

TOQUERVILLE CITY

CITY COUNCIL MEETING

October 18, 2023, at 6:00 p.m.
212 N. Toquer Blvd.
Toquerville, Utah 84774

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING WILL BE HELD ON THE FOLLOWING ITEM DURING THE REGULAR CITY COUNCIL MEETING WEDNESDAY, OCTOBER 4, 2023, CONVENING AT 6:00 P.M.:

1. Public Hearing is sought on Resolution 2023.XX – A resolution of the City Council (the “Council”) of the City of Toquerville, Utah (the “City”), providing for the creation of Boulder Ridge Public Infrastructure District Nos. 1 and 2 (the “Districts”) each as an independent body corporate and politic; authorizing and approving a Governing Document, Notices of Boundary Action, and form of Interlocal Agreement; delegating to certain officers of the City the authority to approve and execute the final terms and provisions of the Governing Document, the Notices of Boundary Action, the Interlocal Agreements, and any other documents related thereto; approving of an Annexation Area; authorizing the Districts to provide services relating to the financing and construction of public infrastructure within the District Area; authorizing the Districts to provide services relating to the financing and construction of public infrastructure within the District Area; appointing a Board of Trustees for each of the Districts; authorizing other documents in connection therewith; and related matters.

The Public Hearing will 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.**

Proposed District 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 shared boundaries through annexation and withdrawal of properties, so long as such properties are within the proposed Annexation Area, which for each District is proposed to consist of the entire District Area containing the initial District boundaries of both Districts, 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:
 - Jerry Eves
 - Rick Caldwell
 - Patricia W. Eves
- 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 the proposed Districts containing the following limitations
 - A property tax limit of 0.005 per dollar of taxable value for all of the Proposed Districts
 - An aggregate debt limit for all of the Proposed Districts of \$7,500,000

Proposed Service:

Boulder Ridge Public Infrastructure District Nos. 1 and 2 are proposed to be created for the purpose of financing the construction of public infrastructure relating to the Boulder Ridge 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”).

Sincerely,
The City Council of Toquerville City, Utah

APPENDIX A

PROPOSED DISTRICT BOUNDARIES

**BOULDER RIDGE PUBLIC
INFRASTRUCTURE DISTRICT NO. 1
TOQUERVILLE, UTAH**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27 SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S.89°47'46". A DISTANCE OF 60.87 FEET TO A POINT OF CURVATURE OF A 550.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 35°25'57" AND A CHORD THAT BEARS S.72°04'48"E. A DISTANCE OF 334.73 FEET; THENCE N.35°38'11"E. A DISTANCE OF 214.70 FEET; THENCE N.88°53'28"E. A DISTANCE OF 334.00 FEET; THENCE N.82°58'33"E. A DISTANCE OF 53.54 FEET; THENCE N.78°46'32"E. A DISTANCE OF 411.60 FEET; THENCE N.00°08'11"W. A DISTANCE OF 1153.71 FEET TO THE SOUTH SIXTEENTH LINE OF SAID SECTION 22; THENCE S.89°48'54"E. A DISTANCE OF 50.00 FEET ALONG SAID SOUTH SIXTEENTH LINE; THENCE S.00°08'11"E. A DISTANCE OF 1322.74 FEET; THENCE S.00°04'52"W. A DISTANCE OF 301.59 FEET TO A POINT OF CURVATURE OF A 25.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 91°11'24" AND A CHORD THAT BEARS S.45°30'50"E. A DISTANCE OF 35.72 FEET; THENCE N.88°53'28"E. A DISTANCE OF 31.21 FEET TO A POINT OF CURVATURE OF A 210.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 39°13'57" AND A CHORD THAT BEARS S.71°29'34"E. A DISTANCE OF 141.00 FEET; THENCE S.51°52'36"E. A DISTANCE OF 102.38 FEET TO A POINT ON AN EXISTING FENCE LINE MARKING THE WESTERLY RIGHT OF WAY OF INTERSTATE 15, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 1096.28-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 217.88 FEET ALONG SAID FENCE LINE, SAID CURVE HAVING A RADIAL BEARING OF N.53°11'00"W., A CENTRAL ANGLE OF 11°23'14" AND A CHORD THAT BEARS S.42°30'37"W. A DISTANCE OF 217.52 FEET; THENCE S.48°24'12"W. A DISTANCE OF 315.48 FEET ALONG SAID FENCE LINE TO A POINT OF CURVATURE OF A 1960.08-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 349.33 FEET ALONG SAID FENCE LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 10°12'41" AND A CHORD THAT BEARS S.43°17'52"W. A DISTANCE OF 348.86 FEET; THENCE S.38°11'32"W. A DISTANCE OF 332.96 FEET ALONG SAID FENCE LINE TO THE

