

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC INFRASTRUCTURE DISTRICT BY TOOELE CITY, UTAH

Notice is hereby given that the Tooele City Council will hold a public hearing on **March 20, 2024 at or after 7:00 P.M.** The public hearing is regarding the proposed creation of the 10th and Main Public Infrastructure District (the “Proposed District”) and to allow for public input on (i) whether the requested service (described below) is needed in the area of the Proposed District, (ii) whether the service should be provided by the City or the Proposed District, and (iii) all other matters relating to the Proposed District.

Because consent to the creation of the Proposed District and waiver of the protest period has been obtained from all property owners and registered voters within the boundaries of the Proposed District, pursuant to Section 17D-4-201 of the Utah Code, the City may adopt a resolution creating the Proposed District 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 District must be submitted to the City prior to the public hearing described herein.**

Meeting Information:

Held By: The City Council of Tooele City, Utah

Date: March 20, 2024

Public Hearing: at or after 7 P.M.

Location:

City Council Chambers

90 N Main St

Tooele UT, 84074

Proposed District Boundaries:

A metes and bounds boundary description of the Proposed District is attached as **Appendix A**. In addition, it is anticipated that the Proposed District would be authorized to adjust its 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 B** and certain requirements as established in a governing document have been met.

Summary of Proposed Resolution:

The proposed resolution regarding the creation of the Proposed District contains consideration of approval the following items:

- Creation of the Proposed District with the boundaries as described herein
- Establishment of a Board of Trustees for the Proposed District and appointment of the following individuals as initial members:
 - Victor M. Kimball
 - Justin M. Kimball

- Jayd Peterson
- David M. Kimball
- Ryan V. Kimball
- Authorization for execution by the City of a Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement with respect to the Proposed District containing the following limitations
 - A property tax limit of 0.010 per dollar of taxable value for the Proposed District
 - A limited tax debt limit for the Proposed District of \$18,000,000

Proposed Service:

10th and Main Public Infrastructure District is proposed to be created for the purpose of financing the construction of public infrastructure relating to the 10th and Main 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 (collectively, the “Act”).

APPENDIX A

PROPOSED DISTRICT BOUNDARIES

INITIAL BOUNDARY LEGAL DESCRIPTIONS:

A parcel of land, situated in the Northeast Quarter of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele City, Tooele County, Utah more particularly described as follows:

Beginning at a point which is located South 89°43'20" West 1393.04 feet along the section line, and South 0°16'40" East 188.60 feet to the Point of Beginning from the Northeast Corner of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:
thence North 89°20'34" West 308.78 feet;
thence South 0°35'42" West 303.70 feet;
thence South 89°20'34" East 68.04 feet;
thence South 0°39'26" West 25.00 feet;
thence South 89°20'34" East 180.00 feet;
thence North 0°39'26" East 25.00 feet;
thence South 89°20'34" East 60.68 feet to the Westerly Right of Way line of Utah State Highway No. 36;
thence South 1°32'46" West 712.55 feet along said Westerly line;
thence North 89°14'12" West 301.31 feet;
thence South 1°43'18" West 163.83 feet;
thence South 89°45'23" West 916.84 feet;
thence North 0°12'04" West 569.90 feet along Centerline of 200 West;
thence North 89°47'24" East 41.78 feet to Easterly Right of Way line of 200 West Street;
thence North 0°12'21" West 732.95 feet along said Right of Way line;
thence North 89°45'57" East 1187.58 feet;
thence Southeasterly 25.84 feet along the arc of a 39.00 foot radius curve to the right (center bears South 20°23'41" West and the chord bears South 50°37'27" East 25.37 feet with a central angle of 37°57'44");
thence South 0°35'17" East 112.15 feet to the Point of Beginning.
Contains 1,426,323 square feet or 32.93 acres

ANNEXATION AREA LEGAL DESCRIPTION:

