

**NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF PUBLIC
INFRASTRUCTURE DISTRICT BY THE TOWN OF GARDEN CITY, UTAH**

December 14, 2023

This notice is furnished to you by the City Council (the “Council”) of the Town of Garden City, Utah (the “Town”) to provide notice of a public hearing to be held by the Council on **December 14, 2023 at or after 6:00 P.M.** The public hearing is regarding the proposed creation of the Bear Lake Vistas 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 applicable Proposed District, (ii) whether the service should be provided by the Town 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 Town 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 Town prior to the public hearing described herein.**

Meeting Information:

Held By: The Town Council of the Town of Garden City, Utah

Date and Time: December 14, 2023 at or after 6:00 P.M.

Location: Garden City Council Chambers, Building C,
69 N. Paradise Parkway, Garden City, Utah

Proposed District Boundaries:

The legal description for the Proposed District is attached as **Appendix A** and a map for the Proposed District is attached as **Appendix B**. In addition, it is anticipated that the Proposed District would be authorized to adjust its boundaries through annexation and withdrawal of properties in accordance with certain requirements as established in the Governing Document.

Summary of Proposed Resolution:

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

- Creation of the Proposed District with the boundaries as described herein.
- Establishment of a Board of Trustees for the Proposed District, comprised as follows:
 - Trustee 1 – Jason Harris for an initial 6-year term
 - Trustee 2 – Matt Denning, for an initial 6-year term
 - Trustee 3 – Charles Matheny, for an initial 4-year term
 - Trustee 4 – Alex Reeves, for an initial 4-year term
 - Trustee 5 – Lisa Turner, for an initial 4-year term
- Authorization for execution by the Town of Notice of Boundary Action and Final Entity Plat.
- Approval of a Governing Document for the Proposed District:
 - Permitting a mill levy of 0.0065 per dollar of taxable value of property in the Proposed District
 - A proposed aggregate debt limit for the Proposed District of \$15,000,000
 - Permitting the Proposed District to issue debt repayable from property taxes, special assessments, and other revenues of the Proposed District

Proposed Service:

Bear Lake Vista Public Infrastructure District is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Bear Lake Vista development, 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.

APPENDIX A

PROPOSED DISTRICT BOUNDARIES

BOUNDARY DESCRIPTION

A portion of the NE1/4 & the SE1/4 of Section 20, Township 14 North, Range 5 East, Salt Lake Base & Meridian, located in the Town of Garden City, Utah, more particularly described as follows:

Beginning at an Eickbush Aluminum Cap Monument marking the Center 1/4 Corner of Section 20, T14N, R5E, S.L.B. & M.; thence N0°07'54"E along the 1/4 Section line 1,806.06 feet to a rebar & cap (found) at the south line of Dee Drive; thence S72°08'00"E along said road 954.40 feet; thence S37°39'00"E 159.53 feet to a right-of-way marker (found) on the westerly right-of-way line of US Highway 89 at a point 52.10 feet radial distance westerly from the control line of said Highway at Engineer Station 610+61.24; thence along said westerly line the following 5 (five) courses & distances: Southwesterly along the arc of a 750.00 foot radius non-tangent curve (radius bears: S37°35'49"E) to the left 228.46 feet through a central angle of 16°46'55" (chord: S44°00'44"W 227.65 feet); thence Southwesterly along the arc of an 875.00 foot radius non-tangent curve (radius bears: S50°23'47"E) to the left 139.12 feet through a central angle of 9°06'34" (chord: S35°02'57"W 138.97 feet) to a right-of-way marker (found) at a point 40.00 feet perpendicular distance westerly from the control line of said Highway at Engineer Station 607+12.44; thence S30°30'21"W (record: S30°26'22"W) 1,153.92 feet to a right-of-way marker (found); thence along the arc of a 1,540.00 foot radius curve to the left 235.21 feet through a central angle of 8°45'04" (chord: S26°07'49"W 234.98 feet) to a right-of-way marker (found) at a point of compound curvature; thence Southwesterly along the arc of a 4,654.10 foot radius non-tangent curve (radius bears: S68°14'40"E) to the left 64.30 feet through a central angle of 0°47'30" (chord: S21°21'35"W 64.30 feet) to a fence corner; thence N88°33'30"W along a fence line 59.68 feet to the 1/4 Section line; thence N0°07'54"E along the 1/4 Section line 154.10 feet to the point of beginning.

Contains: 23.03+/- acres

APPENDIX B

MAP OF PROPOSED DISTRICT BOUNDARIES

