

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF PUBLIC INFRASTRUCTURE DISTRICTS BY MARIOTT-SLATERVILLE CITY, UTAH

September 12, 2023

Dear Property Owner and/or Registered Voter,

This notice is furnished to you by the City Council (the “Council”) of Marriott-Slaterville City, Utah (the “City”) to provide notice of a public hearing to be held by the Council on **September 21, 2023, at or after 6:30 P.M.** The public hearing is regarding the proposed creation of the RiverView Public Infrastructure District Nos. 1 and 2 (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 must be submitted to the City prior to the public hearing described herein.**

Meeting Information:

Held By: The City Council of Marriott-Slaterville City, Utah

Date September 21, 2023

Public Hearing: at or after 6:30 P.M.

Location:

Marriott-Slaterville Municipal Complex

City Council Chambers

1570 West 400 North

Marriott-Slaterville City, UT 84404

Proposed Districts Boundaries:

A metes and bounds boundary description of each of the Proposed Districts is attached as **Appendix A**. 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 described in the legal description and depicted on the Annexation Area map included in **Appendix A** 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 Districts contains consideration of approval the following items:

- Creation of the Proposed Districts with the boundaries as described herein
- Establishment of a Board of Trustees for each of the Proposed Districts and appointment of the following individuals as initial members:
 - David Laloli
 - Pat Burns
 - Scott Priest
- Authorization for execution by the City of a Notice of Boundary Action and Final Local Entity Plat
- Approval of a Governing Document with respect to each Proposed Districts containing the following limitations
 - A property tax limit of 0.006 per dollar of taxable value for all of the Proposed Districts
 - An aggregate debt limit for all of the Proposed Districts of \$10,000,000

Proposed Service:

RiverView Public Infrastructure District Nos. 1 and 2 is proposed to be created for the purpose of financing the construction of public infrastructure relating to the RiverView development (aka Smart Acres; i.e., 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”).

Sincerely,

The City Council of Marriott-Slaterville City, Utah

APPENDIX A

PROPOSED DISTRICT BOUNDARIES

Initial District Boundaries

District No. 1

A portion of Parcel ID No. 150600125, located in Weber County, State of Utah, more particularly described as follows:

(Legal description on following page)

District No. 2

A portion of Parcel ID No. 150600125, located in Weber County, State of Utah, more particularly described as follows:

(Legal description on following page)



SMART ACRES
MARRIOTT-SLATTERVILLE, UTAH
JOB NO. 6298-13
8-28-2023

PID PARCEL 1

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 3138.64 FEET DUE WEST AND 1331.12 FEET DUE SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 23 (NORTH QUARTER CORNER BEING NORTH 87°36'45" WEST 2656.18 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 23); THENCE SOUTH 01°03'07" WEST 50.00 FEET; THENCE NORTH 88°56'53" WEST 50.00 FEET; THENCE NORTH 01°03'07" EAST 50.00 FEET; THENCE SOUTH 88°56'53" EAST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,500 SQUARE FEET OR 0.057 ACRES.