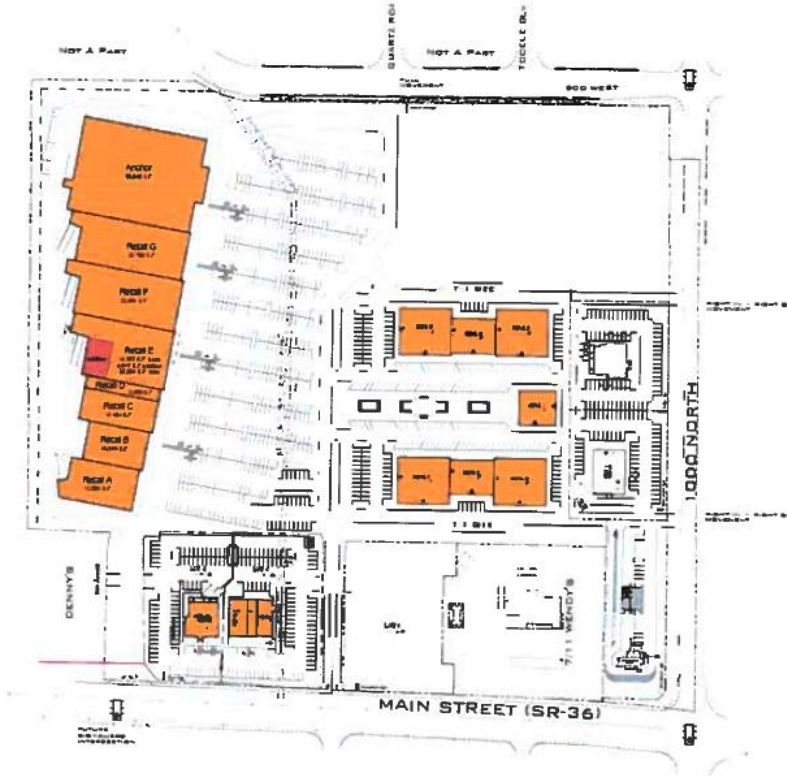
A parcel of land, situated in the Northeast Quarter of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele City, Tooele County, Utah more particularly described as follows:

Beginning at a point which is located South 89°43'20" West 1393.04 feet along the section line, and South 0°16'40" East 188.60 feet to the Point of Beginning from the Northeast Corner of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:
thence North 89°20'34" West 308.78 feet;
thence South 0°35'42" West 303.70 feet;
thence South 89°20'34" East 68.04 feet;

thence South 0°39'26" West 25.00 feet;
thence South 89°20'34" East 180.00 feet;
thence North 0°39'26" East 25.00 feet;
thence South 89°20'34" East 60.68 feet to the Westerly Right of Way line of Utah State Highway No. 36;
thence South 1°32'46" West 712.55 feet along said Westerly line;
thence North 89°14'12" West 301.31 feet;
thence South 1°43'18" West 163.83 feet;
thence South 89°45'23" West 916.84 feet;
thence North 0°12'04" West 569.90 feet along Centerline of 200 West;
thence North 89°47'24" East 41.78 feet to Easterly Right of Way line of 200 West Street;
thence North 0°12'21" West 732.95 feet along said Right of Way line;
thence North 89°45'57" East 1187.58 feet;
thence Southeasterly 25.84 feet along the arc of a 39.00 foot radius curve to the right (center bears South 20°23'41" West and the chord bears South 50°37'27" East 25.37 feet with a central angle of 37°57'44");
thence South 0°35'17" East 112.15 feet to the Point of Beginning.
Contains 1,426,323 square feet or 32.93 acres

APPENDIX B

MAP OF PROPOSED DISTRICT BOUNDARIES



Anchor	60,048 S.F.
TOTAL PARKING	325 SPACES
RATIO	0.70/1,000 S.F.
District A - G	104,472 S.F.
TOTAL PARKING	257 SPACES
RATIO	0.27/1,000 S.F.
District F - H	62,880 S.F.
TOTAL PARKING	220 SPACES
RATIO	0.38/1,000
CITY MAX. RATIO RETAIL	0.60/1,000

Handwritten signature



Tooele - 10th & Main
TOOELE, UTAH

-E