

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

March _4_, 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 **March 20, 2024 at or after 7 P.M.** The public hearing is regarding the proposed creation of The Highlands 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: March 20, 2024 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 – Guy Haskell, for an initial 6-year term;
 - Trustee 2 – Jayson Haskell, for an initial 6-year term; and
 - Trustee 3 – Steve Griffith, 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 0.005 per dollar of taxable value of property in the Proposed Districts
 - A proposed aggregate limited tax debt limit for the Proposed Districts of \$40,000,000
 - Permitting the Proposed Districts to issue debt repayable from property taxes, special assessments, and other revenues of the District

Proposed Service:

The Highlands 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 Highlands 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:

Beginning at a point that is South 89°42'11" West 1023.00 feet along the section line and North 00°20'39" West 100.00 feet along a line parallel to and 1023.00 feet westerly distant from the East line of Section 27, Township 2 South, Range 6 West, Salt Lake Base and Meridian, Tooele County, Utah, from the Southeast Corner of said Section 27 and running thence North 00°20'39" West 71.00 feet along said parallel line; thence North 89°42'11" East 71.00 feet; thence South 00°20'39" East 71.00 feet; thence South 89°42'11" West 71.00 feet to said parallel line and to the point of beginning.

Parcel "A" contains 5,040 sq. ft. or 0.116 acres.

District No. 2:

Beginning at a point that is South 89°42'11" West 1023.00 feet along the section line and North 00°20'39" West 171.00 feet along a line parallel to and 1023.00 feet westerly distant from the East line of Section 27, Township 2 South, Range 6 West, Salt Lake Base and Meridian, Tooele County, Utah, from the Southeast Corner of said Section 27 and running thence North 00°20'39" West 71.00 feet along said parallel line; thence North 89°42'11" East 71.00 feet; thence South 00°20'39" East 71.00 feet; thence South 89°42'11" West 71.00 feet to said parallel line and to the point of beginning.

Parcel "B" contains 5,040 sq. ft. or 0.116 acres.

District No. 3:

Beginning at a point that is South 89°42'11" West 1023.00 feet along the section line and North 00°20'39" West 242.00 feet along a line parallel to and 1023.00 feet westerly distant from the East line of Section 27, Township 2 South, Range 6 West, Salt Lake Base and Meridian, Tooele County, Utah, from the Southeast Corner of said Section 27 and running thence North 00°20'39" West 71.00 feet along said parallel line; thence North 89°42'11" East 71.00 feet; thence South 00°20'39" East 71.00 feet; thence South 89°42'11" West 71.00 feet to said parallel line and to the point of beginning.

Parcel "C" contains 5,040 sq. ft. or 0.116 acres.

APPENDIX B

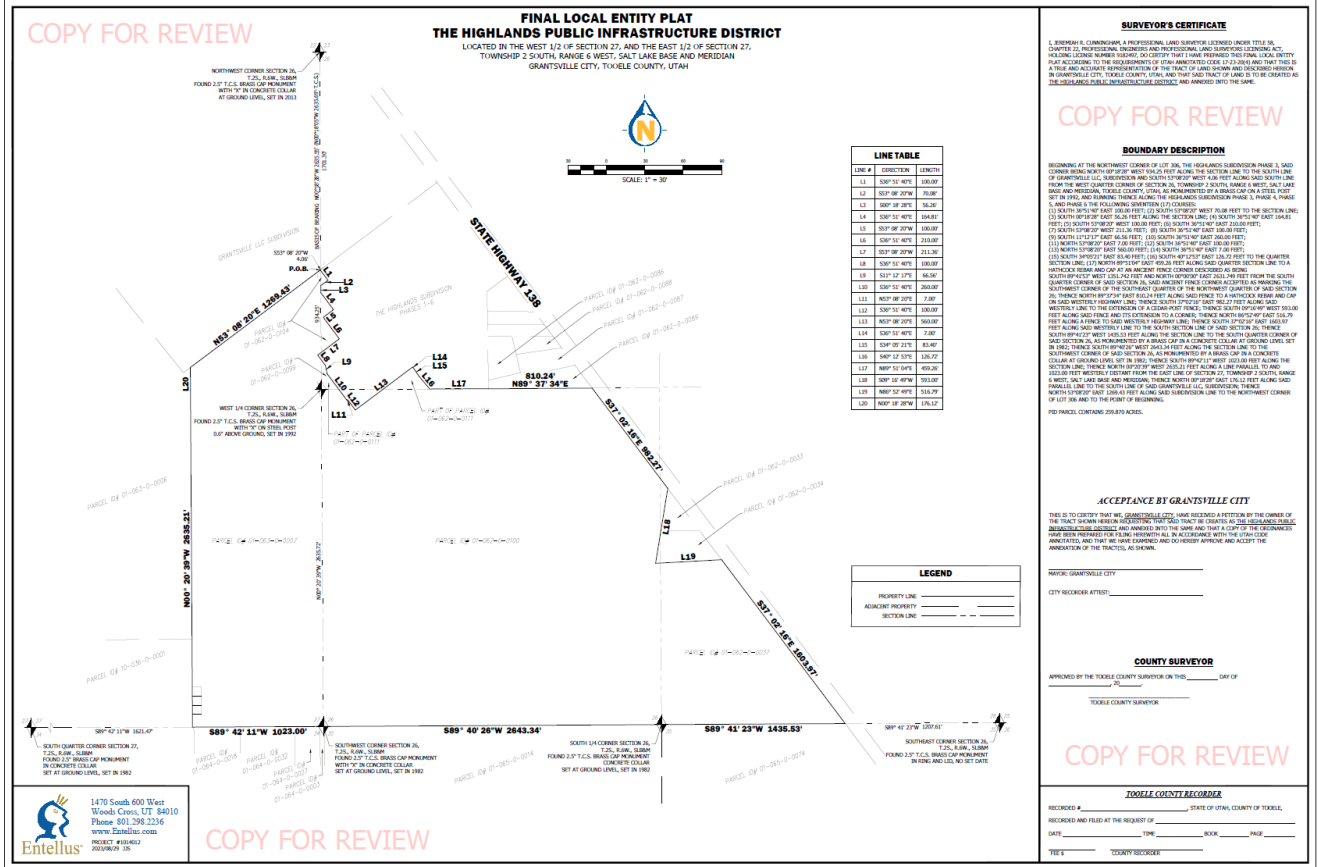
Legal Description (Annexation Area Boundaries)