PID PARCEL 2

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

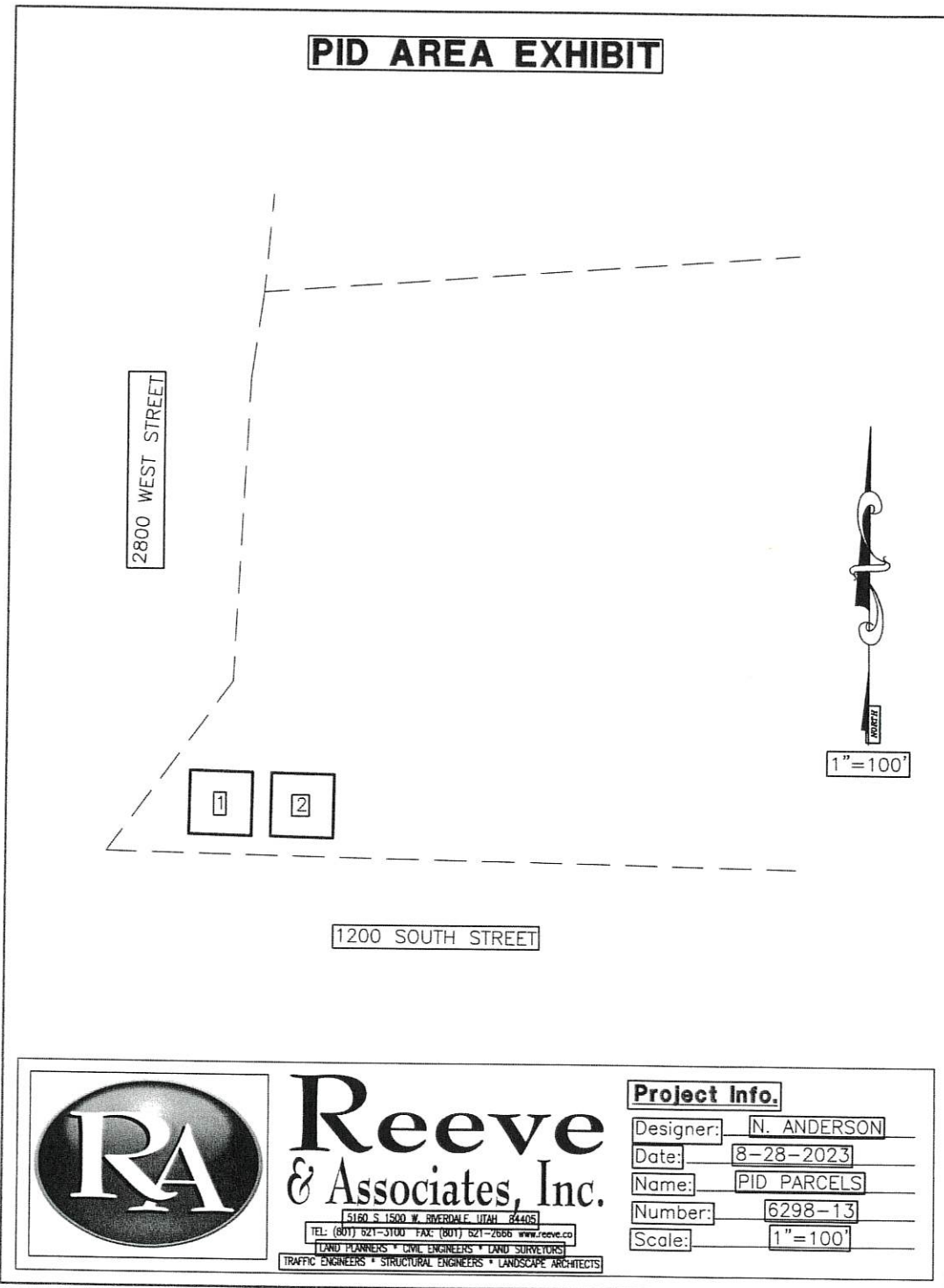
BEGINNING AT A POINT BEING 3073.65 FEET DUE WEST AND 1332.31 FEET DUE SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 23 (NORTH QUARTER CORNER BEING NORTH 87°36'45" WEST 2656.18 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 23); THENCE SOUTH 01°03'07" WEST 50.00 FEET; THENCE NORTH 88°56'53" WEST 50.00 FEET; THENCE NORTH 01°03'07" EAST 50.00 FEET; THENCE SOUTH 88°56'53" EAST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,500 SQUARE FEET OR 0.057 ACRES.

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Map of Initial District Boundaries



Proposed Annexation Area (inclusive of the Districts' Boundaries)

All or portions of Parcel ID Nos.: 150610118, 150510119, 150610046, 150610120, 150600124, 150600104, 150600024, 150600125

(Legal Description on following pages)



