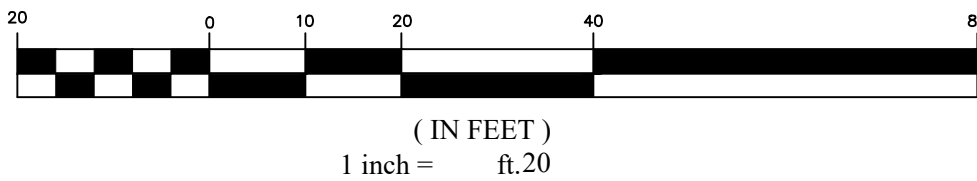
VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- TIE LINE
- SECTION MONUMENT (FOUND)



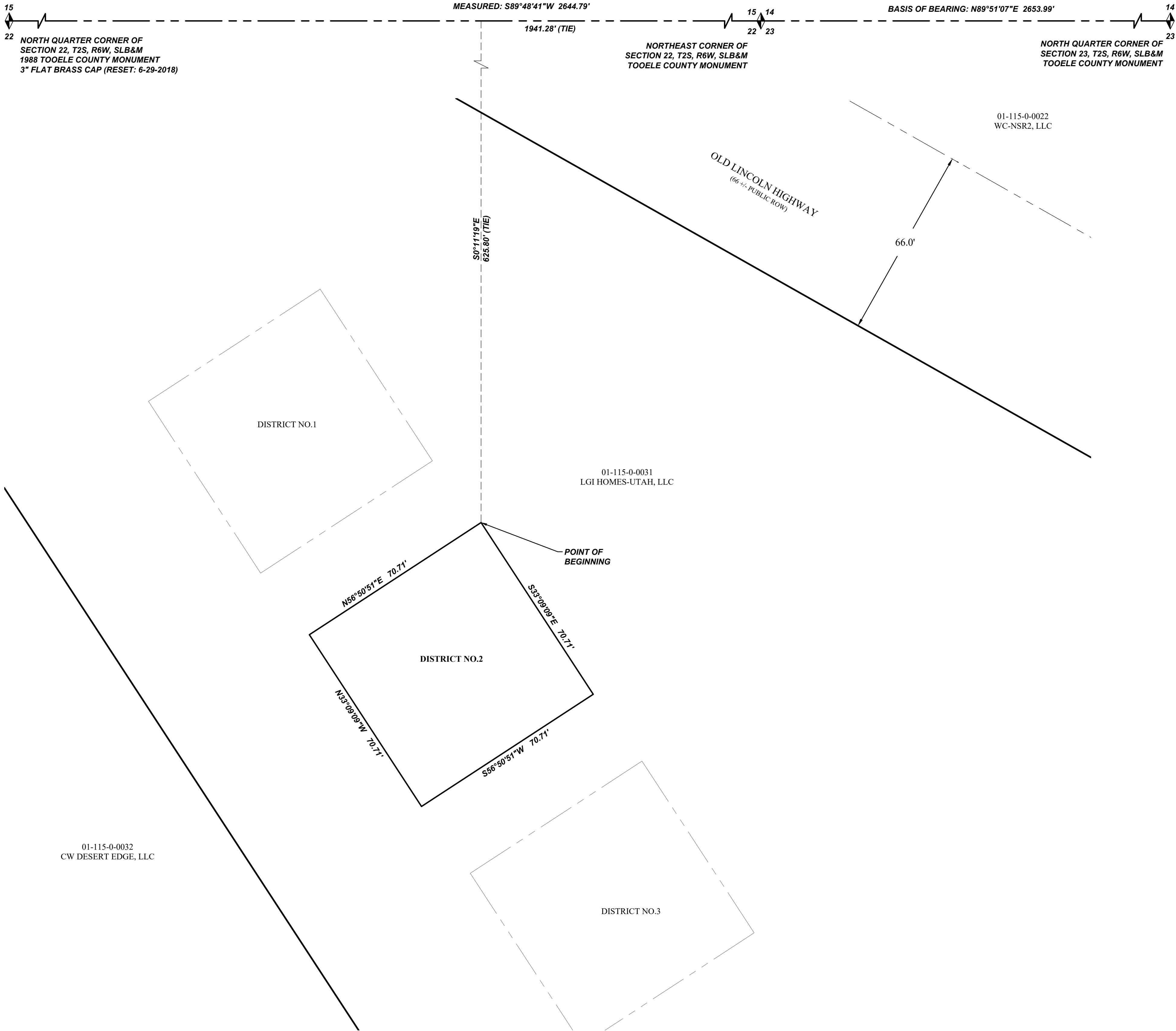
GRAPHIC SCALE



FINAL LOCAL ENTITY PLAT

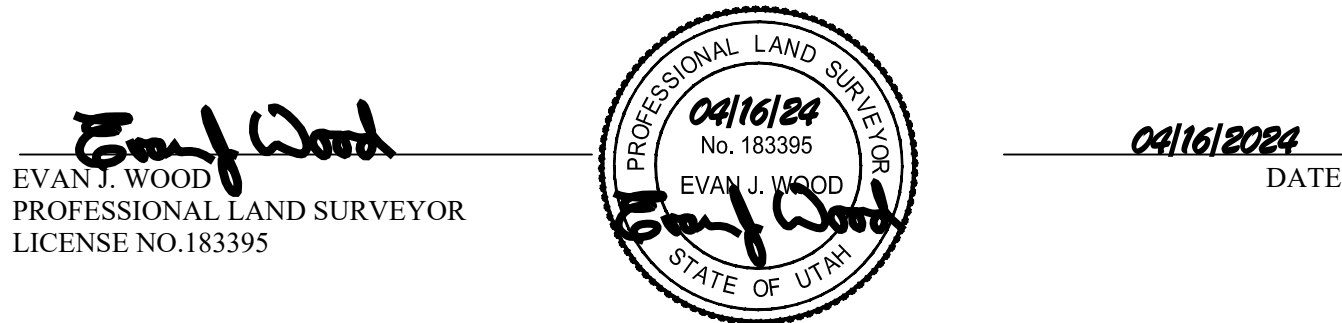
DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 2

LOCATED IN THE NE 1/4 OF SECTION 22, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, a professional land surveyor licensed under title 58, chapter 22, professional engineers and professional land surveyors licensing act, holding license number 183395, do certify that I have prepared this final local entity plat according to the requirements of Utah annotated code 17-23-20(4) and that this is a true and accurate representation of the tract of land shown and described hereon in Grantville City, Tooele County, Utah, and that said tract of land is to be created as Desert Edge Public Infrastructure District No. 2 and annexed into the same.



BOUNDARY DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07\"/>

Beginning at a point located S89°48'41\"/>

Containing 5,000 sq.ft. or 0.11 acre +/-

ACCEPTANCE BY GRANTSVILLE CITY

THIS IS TO CERTIFY THAT WE, GRANTSVILLE CITY, HAVE RECEIVED A PETITION BY THE OWNER OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE CREATED AS DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 2 AND ANNEXED INTO THE SAME AND THAT A COPY OF THE ORDINANCES HAVE BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH ANNOTATED CODE, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT(S), AS SHOWN.

MAYOR: GRANTSVILLE CITY

CITY RECORDER ATTEST: _____

TOOELE COUNTY SURVEYOR

APPROVED AS A FINAL LOCAL ENTITY PLAT ON THIS _____ DAY OF _____, 20__

TOOELE COUNTY SURVEYOR

FINAL LOCAL ENTITY PLAT DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 2

LOCATED IN THE NE 1/4 OF SECTION 22, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

