

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

November 28, 2023

This notice is furnished to you by the City Council (the “Council”) of Salem City, Utah (the “City”) to provide notice of a public hearing to be held by the Council on **December 13, 2023 at or after 7 P.M.** The public hearing is regarding the proposed creation of the Arrowhead Springs Public Infrastructure District No. 2 (the “Proposed District”) and to allow for public input on (i) whether the requested service (described below) is needed in the area of the applicable 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 Salem City, Utah

Date December 13, 2023

Public Hearing: at or after 7 P.M.

Location:

City Council Chambers

30 W 100 S

Salem UT, 84653

Proposed District Boundaries:

A metes and bounds boundary description of the Proposed District is attached as **Appendix A** with a map 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, 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 each of the Proposed District and appointment of the following individuals as initial members:
 - Matthew Lewis
 - Brian Bird
 - Aftyn Morrison
- 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 each Proposed District containing the following proposed limitations:
 - A property tax limit of 0.008 per dollar of taxable value for all of the Proposed District
 - An aggregate limited tax debt limit for the Proposed District of \$45,000,000

Proposed Service:

Arrowhead Springs Public Infrastructure District No. 2 is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Arrowhead Springs development (the “Project”), as permitted under the Local 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 Salem City,
Utah

APPENDIX A
PROPOSED DISTRICT BOUNDARIES
Initial District Boundaries

PID 2 PARCEL 1

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 34 & IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N 01°17'02" W 1154.64 FEET ALONG THE SECTION LINE AND WEST 106.85 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34, AND RUNNING THENCE N 34°22'51" W 6.05 FEET, THENCE S 55°37'07" W 61.93 FEET, THENCE N 34°14'11" W 348.06 FEET, THENCE S 55°55'14" W 240.98 FEET, THENCE S 55°58'00" W 901.08 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38°14'44", HAVING A RADIUS OF 43.02 FEET, AND WHOSE LONG CHORD BEARS S 72°49'37" W FOR A DISTANCE OF 28.19 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE S 89°59'38" W 232.01 FEET, THENCE N 00°00'04" E 1859.82 FEET, THENCE N 89°36'44" E 1529.35 FEET, THENCE N 89°23'45" E 594.00 FEET, THENCE S 00°36'15" E 49.50 FEET, THENCE N 89°23'45" E 660.00 FEET, THENCE N 00°36'15" W 49.50 FEET, THENCE N 89°23'45" E 594.00 FEET, THENCE S 33°21'44" E 65.66 FEET, THENCE S 23°22'43" E 97.49 FEET, THENCE S 55°52'23" W 1251.30 FEET, THENCE S 55°46'25" W 1034.42 FEET, THENCE S 55°47'56" W 127.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 88.79 ACRES (3,867,602 SQ. FT.)

PID 2 PARCEL 2

A PARCEL OF LAND SITUATE IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, & IN THE NORTH HALF QUARTER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S 89°47'28" W 1517.56 FEET ALONG THE SECTION LINE AND NORTH 218.65 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34, AND RUNNING THENCE S 55°45'55" W 344.61 FEET, THENCE S 55°41'16" W 1158.76 FEET, THENCE S 43°30'28" W 577.35 FEET, THENCE S 43°10'20" W 1019.42 FEET, THENCE S 42°48'50" W 86.97 FEET, THENCE N 46°18'46" W 201.24 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 06°36'30", HAVING A RADIUS OF 383.00 FEET, AND WHOSE LONG CHORD BEARS N 43°00'23" W FOR A DISTANCE OF 44.15 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE N 06°58'55" W 903.21 FEET, THENCE N 83°26'39" E 192.67 FEET, THENCE N 06°34'27" W 1337.71 FEET, THENCE N 89°47'59" E 1211.19 FEET, THENCE S 00°24'41" E 34.59 FEET, THENCE N 89°40'01" E 71.64 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 16°31'38", HAVING A RADIUS OF 344.39 FEET, AND WHOSE LONG CHORD BEARS N 81°29'17" E FOR A DISTANCE OF 99.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE N 73°26'51" E 111.37 FEET, THENCE N 75°27'25" E 5.17 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 21' 45.1", HAVING A RADIUS OF 808.00 FEET, AND WHOSE LONG CHORD BEARS N 82° 49' 17.0" E FOR A DISTANCE OF 202.01 FEET, THENCE S 89°59'50" E 827.29 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89°59'55", HAVING A RADIUS OF 16.00 FEET, AND WHOSE LONG CHORD BEARS S 44°59'53" E FOR A DISTANCE OF 22.63 FEET, THENCE S 00°00'04" W 93.90 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 30°18'14", HAVING A RADIUS OF 357.00 FEET, AND WHOSE LONG CHORD BEARS S 15°09'03" E FOR A DISTANCE OF 186.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE S 26°18'32" E 49.30 FEET, THENCE S 33°38'49" E 65.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 80.48 ACRES (3,505,852 SQ. FT.)

APPENDIX B

MAP OF PROPOSED DISTRICT BOUNDARIES