NORTH SIXTEENTH LINE OF SAID SECTION 27; THENCE N.89°50'48"W. A DISTANCE OF 791.22 FEET ALONG SAID NORTH SIXTEENTH LINE TO THE WEST SECTION LINE OF SAID SECTION 27; THENCE N.00°07'59"E. A DISTANCE OF 1322.02 FEET ALONG SAID WEST SECTION LINE TO A POINT ON THE TO THE POINT OF BEGINNING. CONTAINING 41.11 ACRES.

**BOULDER RIDGE PUBLIC
INFRASTRUCTURE DISTRICT NO. 2
TOQUERVILLE, UTAH**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22. AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

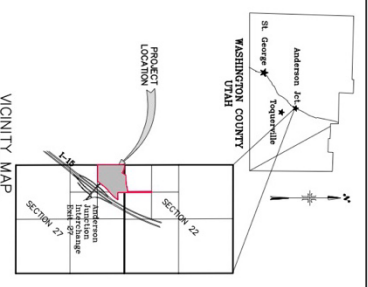
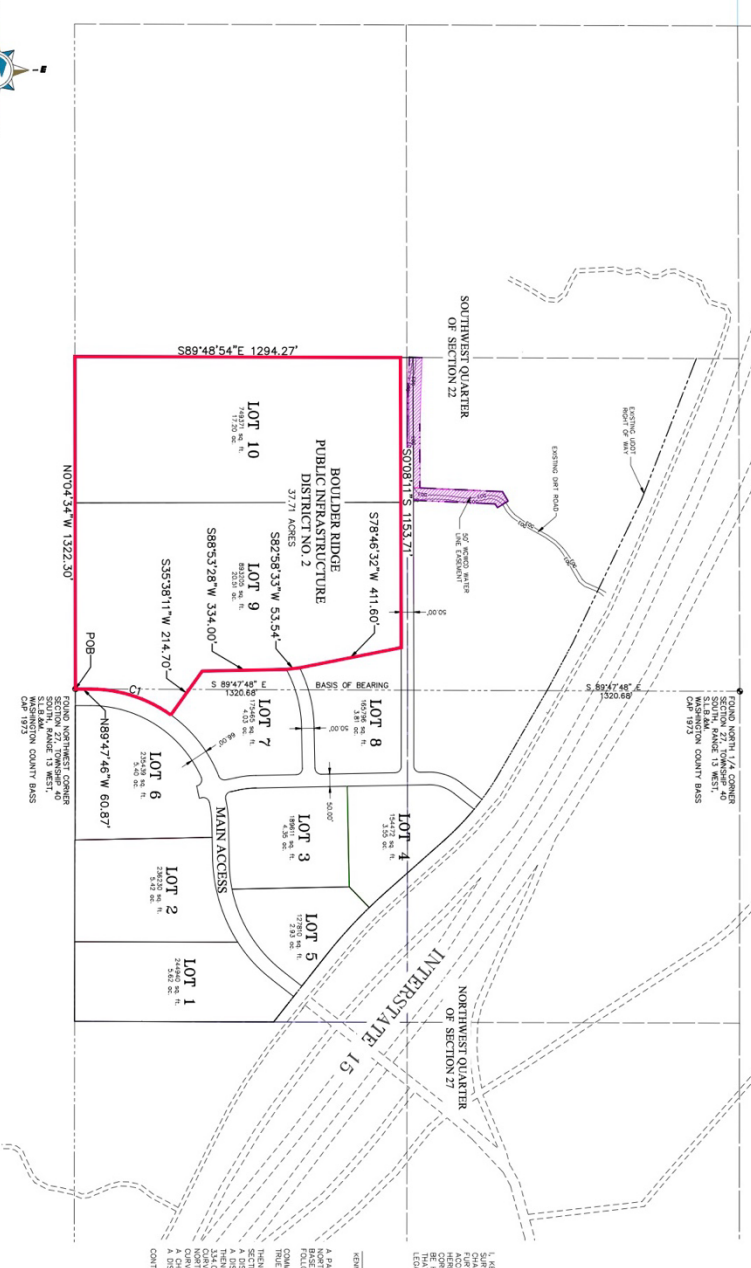
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27 SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N.00°04'34"W. A DISTANCE OF 1322.30 ALONG THE WEST SECTION LINE OF SAID SECTION 22 TO THE SOUTH SIXTEENTH LINE OF SAID SECTION 22; THENCE S.89°48'54"E. A DISTANCE OF 1294.27 FEET ALONG SAID SOUTH SIXTEENTH LINE; THENCE N.00°08'11"W. A DISTANCE OF 1153.71 FEET; THENCE S.78°46'32"W. A DISTANCE OF 411.60 FEET; THENCE S.82°58'33"W. A DISTANCE OF 53.54 FEET; THENCE S.88°53'28"W. A DISTANCE OF 334.00 FEET; THENCE S.35°38'11"W. A DISTANCE OF 214.70 FEET TO A POINT OF CURVATURE OF A 550.00-FOOT NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.13 FEET, SAID CURVE HAVING A RADIAL BEARING OF S.35°38'11"W., A CENTRAL ANGLE OF 35°25'57" AND A CHORD THAT BEARS N.72°04'48"W. A DISTANCE OF 334.73 FEET; THENCE N.89°47'46"W. A DISTANCE OF 60.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.71 ACRES.