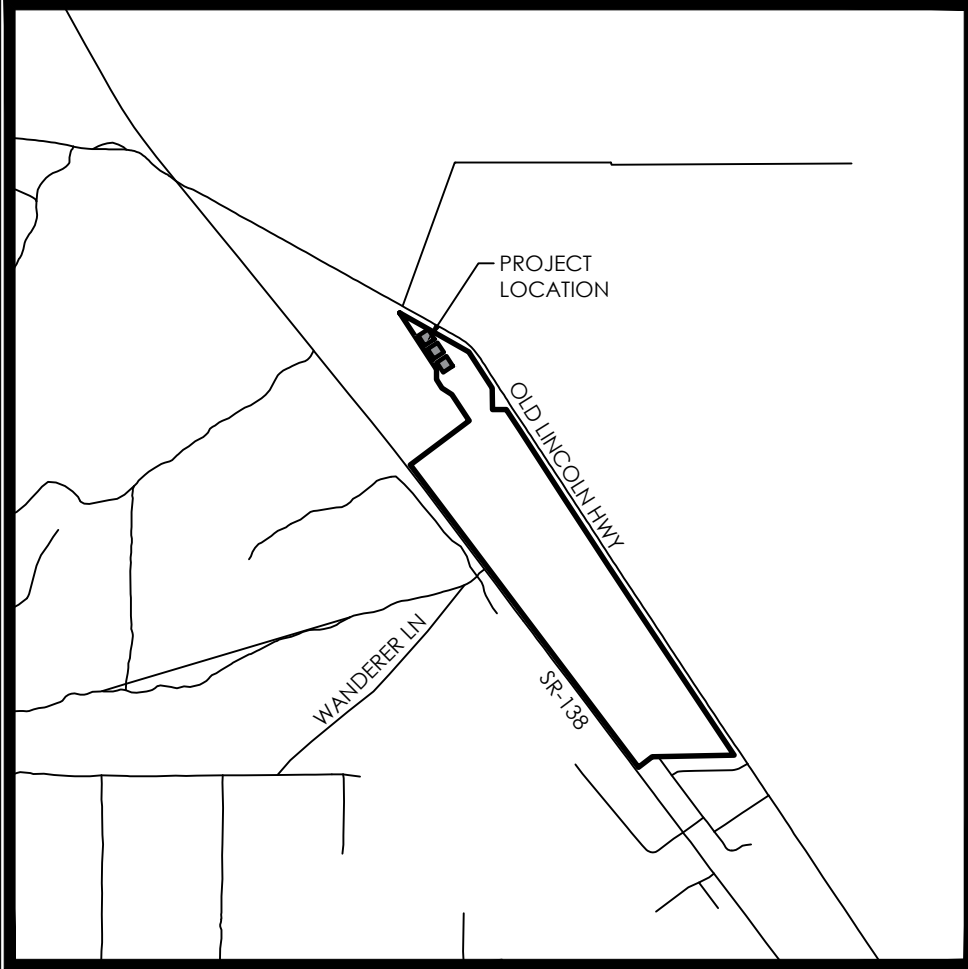
TOOELE COUNTY RECORDER

RECORDED NO. _____, STATE OF UTAH, COUNTY OF TOOELE,
RECORDED & FILED AT THE REQUEST OF
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ TOOELE COUNTY RECORDER

PREPARED BY





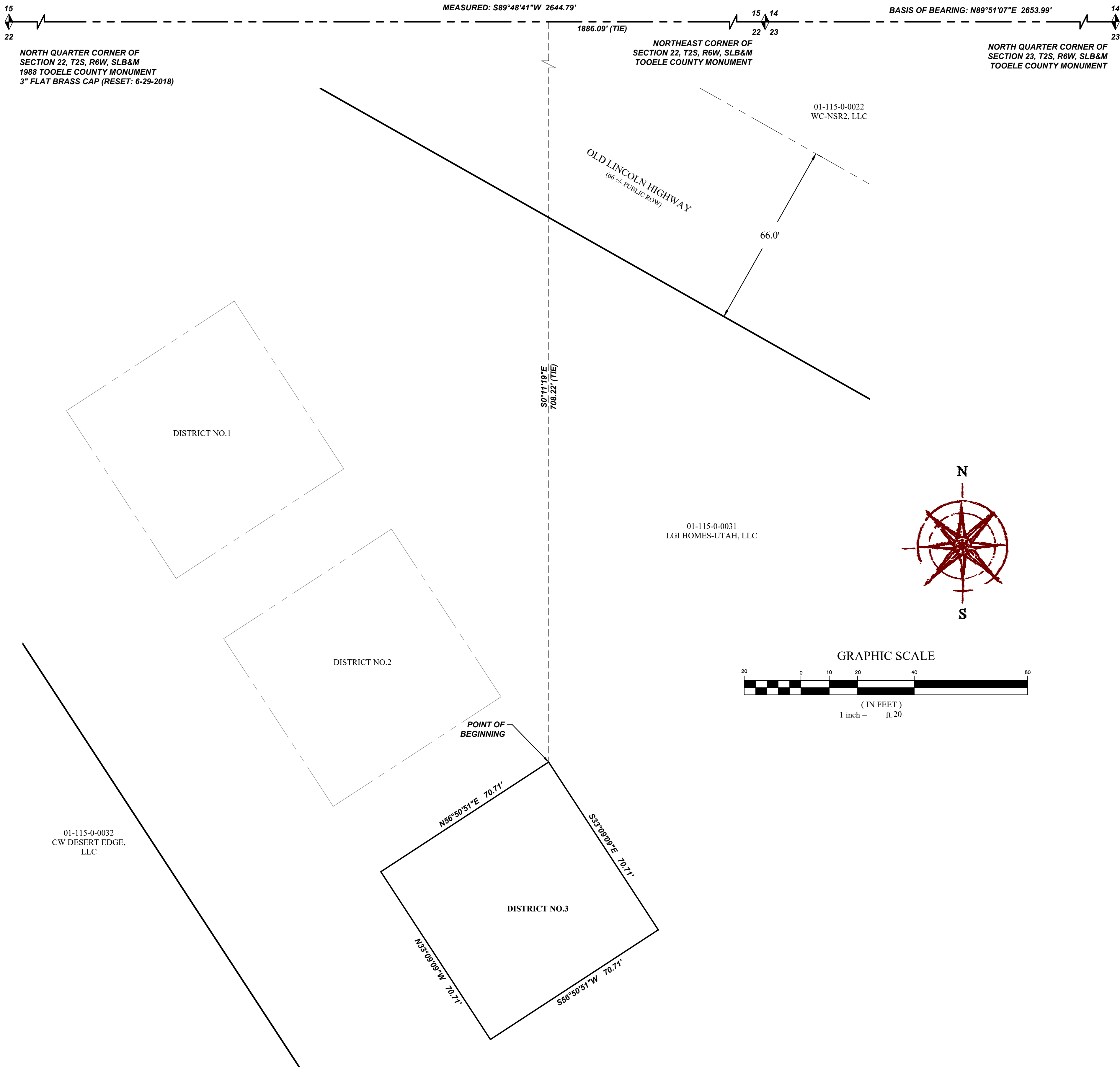
VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- TIE LINE
- SECTION MONUMENT (FOUND)