SMART ACRES
MARRIOTT-SLATTERVILLE, UTAH
JOB NO. 6298-13
8-28-2023

EXHIBIT A

PART OF THE SOUTHEAST QUARTER OF SECTION 15, THE SOUTHWEST QUARTER OF SECTION 14, THE NORTHWEST QUARTER OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 744.44 FEET NORTH 87°44'02" WEST ALONG THE NORTH LINE OF SAID SECTION 23 AND 369.70 FEET SOUTH 02°15'58" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 23 (NORTH QUARTER CORNER BEING NORTH 87°36'45" WEST 2656.18 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 23); THENCE SOUTH 00°31'50" WEST 927.96 FEET; THENCE SOUTH 84°50'07" WEST 1596.43 FEET; THENCE NORTH 89°38'32" WEST 323.74 FEET; THENCE NORTH 00°41'07" EAST 5.05 FEET; THENCE NORTH 88°56'53" WEST 574.19 FEET; THENCE NORTH 36°38'44" EAST 167.02 FEET; THENCE NORTH 02°57'42" EAST 238.42 FEET; THENCE NORTH 07°58'13" EAST 68.38 FEET; THENCE NORTH 85°43'37" EAST 589.66 FEET; THENCE NORTH 04°52'37" EAST 304.15 FEET; THENCE SOUTH 85°48'49" WEST 152.28 FEET; THENCE SOUTH 85°48'51" WEST 435.34 FEET; THENCE NORTH 05°02'19" EAST 741.69 FEET; THENCE NORTH 08°33'33" EAST 148.83 FEET; THENCE NORTH 10°52'37" EAST 113.49 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2831.90 FEET, AN ARC LENGTH OF 197.70 FEET, A DELTA ANGLE OF 04°00'00", A CHORD BEARING OF NORTH 12°52'37" EAST, AND A CHORD LENGTH OF 197.66 FEET; THENCE NORTH 20°53'07" EAST 199.90 FEET; THENCE NORTH 16°14'37" EAST 164.09 FEET; THENCE SOUTH 63°24'43" EAST 52.94 FEET; THENCE SOUTH 51°13'59" EAST 5.05 FEET; THENCE SOUTH 42°11'06" EAST 20.98 FEET; THENCE SOUTH 55°01'54" EAST 85.41 FEET; THENCE SOUTH 48°35'26" EAST 151.86 FEET; THENCE SOUTH 48°13'49" EAST 56.21 FEET; THENCE SOUTH 36°53'38" EAST 19.08 FEET; THENCE SOUTH 15°59'49" EAST 50.47 FEET; THENCE SOUTH 10°30'02" EAST 43.81 FEET; THENCE SOUTH 04°28'16" EAST 51.21 FEET; THENCE SOUTH 37°01'50" EAST 66.95 FEET; THENCE SOUTH 28°23'37" EAST 19.36 FEET; THENCE SOUTH 04°33'28" EAST 45.22 FEET; THENCE SOUTH 26°47'29" EAST 49.60 FEET; THENCE SOUTH 40°21'29" EAST 55.49 FEET; THENCE SOUTH 33°32'32" EAST 70.23 FEET; THENCE SOUTH 19°50'19" EAST 72.93 FEET; THENCE SOUTH 22°33'39" EAST 22.89 FEET; THENCE SOUTH 27°52'06" EAST 23.91 FEET; THENCE SOUTH 17°13'49" EAST 29.65 FEET; THENCE SOUTH 01°13'59" EAST 37.10 FEET; THENCE SOUTH 07°27'57" EAST 113.73 FEET; THENCE SOUTH 16°24'11" EAST 21.21 FEET; THENCE SOUTH 03°16'24" EAST 27.97 FEET; THENCE SOUTH 06°20'45" WEST 9.17 FEET; THENCE SOUTH 87°44'07" EAST 343.59 FEET; THENCE NORTH 02°16'24" EAST 115.51 FEET; THENCE SOUTH 87°43'47" EAST 492.71 FEET; THENCE SOUTH 63°05'23" EAST 42.54 FEET; THENCE SOUTH 50°57'20" EAST 47.75 FEET; THENCE SOUTH 52°05'37" EAST 53.74 FEET; THENCE SOUTH 19°17'58" EAST 19.31 FEET; THENCE SOUTH 46°17'15" EAST 19.34 FEET; THENCE NORTH 90°00'00" EAST 22.19 FEET; THENCE SOUTH 65°06'23" EAST 56.29 FEET; THENCE SOUTH 58°59'38" EAST 54.26 FEET; THENCE SOUTH 74°33'36" EAST 44.21 FEET; THENCE

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SOUTH 71°26'11" EAST 64.13 FEET; THENCE SOUTH 61°53'56" EAST 80.49 FEET; THENCE
SOUTH 69°54'11" EAST 58.00 FEET; THENCE SOUTH 65°05'35" EAST 68.10 FEET; THENCE
SOUTH 78°57'14" EAST 63.42 FEET; THENCE SOUTH 77°29'53" EAST 73.80 FEET TO THE
POINT OF BEGINNING.

CONTAINING 74.674 ACRES.

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Map of Proposed Annexation Area