Beginning at the northwest corner of Lot 306, The Highlands Subdivision Phase 3, said corner being North 00°18'28" West 934.25 feet along the Section line to the south line of Grantsville LLC, Subdivision and South 53°08'20" West 4.06 feet along said south line from the West Quarter Corner of Section 26, Township 2 South, Range 6 West, Salt Lake Base and Meridian, Tooele County, Utah, as monumented by a brass cap on a steel post set in 1992, and running thence along The Highlands Subdivision Phase 3, Phase 4, Phase 5, and Phase 6 the following seventeen (17) courses: (1) South 36°51'40" East 100.00 feet; (2) South 53°08'20" West 70.08 feet to the section line; (3) South 00°18'28" East 56.26 feet along the section line; (4) South 36°51'40" East 164.81 feet; (5) South 53°08'20" West 100.00 feet; (6) South 36°51'40" East 210.00 feet; (7) South 53°08'20" West 211.36 feet; (8) South 36°51'40" East 100.00 feet; (9) South 11°12'17" East 66.56 feet; (10) South 36°51'40" East 260.00 feet; (11) North 53°08'20" East 7.00 feet; (12) South 36°51'40" East 100.00 feet; (13) North 53°08'20" East 560.00 feet; (14) South 36°51'40" East 7.00 feet; (15) South 34°05'21" East 83.40 feet; (16) South 40°12'53" East 126.72 feet to the Quarter Section line; (17) North 89°51'04" East 459.26 feet along said Quarter Section line to a Hathcock rebar and cap at an ancient fence corner described as being South 89°41'53" West 1351.742 feet and North 00°00'00" East 2631.749 feet from the South Quarter Corner of said Section 26, said ancient fence corner accepted as marking the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 26; thence North 89°37'34" East 810.24 feet along said fence to a Hathcock rebar and cap on the westerly line of Highway 138; thence South 37°02'16" East 982.27 feet along said westerly line to the extension of a cedar-post fence; thence South 09°16'49" West 593.00 feet along said fence and its extension to a corner; thence North 86°52'49" East 516.79 feet along a fence to said westerly Highway line; thence South 37°02'16" East 1603.97 feet along said westerly line to the South Section line of said Section 26; thence South 89°41'23" West 1435.53 feet along the Section Line to the South Quarter Corner of said Section 26, as monumented by a brass cap in a concrete collar at ground level set in 1982; thence South 89°40'26" West 2643.34 feet along the Section line to the Southwest Corner of said Section 26, as monumented by a brass cap in a concrete collar at ground level set in 1982; thence South 89°42'11" West 1023.00 feet along the section line; thence North 00°20'39" West 100.00 feet along a line parallel to and 1023.00 feet westerly distant from the East line of Section 27, Township 2 South, Range 6 West, Salt Lake Base and Meridian, as monumented by a brass cap in a concrete collar at ground level set in 1982; thence South 89°42'11" West 1023.00 feet along the section line; thence North 00°20'39" West 2635.21 feet along a line parallel to and 1023.00 feet westerly distant from the east line of said Section 27; thence North 00°18'28" East 176.12 feet along said parallel line to the south line of said Grantsville LLC, Subdivision; thence North 53°08'20" East 1269.43 feet along said subdivision line to the northwest corner of Lot 306 and to the point of beginning.

Annexation area contains 259.870 acres.

APPENDIX C

MAP OF PROPOSED DISTRICT BOUNDARIES Initial District Boundaries & Annexation Area Map



COPY FOR REVIEW

SURVEYOR'S CERTIFICATE

COPY FOR REVIEW

ACCEPTANCE BY GRANTSVILLE CITY

COPY FOR REVIEW

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 Woods Cross, UT 84010
 Phone 801.296.2236
 www.Entellus.com
 PROJECT #15640
 2/20/2019 13R

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