FINAL LOCAL ENTITY PLAT
DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 3

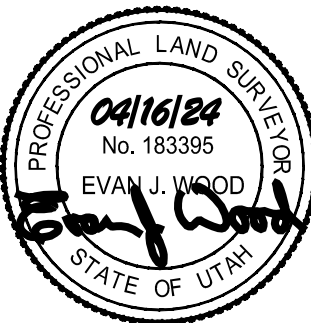
LOCATED IN THE NE 1/4 OF SECTION 22, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, a professional land surveyor licensed under title 58, chapter 22, professional engineers and professional land surveyors licensing act, holding license number 183395, do certify that I have prepared this final local entity plat according to the requirements of Utah annotated code 17-23-20(4) and that this is a true and accurate representation of the tract of land shown and described hereon in Grantville City, Tooele County, Utah, and that said tract of land is to be created as Desert Edge Public Infrastructure District No. 3 and annexed into the same.

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO.183395



04/16/2024
DATE

BOUNDARY DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the said Northeast Corner of Section 22 and the North Quarter Corner of Section 23, said parcel being a part of Tooele County parcel 01-115-0-0031, located in Grantville City, Tooele County, Utah, being more particularly described as follows:
Beginning at a point located S89°48'41"W 1886.09 feet along the Section line and S0°11'19"E 708.22 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; running thence S33°09'09"E 70.71 feet; thence S56°50'51"W 70.71 feet; thence N33°09'09"W 70.71 feet; thence N56°50'51"E 70.71 feet to the point of beginning.

Containing 5,000 sq.ft. or 0.11 acre +/-

ACCEPTANCE BY GRANTSVILLE CITY

THIS IS TO CERTIFY THAT WE, GRANTSVILLE CITY, HAVE RECEIVED A PETITION BY THE OWNER OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE CREATED AS DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 3 AND ANNEXED INTO THE SAME AND THAT A COPY OF THE ORDINANCES HAVE BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH ANNOTATED CODE, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT(S), AS SHOWN.

MAYOR: GRANTSVILLE CITY

CITY RECORDER ATTEST: _____

TOOELE COUNTY SURVEYOR

APPROVED AS A FINAL LOCAL ENTITY PLAT ON THIS _____ DAY
OF _____, 20__

TOOELE COUNTY SURVEYOR

FINAL LOCAL ENTITY PLAT
DESERT EDGE PUBLIC INFRASTRUCTURE
DISTRICT NO. 3

LOCATED IN THE NE 1/4 OF SECTION 22, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORDED NO. _____, STATE OF UTAH, COUNTY OF TOOELE,
RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$

TOOELE COUNTY RECORDER

PREPARED BY