FINAL PLAT FOR BOULDER RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO.2

PROJECT LOCATED IN THE TOWN OF TOOUERVILLE, WASHINGTON COUNTY, UTAH
SECTION 22 AND 27, T 40 S, R 13 W, SEB&M



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNETT, DOE HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HAVE BEEN LICENSED NO. 7172 IN ACCORDANCE WITH THE SE provisions of the Utah Professional Land Surveyors Act, Chapter 207, Utah Code, and that I have personally supervised the survey and preparation of this plat. I have made a careful examination of the field notes and computations and have found them to be correct and in accordance with the laws and regulations of the State of Utah. I have also examined the original field notes and computations and have found them to be correct and in accordance with the laws and regulations of the State of Utah. I have also examined the original field notes and computations and have found them to be correct and in accordance with the laws and regulations of the State of Utah. I have also examined the original field notes and computations and have found them to be correct and in accordance with the laws and regulations of the State of Utah.

BOUNDARY DESCRIPTION

THESE

KENNETH E. BARNETT, PLS.

A PARCEL OF LAND OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SEB&M, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27 SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°47'46" WEST A DISTANCE OF 60.87 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°48'54" WEST A DISTANCE OF 1294.27 FEET TO THE POINT OF BEGINNING;

THENCE WEST 0°00'00" WEST A DISTANCE OF 1322.30 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0°00'00" WEST A DISTANCE OF 1322.30 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°48'54" WEST A DISTANCE OF 1294.27 FEET TO THE POINT OF BEGINNING;

THENCE WEST 0°00'00" WEST A DISTANCE OF 1322.30 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°47'46" WEST A DISTANCE OF 60.87 FEET TO THE POINT OF BEGINNING;

CONTAINING 37.71 ACRES.

CURVE TABLE

CHORD LENGTH	RADIUS	CHORD DIST.	CHORD BEG.	DELTA	
CT	540.13	350.00	334.13	117°24'48"W	32°25'37"

SCALE 1" = 200'
SCALE 1" = 400'

Northern
ENGINEERING INC.
PROFESSIONAL SURVEYING AND MAPPING
1040 E. 800 N. SUITE 400
TOUVERVILLE, UTAH 84302
(801) 862-8992

CITY OF TOOUERVILLE APPROVAL

APPROVED AS TO FORM, DATE _____, BY _____

WAVOR CITY OF TOOUERVILLE, UTAH

COUNTY SUPERVISOR APPROVAL

APPROVED AS TO FORM, DATE _____, BY _____

SEAL: SUPERVISOR WASHINGTON COUNTY, UTAH

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

Proposed Annexation Area

The proposed Annexation Area for each District is the entire District Area, containing the entire initial boundaries of both Districts.

Including all or portions of Parcel ID Nos.: T-3-0-22-322, T-3-0-22-3211, T-3-0-22-3212