



Office of the City Council

8000 South Redwood Road

West Jordan, Utah 84088

(801) 569-5017

CITY OF WEST JORDAN NOTICE OF PUBLIC HEARING

A public hearing will be held before the West Jordan City Council on **Wednesday, October 11, 2023 at 6:00 pm** (or as soon thereafter as possible) in the Thomas M. Rees Justice Center, Community Room, 1st Floor, **8040 S. Redwood Rd, West Jordan, UT 84088**.

The purpose of the hearing is regarding the proposed creation of the Wood Ranch Public Infrastructure District (the "Proposed District") and to allow for public comment on:

- i. whether the requested service (described below) is needed in the area of the applicable Proposed District; and
- 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 by an affected property owner must be submitted to the City prior to the public hearing described herein.**

Proposed District Boundaries:

A legal description for the Proposed District Boundaries is attached as **Appendix A**. A legal description of the Annexation Area Boundaries is attached as **Appendix B**. In addition, it is anticipated that the Proposed District 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 District contain consideration of approval of the following items:

- Creation of the Proposed District with the initial boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed District 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 the District, comprised as follows:
 - Trustee 1 – Gary Langston for an initial 6-year term;
 - Trustee 2 – Rachel McIllece, for an initial 4-year term;
 - Trustee 3 – Peter Gamvroulas, for an initial 6-year term;
 - Trustee 4 – Scott Kaufmann, for an initial 4-year term; and
 - Trustee 5 – Kevin Anglesey, for an initial 6-year term
- Authorization for execution by the City of a Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement for the Proposed District:

- A proposed aggregate debt limit for the Proposed District of \$45,000,000 in Net Proceeds
- Permitting the Proposed District to issue debt repayable from special assessments and other revenues of the District

Proposed Service:

Wood Ranch Public Infrastructure District is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Wood Ranch 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.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days’ advance notice of the meeting.

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by sending an email to councilcomments@westjordan.utah.gov.

Posted September 26, 2023

/s/ Cindy M. Quick, MMC – Council Office Clerk

APPENDIX A
PROPOSED DISTRICT BOUNDARIES
Legal Description (Initial District Boundaries)

Initial District Boundaries

Beginning at a point that lies North 00°06'38" West 4438.093 feet along the Section Line and West 2482.559 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence West 50.000 feet; thence North 50.000 feet; thence East 50.000 feet; thence South 50.000 feet to the point of beginning.

Property contains 0.057 Acres, 2500 square feet.

APPENDIX B
Legal Description (Annexation Area Boundaries)

Annexation Area Boundaries

Beginning at the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 22, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 89°58'53" East 1327.789 feet along the South Section line to a brass cap monument marking the South Quarter Corner of said Section 22; thence along the North Line of the Northeast Quarter of said Section 27 North 89°58'53" East 9.091 feet to the West Right-of-Way Line of State Road 111 (Bacchus Highway); thence along said State Road 111 the following (2) courses: 1) South 08°02'22" West 64.131 feet; 2) South 08°02'22" West 3047.447 feet to a point on the Northerly Right-of-Way of the Kennecott Copperton Railroad Alignment and Right of Way Survey on record with Salt Lake County (#S 02-05-0254) to a point on a 2241.849 foot radius non tangent curve to the right, (radius bears North 27°31'57" West, Chord: South 70°23'14" West 617.789 feet); thence along said Northerly Right-of-Way to following (5) courses: 1) along the arc of said curve 619.761 feet through a central angle of 15°50'22"; 2) South 78°18'25" West 2900.260 feet to a point on a 2133.700 foot radius tangent curve to the left, (radius bears South 11°41'35" East, Chord: South 62°32'55" West 1158.941 feet); 3) along the arc of said curve 1173.682 feet through a central angle of 31°31'00"; 4) North 43°12'35" West 75.000 feet to a point on a 2208.700 foot radius non tangent curve to the left, (radius bears South 43°12'35" East, Chord: South 39°06'14" West 590.830 feet); 5) along the arc of said curve 592.606 feet through a central angle of 15°22'22" to a point on the North Line of a 33 foot wide road known as the TV Tower Access Road; thence along said TV Tower Access Road the following (3) courses: 1) South 75°30'29" West 50.760 feet; 2) South 59°45'48" West 113.050 feet to a point on a 439.922 foot radius non tangent curve to the right, (radius bears North 30°24'28" West, Chord: South 64°05'16" West 68.965 feet); 3) along the arc of said curve 69.036 feet through a central angle of 08°59'29" to a point on the North-South Quarter Section line of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°11'28" West 5033.640 feet along said Quarter Section line to the North Quarter Corner of said Section 28; thence along the North Line of the Northeast Quarter of said Section 28 South 89°55'48" East 1331.176 feet; thence North 00°05'54" East 2580.681 feet to a point on the extension of the South Line of Sunset Hills P.U.D. Phase 3 subdivision; thence along said South Line and South Line extended South 89°27'22" East 1451.104 feet; thence North 00°28'18" East 1.993 feet to a point on the South Line of Sunset Hills P.U.D. Phase 2A subdivision; thence along said South Line South 89°51'15" East 1330.142 feet; thence South 01°44'31" East 2684.289 feet to the point of beginning.

Property contains 634.486 acres.

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

